

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET DEVELOPMENT COMMITTEE

**Monday, June 8, 2020
7:00 P.M. - Council Chambers**

During the COVID-19 Pandemic, those wishing to attend public meetings of the Development Committee are welcome to do so at City Hall. You may attend in person to listen to the audio of the meeting, or via teleconference from home or another location on the Zoom app. Downloading Zoom from zoom.us will provide the audio link to the meeting. Anyone wishing to provide comment on a topic or an agenda item may address the Development Committee by 4:00 p.m. the day of the meeting. You may do so either by an online form on the City's website, email to jburke@westchicago.org or voicemail message at (630) 293-2205 x141. Your comment to the Development Committee will be read during the Public Participation portion of the agenda.

**Meeting ID: 849 6595 9769
Password: 806157**

AGENDA

1. Call to Order, Roll Call, and Establishment of a Quorum
2. Approval of Minutes
 - A. May 11, 2020
3. Public Participation
4. Items for Consent
 - A. **Zoning Text Amendment** – Kids Empire USA, LLC is requesting an amendment to the Zoning Code to create and define the use of “Indoor Recreation and Amusement” and to permit the use in the B-3 General Business District.
 - B. **28W541 Roosevelt and 28W700 Purnell Road** – Pulte Homes requests approval of a Final Plat of Subdivision for a proposed 84-unit single family residential development in unincorporated DuPage County.
5. Items for Discussion
6. Unfinished Business
7. New Business
8. Reports from Staff
9. Adjournment

MINUTES

DEVELOPMENT COMMITTEE

May 11, 2020 7:00 P.M.

The Development Committee meeting of May 11, 2020 was held part remotely and partly in person due to the Coronavirus pandemic.

1. Call to Order, Roll Call, and Establishment of a Quorum.

Alderman Stout (in person) called the meeting to order at 7:00 P.M.

All Aldermen in attendance were present remotely. Roll call found Aldermen James Beifuss, Melissa Birch Ferguson, Michael Ferguson, Matt Garling (in person), John Jakabscin, Jayme Sheahan and Rebecca Stout present.

Also in attendance was Community Development Director, Tom Dabareiner (in person).

2. Approval of Minutes.

A. March 9, 2020.

Alderman Ferguson moved and Alderman Jakabcsin seconded a motion to approve the minutes. Voting Aye: Aldermen Beifuss, Birch Ferguson, Ferguson, Garling, Jakabscin, Sheahan and Stout. Voting Nay: 0.

3. Public Participation. None.

4. Items for Consent.

A. 130 East Forest Avenue – West Chicago School District 33 requests a second amendment to their Special Use Permit to construct a 1,845 square foot addition to the existing Gary Elementary School building.

B. 1201 Hawthorne Lane – Hines Supply requests approval of a Special Use Permit for Building Material Sales with Outside Storage and Zoning Variances for setbacks of the proposed outside storage area.

Alderman Birch Ferguson moved and Alderman Ferguson seconded a motion to approve Items for Consent 4.A. and 4.B. Voting Aye: Aldermen Beifuss, Birch Ferguson, Ferguson, Garling, Jakabscin, Sheahan and Stout. Voting Nay: 0.

5. Items for Discussion. None.

6. Unfinished Business. None.

7. New Business. None.

8. Reports from Staff.

Tom Dabareiner informed the members that since the Committee's last meeting in March, staff discussed the parking situation for the building proposed by Umiya Mataji Santha Chicago Midwest. However, since then, staff has not received any new information from the applicant.

9. Adjournment.

Alderman Birch Ferguson moved and Alderman Garling seconded the motion to adjourn the Development Committee meeting at 7:04 P.M. The Committee members unanimously agreed and the motion carried.

Respectfully submitted,
Jane Burke

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Zoning Code Text Amendment
Indoor Recreation and Amusement

Ordinance No. 20-O-0010

AGENDA ITEM NUMBER: _____

FILE NUMBER: _____

COMMITTEE AGENDA DATE: June 8, 2020

COUNCIL AGENDA DATE: _____

STAFF REVIEW: Tom Dabareiner, AICP

SIGNATURE _____



APPROVED BY CITY ADMINISTRATOR: Michael Guttman

SIGNATURE _____

ITEM SUMMARY:

Kids Empire USA, LLC (Kids Empire), an indoor children's activity play facility, is petitioning to amend the text of the West Chicago Zoning Code to create and define the use of "Indoor Recreation and Amusement" and to permit the use in the B-3 Regional Shopping District. Kids Empire is proposing to locate in the Mosaic Shopping Center at the northeast corner of Neltnor Boulevard (Illinois Route 59) and North Avenue (Illinois Route 64), in approximately 15,000 square feet of the former Hobby Lobby space. The use of an indoor activity play facility is not permitted in any district in the City. Furthermore, the use of an indoor activity play facility does not fit within the definition of any existing use category in the B-3 District. As such, Kids Empire is proposing an amendment that would allow them to locate in this shopping center space.

Staff has surveyed surrounding communities on this type of use and found that many communities allow "Indoor Recreation and Amusement" as a permitted use in business districts that are similar to West Chicago's B-3 District. Indoor Recreation and Amusement includes a multitude of indoor recreation other than just activity play areas. These include sports facilities, swimming pools, ice or roller-skating rinks, bowling alleys, tennis, handball and other court games, sports clubs, indoor golf, paintball, billiards, foosball, table tennis, shuffleboard, pinball machines, and video games arcades.

Staff is of the opinion that the use of Indoor Recreation and Amusement is compatible with establishments typically found in shopping centers such as Mosaic Crossing. Furthermore, this use is recommended within the North Avenue/Route 59 market study that was prepared for the City by Valerie S. Kretchmer Associates in 2017 as an alternative to typical retail uses, which have become difficult to attract.

At its June 2, 2020 meeting, the Plan Commission/Zoning Board of Appeals (PC/ZBA) conducted a public hearing to consider the proposed text amendment. Members voted unanimously (5-0) in favor of recommending the Text Amendment.

ACTION PROPOSED:

Consideration of the proposed Zoning Ordinance Text Amendment creating the Indoor Recreation and Amusement use.

COMMITTEE RECOMMENDATION:

Attachments:
Draft Ordinance
PC Report

ORDINANCE NO. 20-O-0010

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF WEST CHICAGO – APPENDIX A ARTICLE VII OF THE ZONING CODE RELATING TO INDOOR RECREATION AND AMUSEMENT

WHEREAS, Article X of the West Chicago Zoning Code provides the permitted uses allowed within the City's Business Districts and Article VII of the West Chicago Zoning Code defines these uses; and

WHEREAS, an Indoor Recreation and Amusement use is not permitted nor defined within the West Chicago Zoning Code; and

WHEREAS, the use of Indoor Recreation and Amusement is an appropriate non-retail establishment in the B-3 Regional Shopping District; and

WHEREAS, Indoor Recreation and Amusement is compatible with establishments typically found in the B-3 Regional Shopping District and similar to other permitted uses in the B-3 Regional Shopping District; and

WHEREAS, the use of an Indoor Recreation and Amusement facility is recommended within the North Avenue/Route 59 market study prepared for the City by Valerie S. Kretchmer Associates in 2017 as an appropriate alternative commercial use to traditional retail establishments; and

WHEREAS, the City Council believes it is in the best interest of the City to create, define and allow the use of Indoor Recreation and Amusement in the B-3 Regional Shopping District; and,

WHEREAS, Notice of Public Hearing on said text amendment was published in the Daily Herald on or about April 20, 2020, as required by the ordinances of the City of West Chicago and the statutes of the State of Illinois; and

WHEREAS, a Public Hearing was conducted by the Plan Commission/Zoning Board of Appeals of the City of West Chicago, commencing on May 5, 2020 and continued on June 2, 2020, pursuant to said Notice; and,

WHEREAS, at the Public Hearing all interested parties had an opportunity to be heard; and,

WHEREAS, the corporate authorities of the City of West Chicago have received the recommendation of the Plan Commission/Zoning Board of Appeals which contains specific findings of fact, pursuant to Recommendation No. 20-RC-0007, a copy of which is attached hereto as Exhibit "A" which is, by this reference, made a part hereof.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of West Chicago, Du Page County, Illinois, in regular session assembled, as follows:

Ordinance 20-O-0010

Page 1 of 4

Section 1. That Appendix A, Article IV, Section 4.1, Definitions – Construction of Terms, of the Code of Ordinances of the City of West Chicago is hereby amended by adding the following text:

Indoor Recreation and Amusement: A facility providing recreation or entertainment services entirely within an enclosed building, including sports facilities, swimming pools, ice or roller skating rinks, bowling alleys, tennis, handball and other court games, sports clubs, indoor golf, paintball, billiards, foosball, table tennis, shuffleboard, pinball machines, video games, activity play, and similar recreation or amusement facilities. This use may include accessory uses such as snack bars, meeting rooms, and gift shops designed and intended for the use of patrons of the principal indoor recreation and amusement use. Adult and Regulated Uses are specifically excluded from this category.

Section 2. That Appendix A, Article X, Section 10.4-4(B) Regional Shopping District – Permitted Uses, of the Code of Ordinances of the City of West Chicago is hereby amended by adding the following text:

(II) Indoor Recreation and Amusement

Section 3. That all ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, expressly repealed.

Section 4. That this Ordinance shall be in full force and effect after its passage, approval and publication in pamphlet form as provided by law.

PASSED this ____ day of _____, 2020.

Alderman Beifuss	_____	Alderman Chassee	_____
Alderman Sheehan	_____	Alderman Brown	_____
Alderman Hallett	_____	Alderman Ferguson	_____
Alderman Birch-Ferguson	_____	Alderman Dimas	_____
Alderman Swiatek	_____	Alderman Garling	_____
Alderman Stout	_____	Alderman Short	_____
Alderman Ligino-Kubinski	_____	Alderman Jakabcsin	_____

APPROVED as to form: _____
City Attorney

APPROVED THIS ____ day of _____, 2020.

Mayor Ruben Pineda

ATTEST:

City Clerk Nancy M. Smith

PUBLISHED: _____

EXHIBIT “A”

RECOMMENDATION # 20-RC-0007

TO: The Honorable Mayor and City Council

SUBJECT: PC 20-03
Zoning Text Amendment for the use of Indoor Recreation and Amusement

DATE: June 2, 2020

DECISION: The motion to approve the amendment was approved by a unanimous vote of five (5) “yes” and zero (0) “no”.

RECOMMENDATION:

After a review of the proposed text amendment as presented, the Plan Commission/Zoning Board of Appeals finds that the proposed amendment does not pose a threat to the health, safety and welfare of the community. It is the Commission’s opinion that the proposed amendment will be beneficial to the City of West Chicago.

The amendment is in keeping with the purpose of the Zoning Code. The Plan Commission is of the opinion that this proposed amendment will protect, promote, and improve the public health, safety, morals, convenience, order, appearance, prosperity and the general welfare of the citizens of West Chicago community.

Respectfully submitted,

Barbara Laimins
Chairperson

VOTE:

<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Hale			Henkin
Kasprak			Faught
Dettman			
Laimins			
Devitt			

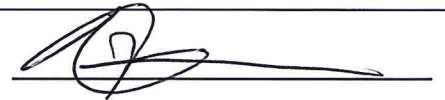
CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Final Plat of Subdivision
Trillium Farms Subdivision
Pulte Home Company LLC

Resolution No. 20-R-0026

AGENDA ITEM NUMBER: _____**FILE NUMBER:** _____**COMMITTEE AGENDA DATE:** June 8, 2020**COUNCIL AGENDA DATE:** _____**STAFF REVIEW:** Tom Dabareiner, AICP**SIGNATURE** _____**APPROVED BY CITY ADMINISTRATOR:** Michael Guttman**SIGNATURE** _____

ITEM SUMMARY:

Pulte Home Company, LLC is the contract purchaser of the former Planter's Palette nursery. Pulte is proposing to develop the property as a planned unit development for an eighty-four (84) unit single-family residential subdivision in unincorporated DuPage County. The property is located within 1.5 miles of the corporate limits of the City of West Chicago and the Final Plat of Subdivision is therefore subject to review and approval by the City as well. The City approved the Preliminary Plat with a deviation on October 21, 2019. DuPage County approved the Preliminary Plat, as well as the conditional use permit for the development, on February 25, 2020. DuPage County approved the Final Plat of Subdivision on March 20, 2020.

The petitioner is proposing a senior-oriented residential development that includes the dedication of new rights-of-way for three (3) minor streets and five (5) outlots for open space, stormwater detention, and utility crossings. The Final Plat includes the previously approved deviation from the Subdivision Code to allow a minimum radius of curvature on a minor street centerline to be as little as ninety (90) feet in lieu of the minimum required 250 feet.

At its June 2, 2020 meeting, the Plan Commission/Zoning Board of Appeals (PC/ZBA) conducted a public hearing to consider the proposed text amendment. Members voted unanimously in favor (5-0) of recommending the Final Plat.

ACTION PROPOSED:

Consideration of the proposed Final Plat.

COMMITTEE RECOMMENDATION:

Attachments:
Draft Ordinance
PC Report

RESOLUTION NO. 20-R-0026

A RESOLUTION APPROVING THE FINAL PLAT OF TRILLIUM FARM

BE IT RESOLVED by the City Council of the City of West Chicago, in regular session assembled as follows:

Section 1. That the Final Plat of Trillium Farm, as prepared by Cemcon, Ltd. consisting of four (4) sheets dated February 28, 2020 with a final revision date April 24, 2020, attached hereto and incorporated herein as Exhibit "A", be and the same is hereby approved and that the Mayor and City Clerk and all other necessary and appropriate officers of the City are authorized to execute said plat.

Section 2. That the recommendation and findings of fact of the Plan Commission, pursuant to Recommendation No. 20-RC-0008, a copy of which is attached hereto and incorporated herein as Exhibit "B" be and the same are hereby adopted as the findings of fact of the City Council.

Section 3. That all resolutions, or parts thereof, in conflict with the provisions of this Resolution are, to the extent of such conflict, expressly repealed.

Section 4. That this Resolution shall be in full force and effect from and after its adoption and approval as provided by law.

APPROVED this _____ day of _____, 2020.

AYES: _____

NAYES: _____

ABSTAIN: _____

ABSENT: _____

Ruben Pineda, Mayor

ATTEST:

Nancy M. Smith, City Clerk

EXHIBIT “A”

(Insert Final Plat of Subdivision)

EXHIBIT “B”

RECOMMENDATION NO. 2020-RC-0008

TO: The Honorable Mayor and City Council

SUBJECT: PC 20-01
Final Plat of Subdivision for Trillium Farm Subdivision
28W541 Roosevelt Road and 28W700 Purnell Road.

DATE: June 2, 2020

DECISION: The motion to recommend approval of the request passed by a unanimous decision of five (5) “yes” and zero (0) “no”.

RECOMMENDATION

After review of the proposed Final Plat of Trillium Farm Subdivision, the Plan Commission/Zoning Board of Appeals recommends approval.

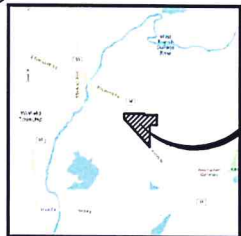
There are no specific findings of fact for subdivision consideration. Rather, the PC/ZBA verifies that the submitted plat of subdivision complies with the City’s subdivision regulations. The PC/ZBA finds that the plat does comply.

Respectfully submitted,

Barbara Laimins
Chairperson

VOTE:

<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Laimins			Faught
Devitt			Henkin
Hale			
Dettman			
Kasprak			



VICINITY MAP

SITE
LOCATION

NOTE:
KEY MAP FOR BOUNDARY
AND PAGE INDEX ONLY.
SEE FOLLOWING SHEETS
FOR PARTICULARS.

FINAL PLAT OF SUBDIVISION FOR TRILLIUM FARM

BEING A PART OF NORTH HALF OF SECTION 23,
TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

THIS PLAT WAS SUBMITTED TO THE COUNTY
RECORDS FOR THE PURPOSES OF RECORDING BY:

(PRINT NAME)

(ADDRESS)

(CITY/TOWN) (STATE) (ZIP CODE)

SHEET 1 OF 4



TOTAL AREA OF SUBDIVISION
34.979 ACRES
(MORE OR LESS)

PARCEL INDEX NUMBERS
PART OF 04-23-101-002
04-23-101-017
PART OF 04-23-101-027
04-23-101-028
LAND ADJACENT TO PURNELL
ROAD IN UNINCORPORATED
DUPAGE COUNTY

- LEGEND
- SUBDIVISION BOUNDARY LINE
(Heavy Solid Line)
 - LOT LINE/PROPERTY LINE
(Thin Solid Line)
 - ADJACENT LOT LINE/PROPERTY LINE
(Dashed Line)
 - BUILDING LINE
(Long Dashed Line)
 - EASEMENT LINE/LIMITS OF EASEMENT
(Short Dashed Line)
 - CENTERLINE
(Single Dashed Line)
 - QUARTER SECTION LINE
(Double Dashed Line)
 - SECTION LINE
(Triple Dashed Line)
 - SET CONCRETE MONUMENT

NOTES

3/4" IRON PIPE SET AT ALL LOT CORNERS
AND POINTS OF CURVATURE UNLESS OTHERWISE
NOTED.

ALL MEASUREMENTS ARE SHOWN IN FEET AND
DECIMAL PARTS THEREOF.

DIMENSIONS SHOWN ALONG CURVES ARE ARC
DISTANCES.

DIMENSIONS ENCLOSED WITH () ARE RECORD
DATA. ALL OTHER DIMENSIONS ARE MEASURED.

ALL EASEMENTS ARE HEREBY GRANTED UNLESS
OTHERWISE NOTED.

A CONSERVATION EASEMENT IS GRANTED OVER,
THROUGH, ALONG AND ACROSS ALL AREAS OF THE
PLAT HEREON DESIGNATED AS "CONSERVATION
EASEMENT" PURSUANT TO THE GRANT OF
CONSERVATION EASEMENT AND DECLARATION OF
RESTRICTIVE COVENANTS RECORDED AS DOCUMENT
NO. _____.

P.U. & D.E. - INDICATES PUBLIC UTILITY AND
DRAINAGE EASEMENT HEREBY GRANTED.
SEE PROVISIONS FOR DETAILS.

D.E. - INDICATES DRAINAGE EASEMENT HEREBY
GRANTED. SEE PROVISIONS FOR DETAILS.

B.L. - BUILDING SETBACK LINE.

THE BEARINGS SHOWN ARE BASED UPON THE
NORTH LINE BEING N 89°11'48" E (ASSUMED).

ALL OUTLOTS TO BE OWNED AND MAINTAINED BY
THE HOMEOWNERS ASSOCIATION.

F.I.P. = FOUND IRON PIPE (AS SHOWN)

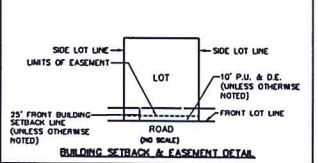
LOT AREA SUMMARY TABLE			
LOT NO.	SQ. FT.	LOT NO.	SQ. FT.
1	7,225.48	21	8,748.18
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3	7,225.48	23	9,337.37
4	7,225.48	24	10,320.30
5	7,225.50	25	10,071.11
6	7,225.50	26	8,550.00
7	7,225.50	27	8,719.19
8	11,759.23	28	9,017.17
9	13,606.45	29	8,912.12
10	12,779.25	30	8,912.12
11	8,912.12	31	8,912.12
12	8,912.12	32	8,912.12
13	8,912.12	33	8,912.12
14	8,912.12	34	8,912.12
15	8,912.12	35	8,912.12
16	8,912.12	36	8,912.12
17	8,912.12	37	8,912.12
18	8,912.12	38	8,912.12
19	8,912.12	39	8,912.12
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22	8,912.12	42	8,912.12
23	8,912.12	43	8,912.12
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27	8,912.12	47	8,912.12
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30	8,912.12	50	8,912.12
31	8,912.12	51	8,912.12
32	8,912.12	52	8,912.12
33	8,912.12	53	8,912.12
34	8,912.12	54	8,912.12
35	8,912.12	55	8,912.12
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37	8,912.12	57	8,912.12
38	8,912.12	58	8,912.12
39	8,912.12	59	8,912.12
40	8,912.12	60	8,912.12
41	8,912.12	61	8,912.12
42	8,912.12	62	8,912.12
43	8,912.12	63	8,912.12
44	8,912.12	64	8,912.12
45	8,912.12	65	8,912.12

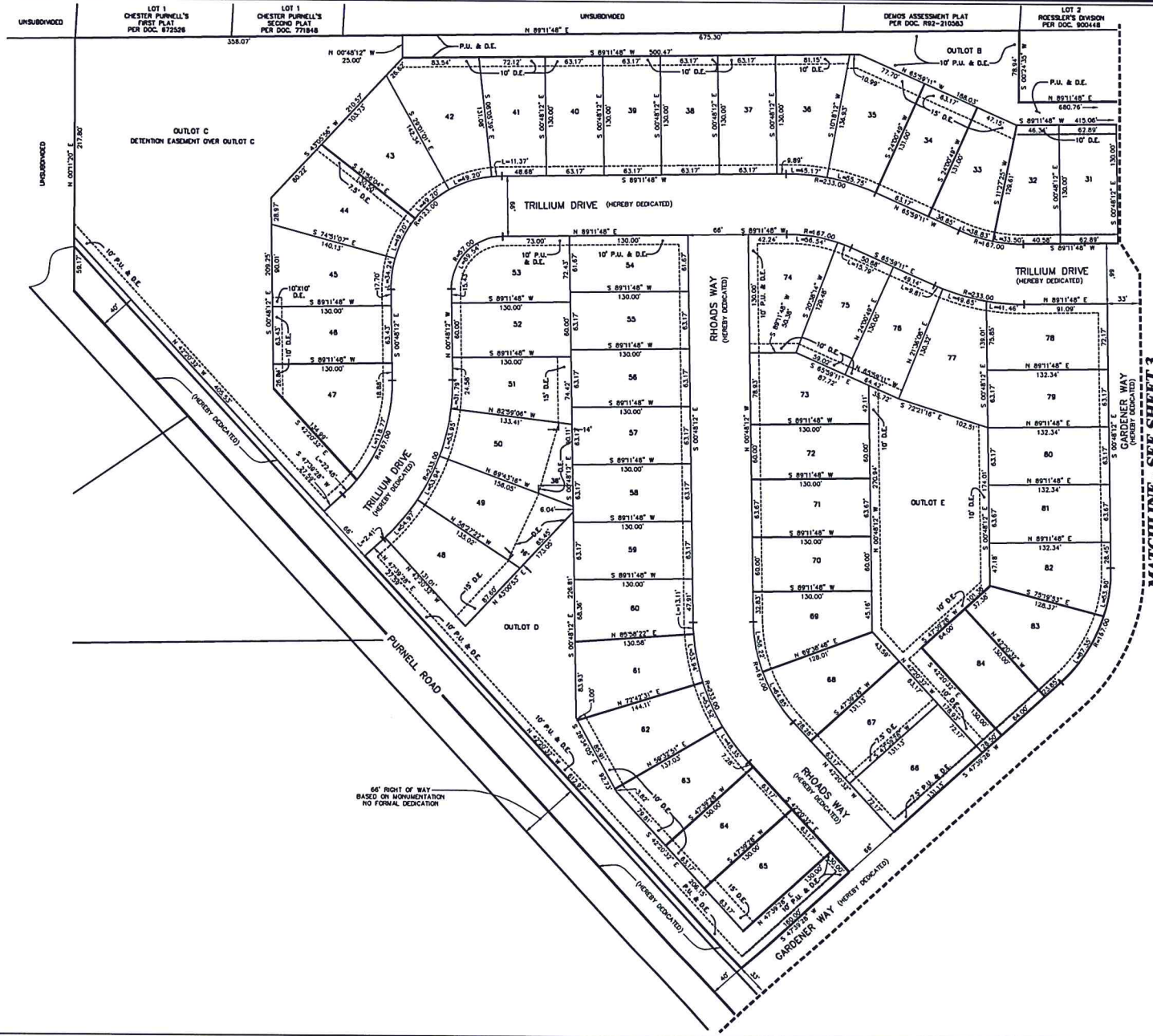
PREPARED FOR:
PULTE HOME COMPANY, LLC
1900 E. SCHAUMBURG ROAD, SUITE 300
SCHAUMBURG, IL 60173
(847) 230-2592

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60002-8879 PH: 630.862.2100 FAX: 630.862.2199
www.cemcon.com

DSC NO.: 402135 FILE NAME: SUBPLAT
DRAWN BY: A.B. P.L.D. BK. / PG. NO.: 083/28-29 & 43-46
COMPLETION DATE: 02-28-20 JOB NO.: 402135
REVISED 04-24-20/VA8 ADDED STREET NAMES

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PREPARED BY:
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 Consulting Engineers, Land Surveyors & Planners
 2280 White Oak Circle, Suite 100 Aurora, Illinois
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 www.cemcon.com
 DSC NO.: 402135 FILE NAME: SUBPLAT
 DRAWN BY: AJB PLO. BK. / PG. NO.: 083/28-29 & 43-48
 COMPLETION DATE: 02-28-20 JOB NO.: 402135
 REVISED 04-24-20/AJB ADDED STREET NAMES
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PLAT FILE: 02-28-20, 4/27/2020 BY: AJB, AUB

50 25 0 50
SCALE: 1 INCH = 50 FEET

LINE	BEARING	LENGTH
L1	S 00°24'35" W	50.61'
L2	N 81°22'48" W	77.31'
L3	S 75°36'20" W	10.18'
L4	S 10°55'53" W	75.48'
L5	S 4°03'11" W	50.07'
L6	S 80°41'27" W	26.78'
L7	S 38°14'36" W	72.79'
L8	S 11°41'30" W	74.17'
L9	S 32°08'25" W	50.49'
L10	S 10°07'55" W	47.89'
L11	S 47°04'33" W	41.78'
L12	N 87°14'29" E	55.52'
L13	N 22°45'31" E	18.00'
L14	S 87°14'29" E	36.88'
L15	N 32°08'25" E	113.27'
L16	N 11°41'30" E	77.72'
L17	N 38°14'36" E	92.09'
L18	N 8°48'27" E	111.19'
L19	N 87°46'55" E	75.39'
L20	S 85°37'38" E	53.54'

THE RISE SURVEY
PLAT OF SURVEY
PER DOC. 682272

LOT 1

KISER'S SUBDIVISION
PER DOC. R79-04144

LOT 2

MATCHLINE - SEE SHEET 2

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60020-9879 PH: 630.882.2100 FAX: 630.882.2199
www.cemcon.com

DISC NO: 402135 FILE NAME: SUBPLAT
DRAWN BY: AJS PLO. DR. / PG. NO: DB3\28-29 & 43-48
COMPLETION DATE: 09-28-20 JOB NO: 402135
REVISED 04-24-20 AJS ADDED STREET NAMES
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