CITY OF
WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

DEVELOPMENT COMMITTEE

Monday, May 11, 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: 860 0967 5830
Password: 937898

AGENDA

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

2. Approval of Minutes

   A. March 9, 2019

3. Public Participation

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.

5. Items for Discussion

6. Unfinished Business

7. New Business

8. Reports from Staff

9. Adjournment

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Ruben Pineda
MAYOR

Nancy M. Smith
CITY CLERK

Michael L. Guttman
CITY ADMINISTRATOR

Draft

MINUTES

DEVELOPMENT COMMITTEE

March 9, 2020 7:00 P.M.

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

Alderman Birch Ferguson called the meeting to order at 7:00 P.M.

Roll call found Aldermen James Beifuss, Melissa Birch Ferguson, Michael Ferguson, Matt Garling, John Jakabscin, and Jayme Sheahan present.

Also in attendance was Community Development Director, Tom Dabareiner.

Alderman Birch Ferguson welcomed John Jakabscin as a new committee member of the Development Committee.

2. Approval of Minutes.

A. December 9, 2019.

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

3. Public Participation. None.

4. Items for Consent.

A. 1655 Powis – Lakeshore Recycling Systems proposes to amend their Preliminary and Final PUDs to allow for construction of two additions and a new accessory building, as well as expansion of an existing outside storage area.

Alderman Garling requested that this item be pulled for discussion.

Tom Dabareiner provided a staff update. The amendments requested would allow for two new additions and expansion of their current outdoor storage area. The Plan Commission/Zoning Board of Appeals (PC/ZBA) voted unanimously to approve this

Item at their most recent meeting. Alderman Garling asked what the new buildings would be used for, and Mr. Dabareiner replied it is an expansion of their current use of handling construction debris. Alderman Garling asked about the required modifications to be made to the stormwater management in light of an increase in hard surfaces, and Mr. Dabareiner replied that while he did not have the details available to share in that moment, they meet code. Alderman Garling asked how they could learn more about the required modifications and Mr. Dabareiner assured him that staff has reviewed the plans and determined they meet code. Alderman Garling asked if the code was changed to require the bird deterrent wire, and Mr. Dabareiner stated that it was a request from the Airport Authority because the property is located at the end of a runway. Alderman Garling then asked for more information regarding the impact on the surrounding area. Mr. Dabareiner responded that he is not aware of any real impact other than an increase in the number of trucks, but no other impact outside of the existing use there. Alderman Garling stated he found it difficult to not have more closure on the questions raised.

K.J. Loerop of Lakeshore Recycling was recognized to address the members. He stated that because of the increased impervious area, they worked with DuPage County on their stormwater management and everything was approved by them and provided to the City.

Alderman Beifuss asked for clarification on the number of buildings, and Mr. Dabareiner replied that there are two new buildings and an expansion of their outdoor storage area. Alderman Beifuss asked about the purpose of the fractions building, and Mr. Loerop answered that this building will enclose the area where they separate out materials by size. Alderman Beifuss asked what type of materials are fractions, and Mr. Loerop replied that it varies but can include rock, glass, sawdust, concrete, etc. Alderman Beifuss asked about the portable toilet building, and Mr. Loerop stated it would also be used for the maintenance of all of their trucks. Alderman Beifuss then asked about the purpose of the transfer building and if it is being expanded. Mr. Loerop replied that they will continue with construction demolition debris there and that it is an expansion. Alderman Beifuss asked if they intend to use the building for anything other than construction debris in the future. Mr. Loerop stated that at this point, they are only permitted to accept construction debris, or Clean Construction and Demolition Debris (CCDD). Alderman Beifuss also asked about the building with a reduced setback from 15 feet to 9 feet, and Mr. Loerop said the proposed building would be one continuous building, which would be used for construction debris transfer and would be enclosed.

Alderman Birch Ferguson stated that it was important the DuPage Airport Authority signed off on the bird wire because this area is under one of their runways, and in light of that, she stated she would be in favor of moving this forward.

Alderman Sheahan moved and Alderman Jakabscin seconded a motion to

approve Item for Consent 4.A. Voting Aye: Aldermen Birch Ferguson, Ferguson, Jakabscin and Sheahan. Voting Nay: Aldermen Beifuss and Garling. Voting to Abstain: 0.

B. **Zoning Ordinance Text Amendment** – This is a City-initiated amendment to Section 7.13 to clarify that the staining of brick and stone is prohibited on all commercial buildings.

Alderman Beifuss asked that this item be pulled for questions.

Mr. Dabareiner provided the update stating the intention of the text amendment is to clarify the City's intent to prohibit the painting and staining of brick and stone buildings. PC/ZBA approved this item unanimously at their last meeting.

Alderman Beifuss asked if this applies only to commercial buildings and not anything residential, and Mr. Dabareiner replied affirmatively.

Alderman Ferguson asked if this is from this point forward, and Mr. Dabareiner replied that it would not affect any buildings retroactively.

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

5. **Items for Discussion.**

A. **1800 Joliet Street** – Umiya Mataji Santha Chicago Midwest proposes to amend their Preliminary and Final PUDs to accommodate construction of a 67,000 square foot, two-story place of worship. A Plat of Consolidation is also under consideration.

Tom Dabareiner updated the members on this Item. The petitioner is seeking an amendment to a PUD to allow construction of a two-story worship facility and added parking. A Plat of Consolidation is also needed. The work would be completed in four phases. The first phase does not require zoning approval. The second phase would add 192 parking spaces along with a new full access drive onto Joliet Street. In addition, the required stormwater detention basin would be constructed at this time. The third phase would include the construction of the 67,000 square foot worship facility. The fourth phase involves removing the existing building and parking lot and then adding 114 parking stalls. Staff raised two concerns with regards to traffic and parking. The traffic concerns, however, have been resolved as the petitioners agreed to the traffic-related enhancements recommended by staff. The outstanding issue is parking. They require a large deviation (80%) from the City's parking requirement. Only 306 parking stalls are proposed when a 67,000 square foot facility would require 1,500 parking stalls. A building

of this size could accommodate 3,000 people. Current attendance at their existing place of worship is 300 persons, which requires 133 parking spaces. PC/ZBA voted unanimously in favor of the large parking deviation and traffic enhancements. Staff recommends continued consideration of this project so that additional discussions can be held with the petitioner about the size of the building and parking requirement.

Alderman Beifuss asked if there were any issues with the Plat of Consolidation, and Mr. Dabareiner confirmed there were not. Discussion ensued among them about such topics as the history of the property as a place of worship, traffic control enhancements, and the remaining concern over parking and in particular, if land-banking parking is feasible. Mr. Dabareiner explained that at best, only 50 additional parking spaces could be created by land banking. Alderman Beifuss stated that they always want to work with churches and petitioners to find workable solutions.

A representative for the applicant, Rich Garrard, was recognized to speak to the Committee. He explained the parking requirement vis-à-vis the worship practices at the temple, whereby never more than half of the building would be utilized at the same time. The current building is 9,150 square feet with 42 parking spots. If that same ratio were applied to the proposed 67,000 square foot building, the parking spots would equal 307. Their proposed plan currently provides for 306 parking spaces. He pointed out a similar temple in the area where a parking study was conducted, and for the 41,000 square foot building with maximum attendees of 400, there are 177 parking spaces. There is a house on the property they agreed to land-bank for parking. Several times a year, they have special events, where they can have as many as 3,000 attendees. When that happens, they have arranged for parking at other parking lots in the City and provided shuttle buses. Mr. Garrard concluded they do not need additional parking for an event they have only a few times per year.

Mr. Dabareiner pointed out that parking challenges would result if a new user ever wanted to use the facility for the full capacity of 3,000 people. While he understands their needs and logic, it only applies to their situation. Staff recommends that they increase their parking capacity and reduce the building size. Future special event parking in lots around the City cannot be guaranteed, as circumstances change.

Mr. Garrard stated then there would be no way to have a temple like this, as there is no way to provide for enough onsite parking for their special events. He maintained that no area temples provide enough parking for their special events. This property has a Special Use as a church and that use cannot be changed.

Alderman Garling said they need to consider potential future uses if the property were to change hands again. He also has concerns about the traffic pattern on Joliet as it is a very busy street and traffic can back up all the way to Rte. 59. He is not convinced the traffic solution

proposed is sufficient.

Alderman Beifuss stated that he would like to see a way to make it work, but it seems like a "heavy lift" with respect to the City's code. He expressed wanting the applicant to continue to work with staff. He asked about the land-bank potential of the adjacent property with the house on it. Mr. Dabareiner said there would not be that many more additional spaces. If the parking is maximized and the building size brought down, it could result in a less significant deviation of say, 50%. What they are currently proposing has an 80% deviation. He pointed out that he has seen other properties change use, and the parking would max out very quickly for another use such as a nightclub or a banquet facility. Mr. Garrard remarked that it is a Special Use, and so it can only be a church. Mr. Dabareiner replied that while a Special Use was granted for a church, it does not mean it can only ever be a church.

Alderman Beifuss asked about the zoning, stating that if it is residential, it could never become a nightclub and would have to be a residential use. He stated he would be in favor of having staff continue working with the applicant to find a solution. Aldermen Garling and Sheahan agreed. Alderman Birch Ferguson stated they appreciate the traffic enhancements, but they have concerns about the parking deviation. She agrees to have staff continue working with the applicant.

B. **2575 Enterprise Circle** – Greco DeRosa is building two speculative distribution/warehouse buildings totaling nearly 600,000 square feet. Approval is required for the Final Development Plan for the first building of 295,640 square feet at 2575 Enterprise Circle.

Tom Dabareiner stated the applicant is requesting final approval to allow for construction of a distribution building and related site improvements. This is the first phase of a two-phase effort. The first building will be 295,640 square feet and is designed to host up to four tenants, which may include divisions of Greco and Sons. The DuPage Airport Authority (DAA) Board is considering this plan at their March 18 meeting. City Council will then consider the matter at their April 6th meeting. Staff acknowledges that the proposed developments comply with all controlling documents and they are recommending approval. No variances or deviations are required.

Alderman Beifuss moved and Alderman Sheahan seconded a motion to approve Item for Discussion 5.B. Voting Aye: Aldermen Beifuss, Birch Ferguson, Ferguson, Garling, Jakabscin and Sheahan. Voting Nay: 0. Voting to Abstain: 0.

6. **Unfinished Business.** None.

7. **New Business.** None.

8. **Reports from Staff.**

Tom Dabareiner provided a status update with respect to the installation of new LED lights at commercial locations. Starting in December, the inspectors started looking at commercial buildings adjacent to residential areas to see if lighting has an impact. They were allowed onto 17 properties, scattered throughout the City. Sixteen of those properties passed in terms of their foot-candles at the property line. The one property that did not pass was able to adjust the light shield to meet code. It was a valuable exercise, but they did not find LED lights to be a problem. The foot-candles were at or below the level required by code.

9. **Adjournment.**

Alderman Ferguson moved and Alderman S h e a h a n seconded the motion to adjourn the Development Committee meeting at 7:37 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:

Second Amendment to the Special Use Permit
130 East Forest Avenue
Gary Elementary (School District 33)

Ordinance No. 20-O-0006

AGENDA ITEM NUMBER: 4.A.

FILE NUMBER:

COMMITTEE AGENDA DATE: May 11, 2020

COUNCIL AGENDA DATE:

STAFF REVIEW: Tom Dabareiner, AICP **SIGNATURE**

APPROVED BY CITY ADMINISTRATOR: Michael Guttman **SIGNATURE**

ITEM SUMMARY:

West Chicago School District 33 requests a second amendment to the Special Use Permit for Gary Elementary School to construct a 1,845 square foot addition to the existing school building at its entrance. Landscaping will be installed around the addition. The request meets the standards for a Special Use Permit in the Zoning Ordinance.

Parking requirements are not affected as the number of spaces for schools is based on the number of classrooms. Photometrics indicate that any new lighting will not exceed 0.0 foot candles at the property line and will be shielded. No additional stormwater management is required based on this size of improvement.

Copies of the plans are attached as Exhibit C of the proposed ordinance. Staff recommends approval with the usual condition that what is built and installed substantially matches the plans submitted and attached.

Members of the Planning Commission/ZBA voted unanimously (4-0) in favor of the amendment to the Special Use Permit at their meeting held May 5, 2020.

ACTION PROPOSED:

Consideration of the second amendment to the Special Use Permit with Conditions.

COMMITTEE RECOMMENDATION:

ATTACHMENTS:
Ordinance
Plans

ORDINANCE NO. 20-O-0006

AN ORDINANCE GRANTING A SECOND AMENDMENT TO A SPECIAL USE FOR A PUBLIC SCHOOL 130, 300 AND 312 E. FOREST AVENUE – SCHOOL DISTRICT # 33

WHEREAS, on or about March 17, 2020, Manhard Consulting on behalf of School District # 33, (the "APPLICANT"), filed an application for a second amendment to a special use permit to construct a 1,845 square foot building addition at Gary Elementary School with respect to the property legally described on Exhibit "A" attached hereto and incorporated herein (the "SUBJECT REALTY"); and,

WHEREAS, the City Council approved a special use for a public school for the SUBJECT REALTY by Ordinance 06-O-0057 on June 19, 2006; and,

WHEREAS, the City Council approved a first amendment to the special use for a public school for the SUBJECT REALTY by Ordinance 18-O-0012 on March 19, 2018; and,

WHEREAS, Notice of Public Hearing on said special use amendment application was published in the Daily Herald on 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, pursuant to said Notice; and,

WHEREAS, at the Public Hearing, the APPLICANT provided testimony in support of its application, and 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. 2020-RC-0005, a copy of which is attached hereto as Exhibit "B" which is, by this reference, incorporated herein.

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:

Section 1. That a second amendment to a special use permit in conformance with Sections 5.5 and 9.6-4 (A) and (H) of the Zoning Ordinance is hereby granted for the SUBJECT REALTY, to construct a 1,845 square foot building addition at Gary Elementary School located at 130 E. Forest Avenue.

Section 2. That the second amendment to the special use permit is hereby granted subject to the site being developed in substantial compliance with the following plans:

1. Site Dimensional and Paving Plan, consisting of one (1) sheet (Sheet C1.4), prepared by Manhard Consulting Ltd., dated March 20, 2020 with a final revision date of March 31, 2020, attached as Exhibit "C"

2. Landscape Plan consisting of two (2) sheets (Sheets L1.0, L2.0 and L3.0), prepared by Manhard Consulting Ltd., dated March 14, 2020 with a final revision date of March 31, 2020, attached as Exhibit "C".

3. Building Elevation (Sheets A6.0 and A6.1) prepared by Purohit Architects, dated May 26, 2019 with a final revision date of January 14, 2020, attached as Exhibit "C".

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, hereby repealed.

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

PASSED this 18th day of May, 2020.

Alderman J. Beifuss	_____	Alderman L. Chassee	_____
Alderman J. Sheahan	_____	Alderman H. Brown	_____
Alderman A. Hallett	_____	Alderman Ferguson	_____
Alderman Birch Ferguson	_____	Alderman S. Dimas	_____
Alderman C. Swiatek	_____	Alderman M. Garling	_____
Alderman R. Stout	_____	Alderman J. Short	_____
Alderman N. Ligino-Kubinski	_____	Alderman J. Jakabcsin	_____

APPROVED as to form: _____
City Attorney

APPROVED this 18th day of May, 2020.

_____
Mayor Ruben Pineda

ATTEST:

_____
City Clerk Nancy M. Smith

PUBLISHED: _____

EXHIBIT "A"

Subject Realty Legal Description

LOT 1 IN THE ASSESSMENT PLAT OF GARY SCHOOL, SCHOOL DISTRICT NO. 33, BEING A PLAT OF THE NORTH 424.5 FEET OF THE NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 22, 1958 AS DOCUMENT 895656, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 04-15-100-001.

EXHIBIT "B"

RECOMMENDATION NO. 2020-RC-0005

TO: The Honorable Mayor and City Council

SUBJECT: PC 20-02
Special Use Amendment
School District # 33
130, 300 and 312 E. Forest Avenue

DATE: May 5, 2020

DECISION: The Plan Commission/Zoning Board unanimously recommended approval of the special use amendment for the SUBJECT REALTY by a vote of four (4) "yes" and zero (o) "no", subject to the following condition:

1. The site shall be developed in substantial compliance with the following plans:

    a. Site Dimensional and Paving Plan, consisting of one (1) sheet (Sheet C1.4), prepared by Manhard Consulting Ltd., dated March 20, 2020 with a final revision date of March 31, 2020.

    b. Landscape Plan consisting of two (2) sheets (Sheets L1.0, L2.0 and L3.0), prepared by Manhard Consulting Ltd., dated March 14, 2020 with a final revision date of March 31, 2020.

    c. Building Elevation (Sheets A6.0 and A6.1) prepared by Purohit Architects, dated May 26, 2019 with a final revision date of January 14, 2020.

RECOMMENDATION

After holding a public hearing and after review of the requested amendment to the special use permit, the Plan Commission/Zoning Board of Appeals recommended approval of the amendment to the special use permit according to the :

(1) Is necessary for the public convenience at that location or, the case of existing nonconforming uses, a special use permit will make the use more compatible with its surroundings:

The proposal is to add onto an existing school building. This addition will be compatible with the existing use of the building as an elementary school. The existing elementary school use will continue.

(2) Is so designed, located and proposed to be operated that the public health, safety and welfare will be protected:

The proposed addition to the existing school building is designed to increase functionality and

improve safety for the school building. This building addition will enhance the front entrance to the school to improve security of the building.

(3) Will not cause substantial injury to the value of other property in the neighborhood in which it is located:

The proposed improvements should not have a negative impact on the surrounding neighborhood in which it is located given that the site is currently being used as a school and the proposed addition and bus lane improvements will not alter the existing use of the property nor increase its intensity.

(4) *The proposed special use is designated by this code as a listed special use in the zoning district in which the property in question is located:*

The use of the subject property for institutional uses is listed as a special use, per Section 9.6-4 (A) of the Zoning Code. The proposed addition will not change the use.

Respectfully submitted,

Barbara Laimins
Chairperson

VOTE:

For	Against	Abstain	Absent
Laimins			Faught
Devitt			Kasprak
Hale			Henkin
Dettman			

EXHIBIT "C"

(Insert Overall Site Dimensional and Paving Plan, Landscape Plan, and Building Elevation here)

ED. REPRODUCTION OF THIS DRAWING, BY ANY PHOTOGRAPHIC, XEROGRAPHIC OR OTHER SIMILAR TECHNIQUE OR PROCESS, DURING THE BIDDING PERIOD OR FOR INCORPORATING THE MATERIAL CONTAINED HEREON INTO A SHOP DRAWING, IS STRICTLY P
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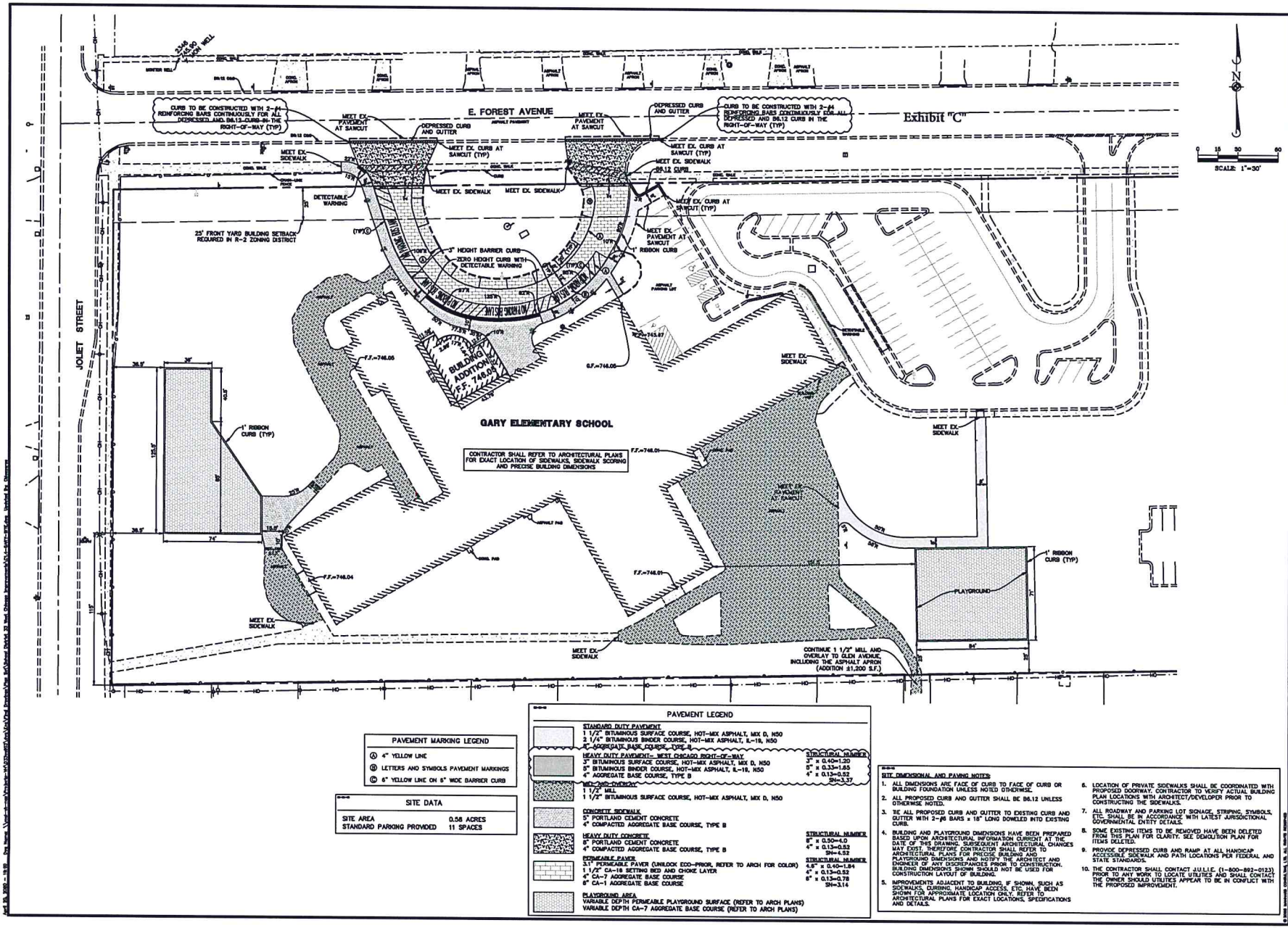

PAVEMENT MARKING LEGEND
(A) 4" YELLOW LINE
(B) LETTERS AND SYMBOLS PAVEMENT MARKINGS
(C) 6" YELLOW LINE ON 6" WIDE BARRIER CURB

SITE DATA	
SITE AREA	0.58 ACRES
STANDARD PARKING PROVIDED	11 SPACES

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT
1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
2 1/4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
6" AGGREGATE BASE COURSE, TYPE B

HEAVY DUTY PAVEMENT- WEST CHICAGO RIGHT-OF-WAY	STRUCTURAL NUMBER
3" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50	3" x 0.40=1.20
5" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50	5" x 0.33=1.65
4" AGGREGATE BASE COURSE, TYPE B	4" x 0.13=0.52
	SN=3.37

MILL AND OVERLAY
1 1/2" MILL
1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50

CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4" COMPACTED AGGREGATE BASE COURSE, TYPE B

HEAVY DUTY CONCRETE	STRUCTURAL NUMBER
8" PORTLAND CEMENT CONCRETE	8" x 0.50=4.0
4" COMPACTED AGGREGATE BASE COURSE, TYPE B	4" x 0.13=0.52
	SN=4.52

PERMEABLE PAVER	STRUCTURAL NUMBER
3.1" PERMEABLE PAVER (UNILOCK ECO-PRIOR, REFER TO ARCH FOR COLOR)	4.9" x 0.40=1.84
1 1/2" CA-16 SETTING BED AND CHOKE LAYER	4" x 0.13=0.52
4" CA-7 AGGREGATE BASE COURSE	6" x 0.13=0.78
6" CA-1 AGGREGATE BASE COURSE	SN=3.14

PLAYGROUND AREA
VARIABLE DEPTH PERMEABLE PLAYGROUND SURFACE (REFER TO ARCH PLANS)
VARIABLE DEPTH CA-7 AGGREGATE BASE COURSE (REFER TO ARCH PLANS)

SITE DIMENSIONAL AND PAVING NOTES

1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
2. ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
3. TIE ALL PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH 2-#6 BARS x 18" LONG DOWELED INTO EXISTING CURB.
4. BUILDING AND PLAYGROUND DIMENSIONS HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING AND PLAYGROUND DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
5. IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS SIDEWALKS, CURBING, HANDICAP ACCESS, ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
6. LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAY. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
7. ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
8. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
9. PROVIDE DEPRESSED CURB AND RAMP AT ALL HANDICAP ACCESSIBLE SIDEWALK AND PATH LOCATIONS PER FEDERAL AND STATE STANDARDS.
10. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.

DATE	REVISIONS	DRN	CHK
03-25-20	ADD ADA INFO.	DRN	CHK
03-27-20	REVISED PER CITY REVIEW	DRN	CHK

Manhard CONSULTING

SCHOOL DISTRICT 33 - 2020 SITE WORK IMPROVEMENTS
CITY OF WEST CHICAGO, ILLINOIS
GARY SCHOOL - SITE DIMENSIONAL AND PAVING PLAN

PROJ. MGR. DRM
PROJ. ENGR. DRM
DRAWN BY MH
DATE 03-20-20
SCALE 1"=30'

SHEET
C1.4
D33WCIL03

Jul 25, 2020 - 10:19 Z:\Projects\WCIL\D33WCIL03\Civil\Drawings\Site\Gary\Gary Site Dimensional and Paving Plan.dwg

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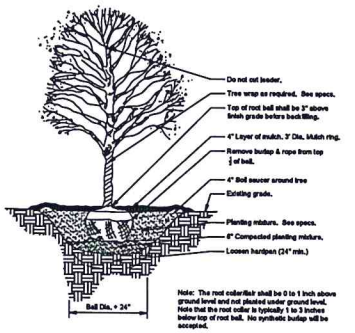
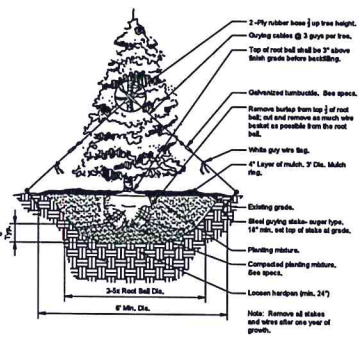
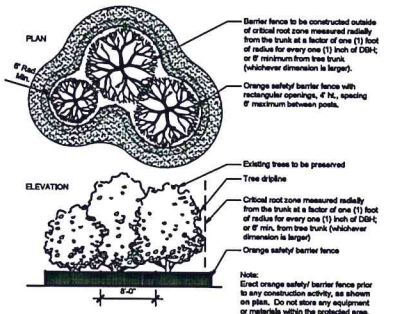


1 DECIDUOUS TREE PLANTING
1/4" = 1'-0" 32 9343.33-20



2 CONIFER TREE PLANTING
1/4" = 1'-0" 32 9343.46-01

Exhibit "C"



1 TREE PROTECTION PLAN
N.T.S. 32 0190.33-01

Root Pruning

Existing tree roots greater than one (1) inch in diameter, measured at the edge of excavation, shall be pruned within 24 hours of the time they have been damaged by construction activity. The severed root shall be pruned at the edge of excavation, or one (1) inch beyond the entire damaged portion of the tree root, if damaged root extends beyond the edge of excavation into undisturbed soil.

All cuts shall be cleanly made with sharp tools.

The excavated area around the existing tree roots shall be backfilled as soon as construction activities permit.

Amended existing soil shall be used as backfill material within the disturbed root zone areas not receiving drainage or subbase stone items. Amended existing soil shall be amended with peat or compost in the ratio of one part organic to seven parts existing soil.

Vulnerable Area Protection Methods

All tree root zones designated as "Vulnerable" shall receive special care and attention during construction. These areas contain roots for large trees that are within the construction area. Since these trees have high value to the project, efforts shall be made to preserve these trees, however the property owner will not be held liable if the trees do not survive.

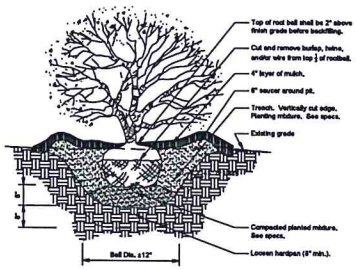
An arborist should be consulted prior to construction to provide advice on preservation techniques. Each tree and construction condition is unique so an arborist is best qualified to provide a recommendation for each tree. Preservations may include root pruning, crown pruning, hormone treatment, fertilizers, soil amendments, excavation techniques, etc.

Legend

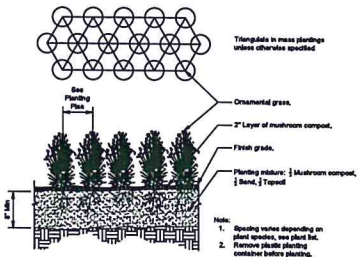
21" Tree to be Removed

21" Protective Fencing for Tree to be Preserved

Vulnerable Area



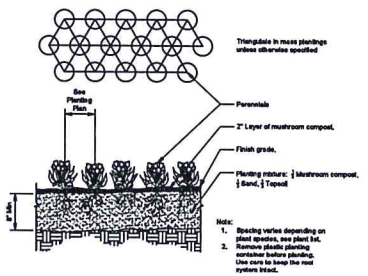
3 SHRUB PLANTING DETAIL
3/4" = 1'-0" 32 9333.16-05



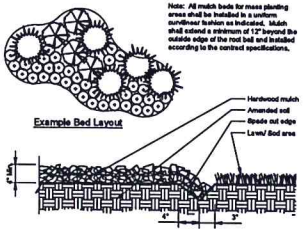
4 ORNAMENTAL GRASS PLANTING
1" = 1'-0" 32 9313-01

Note:

All plant sizes, conditions and installation details conform to the American Standards for Nursery Stock (See Sheet C1.6C for Landscape Specifications)



5 PERENNIAL / ANNUAL PLANTING
1" = 1'-0" 32 9313-02



6 CONTINUOUS MULCH EDGING
1" = 1'-0" 32 9113.26-01

Landscape Notes:

1. Seed/ Sod limit line is approximate. Seed/ Sod to limits of grading and disturbance. Contractor responsible for restoration of any unauthorized disruption outside of designated construction area.
2. Contractor responsible for erosion control in all seeded/ sodded areas.
3. Tree mulch rings in turf areas are 5' diameter. Contractor shall provide a mulch ring around all existing trees within the limits of work. Remove all existing grass from area to be mulched and provide a typical spade cut edge. Landscape Fabric shall not be installed under mulch.
4. Bedlines are to be spade cut to a minimum depth of 3". Curved bedlines are to be smooth and not segmented.
5. All planting, beds shall receive top dressing of mulch. Landscape fabric shall not be installed under mulch.
6. Do not locate plants within 10' of utility structures or within 5' horizontally of underground utility lines unless otherwise shown on plans. Consult with Landscape Architect if these conditions exist.
7. For Lump Sum Contracts, plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn and specified. No additional payments will be made for materials required to complete the work as drawn and specified.
8. For Unit Price Contracts, payments will be made based on actual quantities installed as measured in place by the Owner's Representative.
9. It is the responsibility of the contractor to locate and provide plant material as specified on this plan. The contractor may submit a request to provide substitutions for the specified plant material under the following conditions:
   a. Any substitutions proposed shall be submitted to the project owner's representative within two weeks of the award of contract. Substitutions must meet equivalent design and functional goals of the original materials as determined by the owner's representative. Any changes must have the approval of the owner's representative.
   b. The request will be accompanied by at least three notices from plant material suppliers that the plant material specified is not available and will not be available prior to construction.
10. Verify site conditions and information on drawings. Promptly report any concealed conditions, mistakes, discrepancies or deviations from the information shown in the Contract Documents. The Owner is not responsible for unauthorized changes or extra work required to correct unreported discrepancies. Commencement of work shall constitute acceptance of conditions and responsibility for corrections
11. A minimum of two working days before performing any digging, call underground service alert for information on the location of natural gas lines, electric cables, telephone cables, etc. The contractor shall be responsible for location and protection of all utilities, and repair of any damage resulting from his work at no additional cost to the owner.
12. Contractor shall promptly repair all damages to existing site at no cost to owner.
13. Refer to landscape specifications for additional conditions, standards, and notes.

JULIE ILLINOIS ONE-CALL SYSTEM Simply Call 811

LICENSED LANDSCAPE ARCHITECT JON BRADLEY DETHLOFF 157-001632 STATE OF ILLINOIS

SEAL Date: 3/31/20

Jon Bradley Dethloff, ASLA, PLA
Illinois Registered Landscape Architect # 157-001632
Expires 06/01/2021

NO.	DATE	REVISIONS	BY
1	05-06-20	ADDENDUM NO. 1	JBD

Manhard CONSULTING LTD
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Land Planners • Environmental Scientists • Landscape Architects • Planners

SCHOOL DISTRICT 33 - 2020 SITE WORK IMPROVEMENTS
CITY OF WEST CHICAGO, ILLINOIS
GARY SCHOOL - LANDSCAPE TITLE SHEET

PROJ. DES. DBN
PROJ. MGR. CRM
DRAWN BY JBD
DATE 03-20-20
SCALE N.T.S.
SHEET C1.6A
033WCIL03

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City of West Chicago Required Landscaping

FOUNDATION PLANTING REQUIREMENT

Requirement: Foundation Landscaping is required along the foundation of all new buildings.

4' Width of Landscaping from building wall for Foundation Landscaping is required

XX Linear Feet of building x (4) = XX Points Required

133 LF Foundation x 4 = 532 Points Required

Point values:
Ornamental grasses ..... 1 point
Perennials ..... 1 point
Low shrubs ..... 10 points
Tall shrubs ..... 15 points
Ornamental trees ..... 50 points
Evergreen trees ..... 60 points
Shade trees ..... 100 points

PROVIDED ON PLAN:

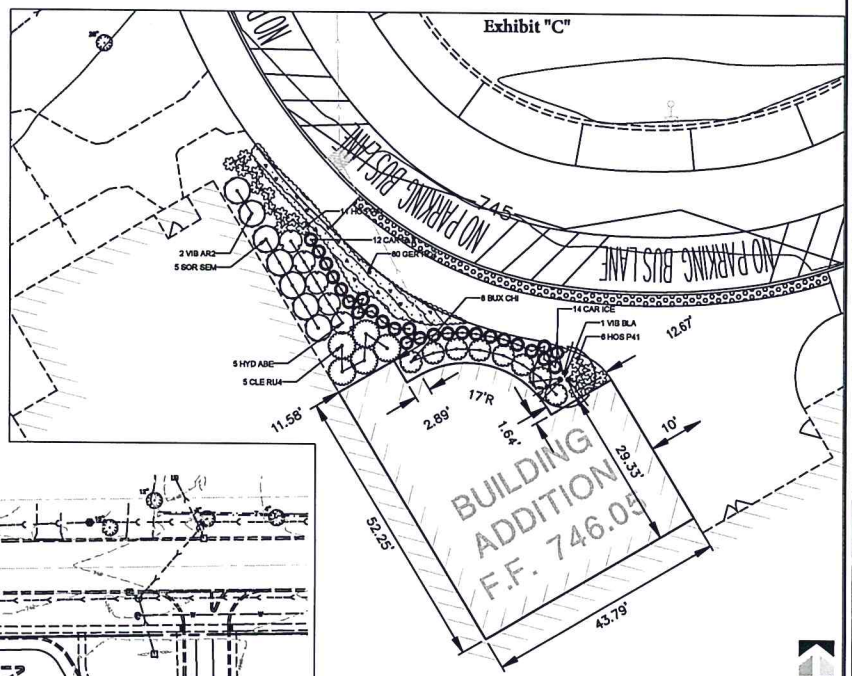
26 Ornamental grasses ..... 1 point x 26 =	26
97 Perennials ..... 1 point x 80 =	97
0 Low shrubs ..... 10 points x 0 =	0
25 Tall shrubs ..... 15 points x 25 =	375
1 Ornamental trees ..... 50 points x 1 =	50
0 Evergreen trees ..... 60 points x 0 =	0
0 Shade trees ..... 100 points x 0 =	0

Required- 532 Points
On Plan - 648 Points

PLANT SCHEDULE

ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
VIB BLA	1	Viburnum prunifolium	Blackhaw Viburnum	3" Cal.	B&B
DECIDUOUS SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**
CLE RU4	5	Clethra alnifolia 'Ruby Spice'	Ruby Spice Clethra	5 gal.	
HYD ABE	5	Hydrangea arborescens 'Abetwo'	Incrediball Hydrangea	5 gal.	
SOR SEM	5	Sorbaria sorbifolia 'Sem'	Sem Ash Leaf Spirea	5 gal.	
VIB AR2	2	Viburnum dentatum 'Christom' TM	Blue Muffin Arrowwood Viburnum	5 gal.	
EVERGREEN SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**
BUX CHI	8	Buxus x 'Chicagoland Green' TM	Glencoe Boxwood	5 gal.	
LARGE PERENNIALS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**
HOS P41	17	Hosta x 'Patriot'	Patriot Hosta	1 gal.	
ORNAMENTAL GRASSES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**
CAR ELA	12	Carex elata 'Bowles Golden'	Bowles Golden Sedge	1 gal.	
CAR ICE	14	Carex morrowii 'Ice Dance'	Ice Dance Japanese Sedge	1 gal.	
SHRUB AREAS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**
GER ROZ	80	Geranium x 'Rozanne'	Rozanne Cranesbill	1 gal.	

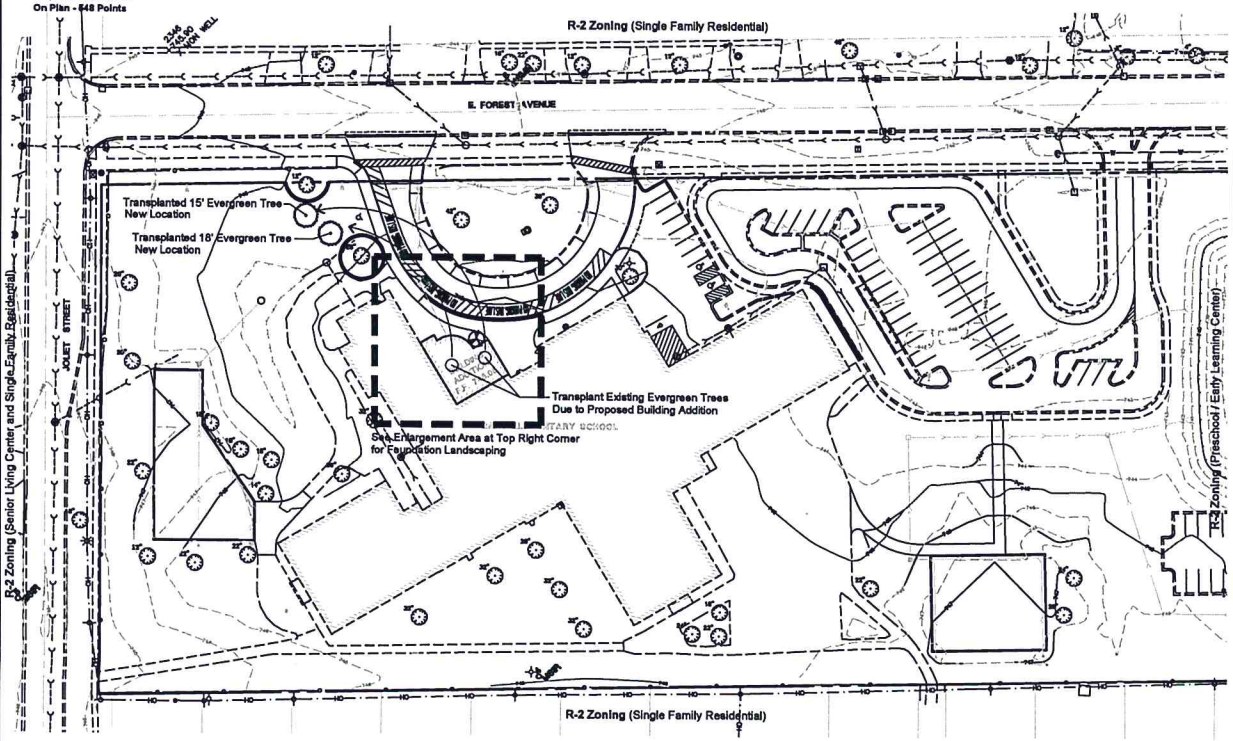
Note:
All plant sizes, conditions and installation details conform to the American Standards for Nursery Stock (See Sheet C1.6C for Landscape Specifications and Sheet C1.6A for Landscape Details)



Note: Refer to Architectural Plans for precise building dimensions

Foundation Landscape Plan Enlargement
Scale 1" = 10'

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.



Overall Site and Location Map
Scale 1" = 40'

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
NORTH

Manhard CONSULTING LTD

SCHOOL DISTRICT 33 - 2020 SITE WORK IMPROVEMENTS
CITY OF WEST CHICAGO, ILLINOIS
GARY SCHOOL - LANDSCAPE PLAN

PROJ. MGR.: DEM
PROJ. ENGR.: CPM
DESIGN BY: JBD
DATE: 03-20-20
SCALE: AS SHOWN
SHEET
C1.6B
033WCIL03

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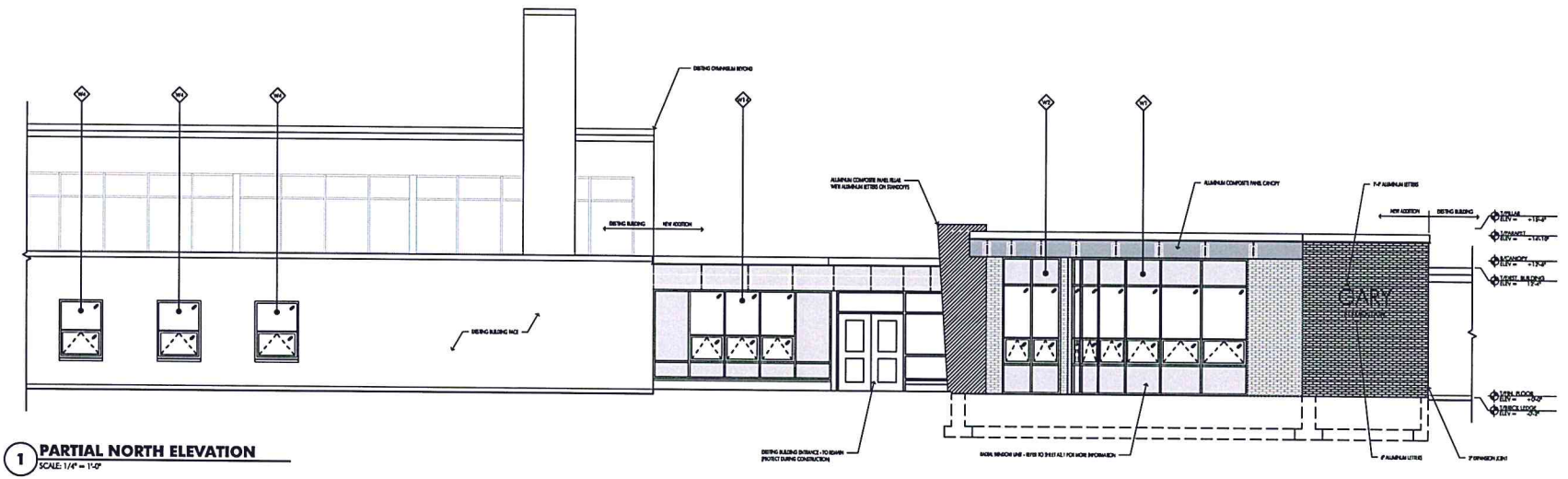
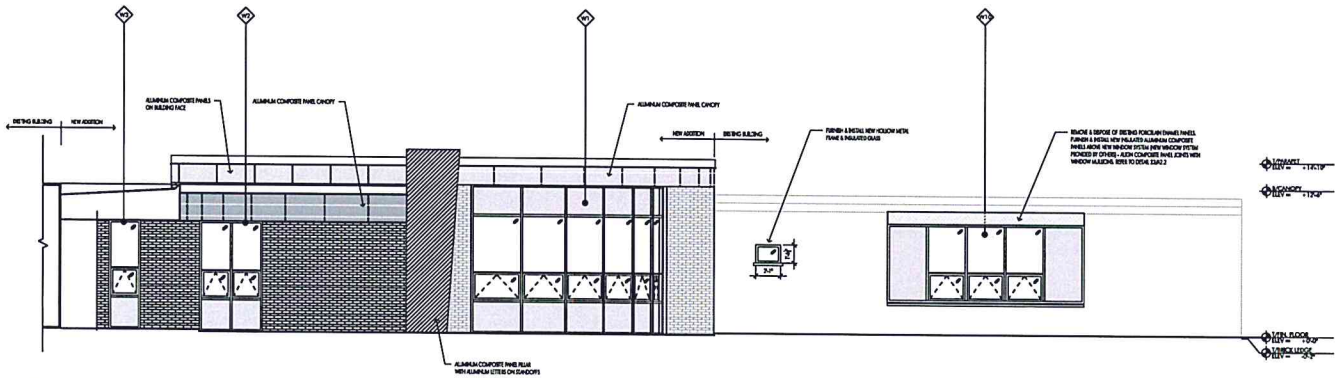
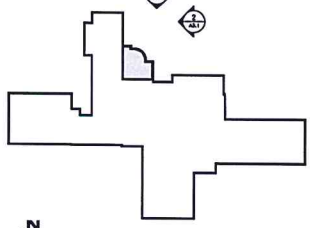
Exhibit "C"



1 PARTIAL NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 PARTIAL EAST ELEVATION
SCALE: 1/4" = 1'-0"



N

KEY PLAN - GARY ELEMENTARY
SCALE: N.T.S.

ALUMINUM WINDOWS SHOWN FOR REFERENCE ONLY - TO BE PROVIDED BY DRYWALL CONTRACTOR.

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construction managers
roof & masonry consultants
landscape architects
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lombard, illinois 60148
p: 630.495.1900
www.arconassoc.com

2020 ADDITION, RENOVATIONS, & SITE WORK

at
MULTIPLE SITES
for the
BOARD of EDUCATION
West Chicago Elementary School District 33
312 East Forest Avenue
West Chicago, IL 60185

WC33

REVISIONS

No.	Date	By

Project Number: 19126
Issue Date: Mar. 20, 2020
Drawn by: CEP
Sheet Title: GARY - EXTERIOR ELEVATIONS
Sheet Number: A3.1

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE
AGENDA ITEM SUMMARY

ITEM TITLE:

Special Use Permit and Setback Variances
1201 Hawthorne Lane
Hines Supply

Ordinance No. 20-O-0007

AGENDA ITEM NUMBER: 4.B.

FILE NUMBER:

COMMITTEE AGENDA DATE: May 11, 2020

COUNCIL AGENDA DATE:

STAFF REVIEW: Tom Dabareiner, AICP **SIGNATURE**

APPROVED BY CITY ADMINISTRATOR: Michael Guttman **SIGNATURE**

ITEM SUMMARY:

Hines Supply seeks to relocate from Warrenville to an existing vacant building at 1201 Hawthorne Lane. To include outdoor storage as desired, a Special Use Permit is required. In addition, they seek several variances from the required setbacks for the outside storage area:

- A variance to allow a one-foot interior side yard setback instead of the 15 feet required.
- A variance to allow a five-foot landscape yard instead of the required 20 feet along the corner side yard.
- A variance to allow a one-foot rear side yard setback instead of the 15 feet required.

It should be noted that the current site offers no setback protections and a full gravel outdoor storage area. Thus, in each case they are improving the setback from what already exists but they still require variances. Furthermore the new area will be paved with asphalt, as required by Ordinance, and a new six-foot tall shadowbox fence will replace the existing chain link fence. The corner side yard landscape area will include mix of evergreen species and grass. Because the impervious area is actually reduced, no stormwater management improvements are required.

Copies of the plans are attached as Exhibit C of the proposed ordinance. Staff recommends approval with the usual condition that what is built and installed substantially matches the plans submitted and attached. An additional condition is that the outdoor storage remains an ancillary use to that of the building on-site.

Members of the Planning Commission/ZBA voted unanimously (4-0) in favor of the amendment to the Special Use Permit at their meeting held May 5, 2020.

ACTION PROPOSED:

Consideration of the Special Use and Variances.

COMMITTEE RECOMMENDATION:

ATTACHMENTS:
Ordinance
Plans

ORDINANCE NO. 20-O-0007

AN ORDINANCE GRANTING A SPECIAL USE PERMIT AND ZONING VARIANCES FOR BUILDING MATERIALS SALES WITH OUTSIDE STORAGE 1201 HAWTHORNE LANE

WHEREAS, on or about March 18, 2020, Peter Wrenn, (the "APPLICANT"), filed an application a special use permit and zoning variances to improve an existing gravel storage area with a hard surface and use for outside storage of building materials with respect to the property legally described on Exhibit "A" attached hereto and incorporated herein (the "SUBJECT REALTY"); and,

WHEREAS, Notice of Public Hearing on said special use permit and zoning variance applications was published in the Daily Herald on 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, pursuant to said Notice; and,

WHEREAS, at the Public Hearing, the APPLICANT provided testimony in support of its application, and 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. 2020-RC-0006, a copy of which is attached hereto as Exhibit "B" which is, by this reference, incorporated herein.

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:

Section 1. That a special use permit in conformance with Sections 5.5 and 11.2-4 (F) and of the Zoning Ordinance, and zoning variances in conformance with Section 5.4 of the Zoning Code, are hereby granted for the SUBJECT REALTY, to construct improvements to an existing ravel storage area for outside storage of building materials located at 1201 Hawthorne Lane.

Section 2. That the special use permit is hereby granted subject to compliance with the following conditions:

1. The site shall be developed in substantial compliance with the Site Plan, consisting of one (1) sheet prepared by Cencom Ltd., dated April 27, 2020, attached hereto and incorporated herein as Exhibit "C".

2. The outside storage is permitted only as an ancillary use to the building materials sales use.

Section 3. That the SUBJECT REALTY is hereby granted the following variances:

1. A variance from Section 11.2-2(C)(2) to allow a one (1) foot interior side yard setback for parking areas in lieu of the required fifteen (15) foot setback along the east property line; and

2. A variance from Section 11.2-2(C)(3) to reduce the minimum required twenty (20) foot corner side landscape yard and provide a landscape yard as little as five (5) feet along the west property line; and

3. A variance from Section 11.2-2(C)(4) to eliminate the required fifteen (15) foot rear landscape yard and provide a setback as little as one (1) foot along the north property line.

Section 4. That all ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed.

Section 5. That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED this 18th day of May, 2020.

Alderman J. Beifuss	_____	Alderman L. Chassee	_____
Alderman J. Sheahan	_____	Alderman H. Brown	_____
Alderman A. Hallett	_____	Alderman Ferguson	_____
Alderman Birch Ferguson	_____	Alderman S. Dimas	_____
Alderman C. Swiatek	_____	Alderman M. Garling	_____
Alderman R. Stout	_____	Alderman J. Short	_____
Alderman N. Ligino-Kubinski	_____	Alderman J. Jakabcsin	_____

APPROVED as to form: _____
City Attorney

APPROVED this 18th day of May, 2020.

_____
Mayor Ruben Pineda

ATTEST:

_____
City Clerk Nancy M. Smith

PUBLISHED: _____

EXHIBIT "A"

Subject Realty Legal Description

LOT 2 (EXCEPT THE NORTHERLY 25.0 FEET) IN WEST CHICAGO INDUSTRIAL CENTER RESUBDIVISION, A SUBDIVISION OF PARTS OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID WEST CHICAGO INDUSTRIAL CENTER RESUBDIVISION RECORDED MARCH 28, 1983 AS DOCUMENT R83-16724 AND CERTIFICATE OF CORRECTION RECORDED MAY 30, 1983 AS DOCUMENT R83-17509, IN DUPAGE COUNTY, ILLINOIS. EXCEPTING THEREFROM: THAT PART OF LOT 2 IN WEST CHICAGO INDUSTRIAL CENTER RESUBDIVISION, BEING A SUBDIVISION IN THAT PART OF THE SOUTHWEST AND SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID WEST CHICAGO INDUSTRIAL CENTER RESUBDIVISION RECORDED MARCH 28, 1983 AS DOCUMENT R83-16724 IN DUPAGE COUNTY ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE FOUND IRON PIPE MARKING THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 2 HAVING AN ILLINOIS COORDINATE SYSTEM (EAST ZONE) GRID BEARING OF NORTH 00 DEGREES 38 MINUTES 11 SECONDS EAST, A DISTANCE OF 42.0 FEET, SAID WEST LINE ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF HARVESTER ROAD AS DEDICATED BY DOCUMENT NUMBER R69-36215 RECORDED AUGUST 12, 1969; THENCE SOUTH 29 DEGREES 31 MINUTES 57 SECONDS EAST, 47.73 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2, SAID SOUTH LINE ALSO BEING NORTHERLY RIGHT-OF-WAY OF HAWTHORNE LANE (AKA TOWNLINE ROAD) AS DEDICATED BY SAID DOCUMENT NUMBER R69-36215; THENCE SOUTH 88 DEGREES 53 MINUTES 24 SECONDS WEST, 24.0 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO THE POINT OF BEGINNING.

Tax ID Number: 01-32-402-017

EXHIBIT "B"

RECOMMENDATION NO. 2020-RC-0006

TO: The Honorable Mayor and City Council

SUBJECT: PC 20-04
Special Use Permit and Zoning Variances
Hines Supply
1201 Hawthorne Lane

DATE: May 5, 2020

DECISION: The Plan Commission/Zoning Board unanimously recommended approval of the special use permit and zoning variances for the SUBJECT REALTY by a vote of four (4) "yes" and zero (0) "no", subject to the following conditions:

1. The site shall be developed in substantial compliance with the Site Plan, consisting of one (1) sheet prepared by Cencom Ltd., dated April 27, 2020.

2. The outside storage is permitted only as an ancillary use to the building materials sales use.

RECOMMENDATION

After holding a public hearing and after review of the requested special use permit and zoning variances, the Plan Commission/Zoning Board of Appeals recommended approval of the special use permit according to the following findings of fact:

(1) Is necessary for the public convenience at that location or, the case of existing nonconforming uses, a special use permit will make the use more compatible with its surroundings:

The proposal to use the back portion of the lot for outside storage of materials is consistent with the previous legal nonconforming use on the property. The property had been utilizing this area for outside storage for 40+ years based on aerial photos. The legal nonconformity expired in July of 2019 – one year after the previous tenant relocated and ceased all outside storage activity.

(2) Is so designed, located and proposed to be operated that the public health, safety and welfare will be protected:

As previously mentioned, the property had been used as outside storage for 40+ years and the petitioner will make improvements to the existing storage lot by removing the existing chain link fence and installing a wood fence with landscaping in front of the fence along the west property line for screening. The outside storage area currently has almost no screening with

only a chain link fence and trees. The removal of the gravel from the storage area and the installation of pavement will eliminate negative effects from the gravel such as dust and gravel being dragged onto the street.

(3) Will not cause substantial injury to the value of other property in the neighborhood in which it is located:

The use of the property for building material sales with outside storage will be consistent with the previous legal nonconforming use that occurred for 40+ years as well as the existing uses in the general vicinity, which are predominately industrial.

(4) *The proposed special use is designated by this code as a listed special use in the zoning district in which the property in question is located:*

The use of the subject property for building material sales with outside storage is listed as a special use, per Section 11.2-4(F) of the Zoning Code.

Furthermore, the Plan Commission/Zoning Board of Appeals recommended approval of the zoning variances according to the following findings of fact:

(1) The particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or loss of revenue, if the strict letter of the regulations were carried out:

The subject property was originally developed with an outside storage area that essentially maximized the entire rear portion of the lot. The improvements made to the site predate the City's setback requirements for paved areas. By reducing the paved area to continue the use of the lot for outside storage, it would create a small and unusable area for outside storage.

(2) The condition upon which the requested variances are based would not be applicable, generally, to other property within the same zoning classification:

The particular site is unique in that it was developed specifically for outside storage at a time when the setbacks for paved area did not exist.

(3) The alleged difficulty or hardship has not been created by any person presently having an interest in the property:

As previously mentioned, the lot already contains a gravel outside storage area that was created 40+ years ago prior to the City's setback requirements for the storage area.

(4) The granting of the variances will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located:

Granting the requested variances should not be detrimental to the public welfare or injurious to other property in the area because the subject property previously had outside storage that

was located from lot line to lot line for well over 40 years. The petitioner is proposing to increase the setback distances from the property lines which is an improvement to the situation that was taking place for 40+ years.

(5) The proposed variances will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety or substantially diminish or impair property values within the neighborhood:

The proposed variances should not substantially impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety or substantially diminish or impair property values within the neighborhood. As previously mentioned, the petitioner is improving the current layout of the storage area, providing adequate screening via a fence, and will improve the overall image of the site with added landscaping.

(6) The proposed variances comply with the spirit and intent of the restrictions imposed by this Code:

The variances will improve the appearance and reduce the overall bulk of the existing storage area. The petitioner is substantially improving the screening of the storage area and will enhance the area around the site with these proposed improvements.

Respectfully submitted,

Barbara Laimins
Chairperson

VOTE:

For	Against	Abstain	Absent
Laimins			Faught
Devitt			Kasprak
Hale			Henkin
Dettman			

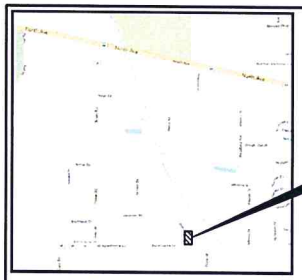
EXHIBIT "C"

(Insert Site Plan here)

1201 W. HAWTHORNE LANE

ZONING / SPECIAL USE PERMIT EXHIBIT

Exhibit "C"



LOCATION MAP

LEGAL DESCRIPTION:

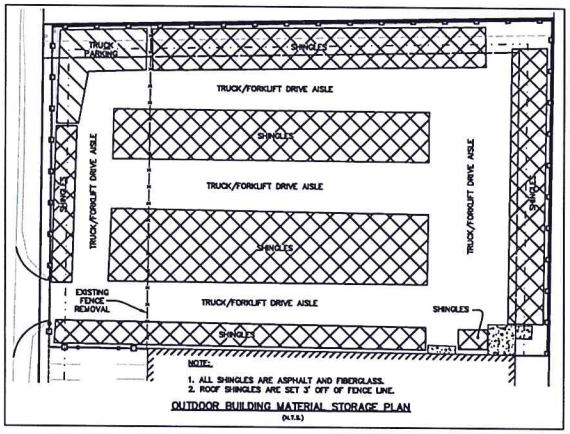
A TEMPORARY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF WEST CHICAGO, THEIR HEIRS, EXECUTORS AND ASSIGNS OVER THE SUBJECT DEVELOPMENT SITE WITHIN THE PROPERTY LEGALLY DESCRIBED BELOW:

LOT 2 (EXCEPT THE NORTHERLY 25.0 FEET) IN WEST CHICAGO INDUSTRIAL CENTER RESUBDIVISION, A SUBDIVISION OF PARTS OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID WEST CHICAGO INDUSTRIAL CENTER RESUBDIVISION RECORDED MARCH 28, 1983 AS DOCUMENT R83-18724 AND CERTIFICATE OF CORRECTION RECORDED MAY 30, 1983 AS DOCUMENT R83-17509, IN DUPAGE COUNTY, ILLINOIS.

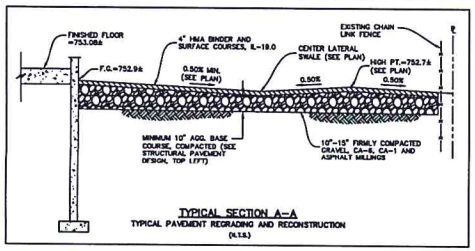
EXCEPTING THEREFROM: THAT PART OF LOT 2 IN WEST CHICAGO INDUSTRIAL CENTER RESUBDIVISION, BEING A SUBDIVISION IN THAT PART OF THE SOUTHWEST AND SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID WEST CHICAGO INDUSTRIAL CENTER RESUBDIVISION RECORDED MARCH 28, 1983 AS DOCUMENT R83016724 IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE FOUND IRON PIPE MARKING THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 2 HAVING AN ILLINOIS COORDINATE SYSTEM (EAST ZONE) GRID BEARING OF NORTH 00°38'11" EAST, A DISTANCE OF 42.0 FEET, SAID WEST LINE ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF HARVESTER ROAD AS DEDICATED BY DOCUMENT NUMBER R69-36215 RECORDED AUGUST 12, 1969; THENCE SOUTH 29°31'07" EAST, 47.73 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2, SAID SOUTH LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF HAWTHORNE LANE (A.K.A. TOWNLINE ROAD) AS DEDICATED BY SAID DOCUMENT NUMBER R69-36215; THENCE SOUTH 88°53'24" WEST, 24.0 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO THE POINT OF BEGINNING.

PROPERTY ADDRESS: 1201 WEST HAWTHORNE LANE, WEST CHICAGO, IL. 60185

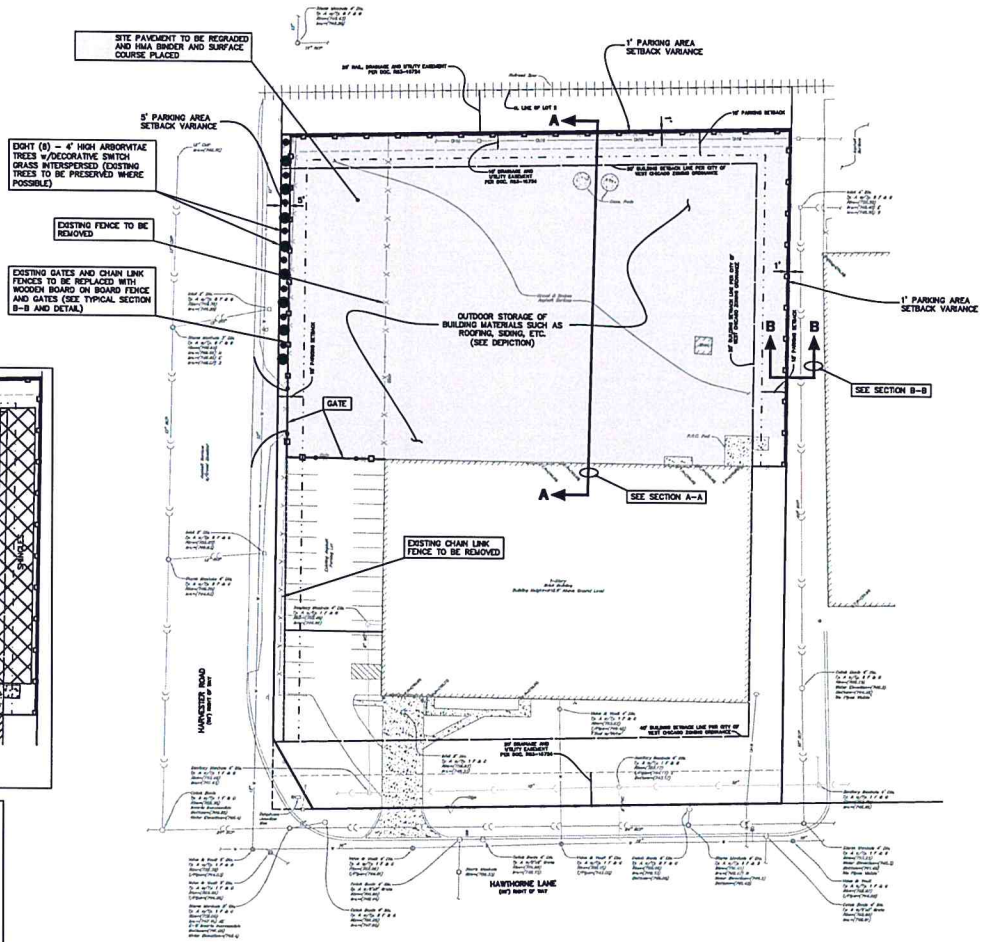
P.I.N. 01-32-402-017

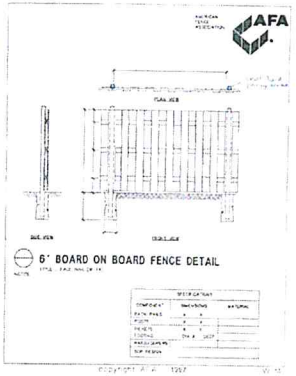


OUTDOOR BUILDING MATERIAL STORAGE PLAN
(N.T.S.)

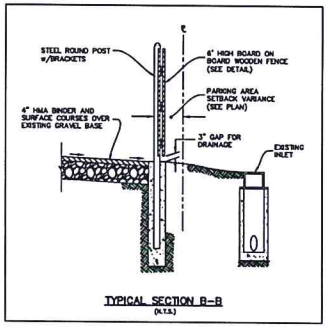


TYPICAL SECTION A-A
TYPICAL PAVEMENT REGRADING AND RECONSTRUCTION
(N.T.S.)





6' BOARD ON BOARD FENCE DETAIL



TYPICAL SECTION B-B
(N.T.S.)

30 15 0 30
SCALE: 1 INCH = 30 FEET

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DISC NO.: 904348 FILE NAME: SPL USE EXH
DRAWN BY: JGC FLD. BK. / PG. NO.: D93/38
COMPLETION DATE: 04-27-20 JOB NO.: 904.348
XREF: TOPO PROJECT MANAGER: RWB

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