



WHERE HISTORY & PROGRESS MEET

DEVELOPMENT COMMITTEE

**Monday, April 8, 2019
7:00 P.M. - Council Chambers**

AGENDA

1. Call to Order, Roll Call, and Establishment of a Quorum
2. Approval of Minutes
 - A. March 11, 2019
3. Public Participation
4. Items for Consent
 - A. Plat of Consolidation, 125 Wood Street
 - B. First Amendment to the Water Treatment Plant PUD, 1400 W. Hawthorne
 - C. Special Uses and Plat of Consolidation, 1817 Blackhawk
 - D. Special Uses and Variances, 1850 West Roosevelt
 - E. Variance Requests, 555 Innovation Drive (DuPage Business Park)
5. Items for Discussion
 - A. RFP for Central-Main Street Redevelopment Area
6. Unfinished Business
7. New Business
8. Reports from Staff
9. Adjournment

Draft

MINUTES

DEVELOPMENT COMMITTEE

March 11, 2019, 7:00 P.M.

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

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

Roll call found Aldermen James Beifuss, Melissa Birch Ferguson, Michael Ferguson, Bonnie Gagliardi, Jayme Sheahan and Rebecca Stout present.

Also in attendance was Community Development Director, Tom Dabareiner.

2. Approval of Minutes.

A. February 11, 2019.

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

3. Public Participation.

Phil Saas, petitioner from Agenda Item 4A, informed the members he was present to answer any questions they might have.

4. Items for Consent.

A. 123 N. Aurora, Special Use Permits for Motor Vehicle Care and Motor Vehicle Repair Facility.

B. Resolution to adopt Official City of West Chicago 2019 Zoning Map.

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

5. Items for Discussion.

A. Text Amendment to Regulate Pet Shops.

Tom Dabareiner provided this item update. The City is seeking to create a series of text amendments to restrict the sale of dogs and cats from retail outlets to deter so-called “puppy and kitten mills”. Pet shops has been added as a permitted use in Zoning Districts B-1, B-2 and B-3 with a definition that would preclude the sale of dogs and cats. However, they would be allowed to collaborate with animal care or rescue organizations to have space to feature animals for adoption. These amendments would not affect any existing businesses in West Chicago. DuPage County took the initiative to ask communities in the area to adopt this effort, and Mr. Dabareiner mentioned he is aware of some other local cities that have already done so. He added that animals coming from these “mills” have more health problems and other issues that cause problems for the owners. The Plan Commission/Zoning Board of Appeals (PC/ZBA) voted 4 to 2 in favor of this amendment at their March 5th, 2019 meeting. The dissenters questioned the legality of such a restriction and whether the prohibition is too broad in disallowing breeders from selling through a pet store.

Alderman Beifuss said that he is in favor. He asked for clarification if the definition of a pet shop would not include breeders and Mr. Dabareiner confirmed it would not. Alderman Beifuss asked if pet shelters would be allowed in the B Zoning Districts, and Mr. Dabareiner believed that they probably would as rescue organizations are not prohibited. Responsible pet shop owners already choose to not sell animals from animal “mills,” although they may feature animals from rescue organizations. He added that a question arose whether a temporary use would be allowed where a store like Jewel could sell these types of animals. The answer is no, however, as their sales have to be related to their primary business, except for seasonal items.

Alderman Birch Ferguson stated that she is in favor. Alderman Stout agreed, stating this is a step in the right direction. Animals bred in “mills” have more diseases and health problems. Only allowing for responsible pet sellers, such as responsible breeders and rescue organizations, would be something the City could be proud of.

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

6. Unfinished Business. None.

7. New Business. None.

8. Reports from Staff.

Tom Dabareiner reported that U-Haul was hoping to be back for tonight's meeting, but they were not ready to do so and hope to be present for the April meeting. He stated he anticipates a lengthy agenda for next month's meeting, where the members will probably be reviewing plans for a new building in the DuPage Business Center.

9. Adjournment.

Alderman Birch Ferguson moved and Alderman Beifuss seconded the motion to adjourn the Development Committee meeting at 7:10 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:

Plat of Consolidation
125 Wood Street
Edgerton Consolidation

Resolution No. 19-R-0022

AGENDA ITEM NUMBER: 4. A.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: April 8, 2019

COUNCIL AGENDA DATE: _____

STAFF REVIEW: Tom Dabareiner, AICP

SIGNATURE _____

APPROVED BY CITY ADMINISTRATOR: Michael Guttman

SIGNATURE _____

ITEM SUMMARY:

The owner of the two lots at 125 Wood, Patrick Edgerton, has submitted for a lot consolidation as required by the City as a condition of developing a parking lot, gazebo and small storage building on the lots. A small office building is located on one lot and parking for the building on the adjacent lot. The lots total .58 acres and are zoned B-1, Central Business District.

At its meeting on April 2, 2019, the Plan Commission/ZBA recommended approval of the lot consolidation by a 5-0 vote.

ACTIONS PROPOSED:

Consideration of Edgerton Lot Consolidation at 125 Wood Street.

COMMITTEE RECOMMENDATION:

Pc: Resolution
Plan Commission Recommendation (Exhibit "B")
Plat of Consolidation

RESOLUTION NO. 19-R-0022

**A RESOLUTION APPROVING EDGERTON LOT CONSOLIDATION
125 WOOD STREET**

BE IT RESOLVED BY THE City Council of the City of West Chicago, in regular session assembled as follow:

Section 1. That the Final Plat of Edgerton Lot Consolidation, as prepared by Stacy Ferguson Land Surveying, Inc., consisting of one (1) sheet attached hereto and incorporated 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 the Plan Commission, pursuant to Recommendation No. 19-RC-0005, a copy of which is attached hereto and incorporated herein as Exhibit "B" be and the same are hereby adopted as the findings 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 _____, 2019.

AYES: _____

NAYES: _____

ABSTAIN: _____

ABSENT: _____

Mayor Ruben Pineda

ATTEST:

City Clerk Nancy M. Smith

EXHIBIT "A"

PARCEL ONE:

THAT PART OF THE STATION GROUNDS OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, SITUATED IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT IN THE EASTERLY LINE OF WOOD STREET (FORMERLY ELGIN STREET), AS SAID STREET IS NOW LOCATED AND ESTABLISHED IN THE CITY OF WEST CHICAGO, DISTANCE 50.0 FEET NORTHERLY, MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF MAIN TRACT OF THE CHICAGO, BURLINGTON, AND QUINCY RAILROAD COMPANY AS SAID MAIN TRACK OF SAID CHICAGO, BURLINGTON, AND QUINCY RAILROAD COMPANY WAS ORIGINALLY LOCATED IN THE NORTHEAST QUARTER OF SECTION 9; THENCE NORTHERLY ALONG SAID EASTERLY LINE OF WOOD STREET, A DISTANCE OF 142.03 FEET, MORE OR LESS, TO A POINT 9.0 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF THE CHICAGO NORTHWESTERN RAILWAY COMPANY'S I.C.C. TRACK #606, AS SAID I.C.C. TRACK #606 IS NOW LOCATED AND ESTABLISHED; THENCE EASTERLY PARALLEL WITH SAID CENTER LINE OF SAID I.C.C. TRACK #606, A DISTANCE OF 308.6 FEET; THENCE SOUTHERLY AT RIGHT ANGLES A DISTANCE OF 23.97 FEET, MORE OR LESS, TO A POINT DISTANCE 50.0 FEET NORTHWESTERLY MEASURED AT RIGHT ANGLES FROM SAID ORIGINAL CENTER LINE OF SAID MAIN TRACK OF THE CHICAGO, BURLINGTON, AND QUINCY RAILROAD COMPANY; THENCE WESTERLY PARALLEL WITH SAID SAID CHICAGO, BURLINGTON, AND QUINCY RAILROAD COMPANY'S ORIGINAL MAIN TRACK CENTER LINE A DISTANCE OF 240.85 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS 125 WOOD STREET, WEST CHICAGO, ILLINOIS 60185

P.I.N. 04-09-211-001

PARCEL TWO: 5,395 SQUARE FEET OF NON-CARRIER REAL ESTATE LYING ON CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY RAILROAD PROPERTY, NORTHEAST OF WOOD STREET AND ADJACENT TO THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF THE STATION GROUNDS OF THE CHICAGO & NORTHWESTERN RAILWAY COMPANY SITUATED IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT IN THE EASTERLY LINE OF WOOD STREET (FORMERLY ELGIN STREET), AS SAID STREET IS NOW LOCATED AND ESTABLISHED IN THE CITY OF WEST CHICAGO,

DISTANCE 50.0 FEET NORTHERLY, MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF MAIN TRACT OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY AS SAID MAIN TRACK OF SAID CHICAGO, BURLINGTON, AND QUINCY RAILROAD COMPANY WAS ORIGINALLY LOCATED IN THE NORTHEAST QUARTER OF SECTION 9; THENCE NORTHERLY ALONG SAID EASTERLY LINE OF WOOD STREET, A DISTANCE OF 142.03 FEET, MORE OR LESS, TO A POINT 9.0 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF THE CHICAGO NORTHWESTERN RAILWAY COMPANY'S I.C.C. TRACK #606, AS SAID I.C.C. TRACK #606 IS NOW LOCATED AND ESTABLISHED; THENCE EASTERLY PARALLEL WITH SAID CENTER LINE OF SAID I.C.C. TRACK #606, A DISTANCE OF 308.6 FEET; THENCE SOUTHERLY AT RIGHT ANGLES A DISTANCE OF 23.97 FEET, MORE OR LESS, TO A POINT DISTANCE 50.0 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES FROM SAID ORIGINAL CENTER LINE OF SAID MAIN TRACK OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY; THENCE WESTERLY PARALLEL WITH SAID CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY'S ORIGINAL MAIN TRACK CENTER LINE A DISTANCE OF 240.85 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING; ALSO KNOWN AS THAT PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS, ADJACENT AND SOUTHERLY OF THE STATION GROUNDS OF THE CHICAGO NORTHWESTERN RAILWAY COMPANY, BEING PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT ON THE EXISTING EASTERLY RIGHT OF WAY LINE OF WOOD STREET (FORMERLY ELGIN STREET) AND 50 FEET NORTHERLY, MEASURED AT A RIGHT ANGLE FROM THE CENTER LINE OF THE MAIN TRACK OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY, AS AFORESAID TRACK WAS ORIGINALLY LOCATED IN SAID NORTHEAST QUARTER; THENCE NORTHEASTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID RAILROAD, BEING A CIRCULAR CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1482.40 FEET, A CENTRAL ANGLE OF 9 DEGREES 22 MINUTES 47 SECONDS, AND AN ARC LENGTH OF 242.68 FEET TO THE SOUTHEAST CORNER OF THE STATION GROUNDS OF THE AFORESAID RAILROAD; THENCE SOUTH 20 DEGREES 39 MINUTES 05 SECONDS WEST, ALONG THE EASTERLY LINE OF THE STATION GROUNDS OF THE AFORESAID RAILROAD EXTENDED SOUTHERLY, 24.57 FEET; THENCE SOUTHWESTERLY ALONG A CIRCULAR CURVE, BEING 23.50 FEET SOUTHERLY AND PARALLEL TO THE NORTHERLY RIGHT OF WAY LINE OF AFORESAID RAILROAD, HAVING A RADIUS OF 1458.90 FEET, A CENTRAL ANGLE OF 8 DEGREES 56 MINUTES 10 SECONDS, AND AN ARC LENGTH OF 227.54 FEET TO THE EASTERLY RIGHT OF WAY LINE OF WOOD STREET (FORMERLY ELGIN STREET); THENCE NORTH 15 DEGREES 37 MINUTES 49 SECONDS WEST, ALONG THE EASTERLY

RIGHT OF WAY LINE OF WOOD STREET (FORMERLY ELGIN STREET), 23.88 FEET
TO THE POINT OF BEGINNING.

P.I.N. 04-09-211-002

EXHIBIT "B"

RECOMMENDATION # 19-RC-0005

TO: The Honorable Mayor and City Council

SUBJECT: PC-19-03
Edgerton Lot Consolidation
125 Wood Street

DATE: April 2, 2019

DECISION: The motion to approve the requested Resubdivision passed by a 5-0 vote.

RECOMMENDATION

After review of the proposed Edgerton Plat of Consolidation, the Plan Commission/Zoning Board of Appeals recommends approval.

Respectfully submitted,

Steve Hale
Acting Chairman

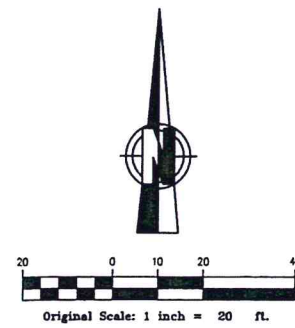
VOTE:

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

EDGERTON'S PLAT OF CONSOLIDATION

THAT PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH,
RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

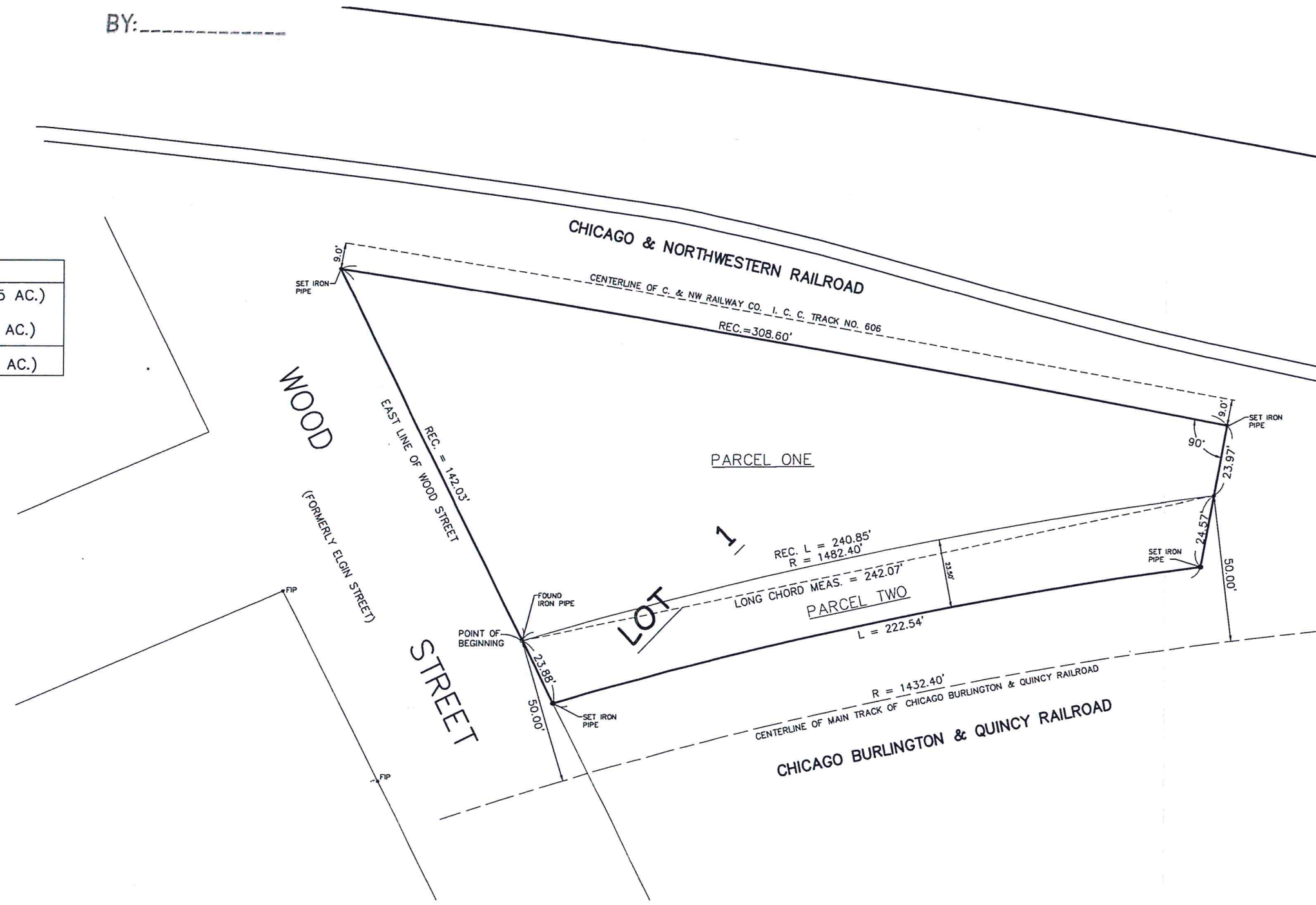
EXHIBIT "B"
1 of 2



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BY: _____

LAND AREA:	
PARCEL ONE	19,863.25 S.F. (0.455 AC.)
PARCEL TWO	5,504.28 S.F. (0.126 AC.)
TOTAL	25,367.53 S.F. (0.58 AC.)



SUBMITTED BY / RETURN TO:
CITY OF WEST CHICAGO
475 MAIN STREET
WEST CHICAGO, IL 60186

P.I.N. : 04-09-211-001
AND 04-09-211-002

PREPARED FOR:
EDGERTON & EDGERTON LAW OFFICES
125 WOOD STREET
WEST CHICAGO, ILLINOIS 60186

SHEET 1 OF

LEGEND	
EASEMENT ABBREVIATIONS	
C.E. = CITY EASEMENT	
D.E. = DRAINAGE EASEMENT	
V.E. = VILLAGE EASEMENT	
P.U.E. = PUBLIC UTILITY EASEMENT	
P.U.&D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT	
FOUND IRON PIPE	EXISTING GRADE
FOUND IRON ROD	PROPOSED GRADE
FOUND RR SPIKE	PROPOSED GRADE CHANGE
FOUND PK NAIL	EXISTING CONTOUR
SET IRON PIPE	PROPOSED CONTOUR

STACY FERGUSON LAND SURVEYING, INC.
SURVEYING, CONSTRUCTION, DESIGN, DRAFTING, MAPPING, LAYOUT AND CONSULTING
239 E. WILSON STREET BATAVA, ILLINOIS PHONE # (630) 879-0158

Scale: 1"=20'	Drawn by: DSB	CHK'D by: SLF	Job No.
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2 of 2

STACY FERGUSON LAND SURVEYING, INC. SURVEYING, CONSTRUCTION, DESIGN, DRAFTING, MAPPING, LAYOUT AND CONSULTING 239 E. WILSON STREET BATAVIA, ILLINOIS PHONE # (630) 879-0158			
Scale: 1"=20'	Drawn by: DSB	CHK'D by: SLF	Job No.

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

First Amendment to the Water Treatment Plant PUD at
1400 W. Hawthorne Lane

Ordinance No. 19-O-0011

AGENDA ITEM NUMBER: 4. B.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: Apr. 8, 2019

COUNCIL AGENDA DATE: _____

STAFF REVIEW: Tom Dabareiner, AICP

SIGNATURE _____

APPROVED BY CITY ADMINISTRATOR: Michael Guttman

SIGNATURE _____

ITEM SUMMARY:

The City of West Chicago requests approval of the first amendment to the Water Treatment Plant PUD to allow the placement of a salt storage shed. The Water Treatment Plant PUD address is recorded as 1400 W. Hawthorne Lane, while the salt storage shed will maintain its own address inside the 24-acre PUD area at 1350 W. Hawthorne Lane. The Water Treatment Plant PUD was adopted in 2005 by Ordinance No. 05-O-0065. A copy is attached for your reference.

The property is zoned M, Manufacturing and the City's Comprehensive Plan designates the property as Institutional. All aspects of the City's Manufacturing zoning district apply to the PUD except that the use list must be expanded to include the salt storage facility.

The Plan Commission/Zoning Board of Appeals voted 5-0 in favor of the amendment. That recommendation is included as Exhibit "B" of the attached ordinance.

ATTACHMENTS:

Ordinance No. 05-O-0065

Draft Ordinance Approving the First Amendment to the Water Treatment Plant PUD
Plan Commission/ZBA Recommendation (attached as Exhibit "B" to the Ordinance)

ACTION PROPOSED:

Consideration of First Amendment to the Water Treatment Plant PUD.

COMMITTEE RECOMMENDATION:

ORDINANCE NO. 19-O-0011
AN ORDINANCE APPROVING THE FIRST AMENDMENT TO THE FINAL
PUD OF THE CITY OF WEST CHICAGO WATER TREATMENT PLANT
1400 HAWTHORNE LANE

WHEREAS, on or about February 15, 2019, the City of West Chicago (the "APPLICANT"), filed an application for approval of a First Amendment to the final PUD plan, 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 application was published in the Daily Herald on or about March 18, 2019, all 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 April 2, 2019, 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. 2019-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 this Ordinance shall constitute approval of the following documents, copies of which are attached hereto as Exhibit "C", which are, by this reference, incorporated herein. All construction, use, operation, and maintenance shall be in substantial conformance with said documents, though as amended to comply with the conditions imposed in Section 1.

1. The development shall be in substantial compliance with the Site Plan prepared by Crawford, Murphy & Tilly, Inc. Consulting Engineers, dated November of 2002 with the latest revision on March 17, 2003.
2. The Site Plan of March 17, 2003, shall be amended in part by the Site Plan prepared by Christopher B. Burke Engineering, Ltd. dated February 19, 2019 showing a salt storage facility and related improvements.

Section 2. That all ordinances and resolutions, or parts thereof, shall, to the extent not expressly modified by the terms and conditions of this Ordinance, remain in full force and effect as therein provided.

Section 3. That the recommendations of the Plan Commission/ Zoning Board of Appeals previously incorporated herein as Exhibit "B" be and the same are hereby adopted as the findings of fact of the City Council.

Section 4. That this Ordinance shall be in full force and effect ten (10) days from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED this _____ day of _____ 2019.

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

APPROVED as to form: _____
City Attorney

APPROVED THIS _____ day of _____ 2019.

Mayor Ruben Pineda

ATTEST:

City Clerk Nancy M. Smith

PUBLISHED: _____

EXHIBIT "A"

Subject Realty Legal Description

PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS, COMMENCING AT A BRASS PLATE AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE SOUTH 88 DEGREES 53 MINUTES 30 SECONDS WEST, ALONG THE NORTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 1320.58 FEET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 5 OF MACQUEEN ESTATES, AS RECORDED IN BOOK 22 OF PLATS ON PAGE 33 AS DOCUMENT NUMBER 381949; THENCE SOUTH 00 DEGREES 27 MINUTES 55 SECONDS WEST ALONG SAID NORTHERLY EXTENSION A DISTANCE OF 33.01 FEET TO THE EXISTING SOUTH RIGHT OF WAY LINE OF HAWTHORNE LANE, THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING SOUTH 00 DEGREES 27 MINUTES 55 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 5, A DISTANCE OF 1233.76 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 88 DEGREES 52 MINUTES 58 SECONDS WEST, ALONG THE NORTH LINE OF THE MICHAEL WURTZ FARM, ALONG BEING THE SOUTH LINE OF SAID LOT 5, LOT 2 OF OWEN LARSON'S SUBDIVISION, AS RECORDED IN BOOK 159 OF PLATS ON PAGE 110 AS DOCUMENT NUMBER R92-217425, LOTS 3, 2B, 2A OF SAID MACQUEEN ESTATES, AND THE SOUTH LINE OF A TRACT OF LAND RECORDED IN DOCUMENT NUMBER R95-094738, A DISTANCE OF 949.53 FEET TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND; THENCE NORTH 08 DEGREES 23 MINUTES 51 SECONDS EAST, ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 1250.61 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID HAWTHORNE LANE; THENCE ALONG SAID RIGHT OF WAY FOR THE FOLLOWING 5 COURSES; (1) NORTH 88 DEGREES 53 MINUTES 30 SECONDS EAST, A DISTANCE OF 432.75 FEET, (2) SOUTH 00 DEGREES 26 MINUTES 15 SECONDS WEST, A DISTANCE OF 17.01 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 OF OWEN LARSON'S SUBDIVISION, (3) NORTH 88 DEGREES 53 MINUTES 30 SECONDS EAST, A DISTANCE OF 206.48 FEET TO THE NORTHEAST CORNER LOT OF SAID OWEN LARSON'S SUBDIVISION, (4) NORTH 00 DEGREES 26 MINUTES 28 SECONDS EAST, A DISTANCE OF 17.01 FEET, (5) NORTH 88 DEGREES 53 MINUTES 30 SECONDS EAST, A DISTANCE OF 137.65 FEET TO THE POINT OF BEGINNING, CONTAINING 24.36 ACRES (1,061,128 SQ.FT)

P.I.N. 04-05-200-038

EXHIBIT “B”

RECOMMENDATION NO. 2019-RC-0006

TO: Honorable Mayor and City Council

SUBJECT: PC 19-08
Amendment to the Public Works Water Treatment Plant Planned Unit Development
City of West Chicago
1400 West Hawthorne Lane

DATE: April 2, 2019

DECISION: The Plan Commission/Zoning Board of Appeals unanimously (5-0 vote) recommended approval of an amendment to the Public Works Water Treatment Plant Planned Unit Development to construct an 8,400 square foot salt storage facility.

RECOMMENDATION:

After holding a public hearing and after review of the requested amendment to the Public Works Water Treatment Plant Planned Unit Development, the Plan Commission/Zoning Board of Appeals recommends approval of the amendment and finds that the final plan and plat are deemed to be sufficient in compliance with all applicable City ordinances and in substantial conformity with the approved Planned Unit Development Plan and Plat.

The Plan Commission/Zoning Board of Appeals recommended approval of the amendment to the Planned Unit Development subject to the following conditions of approval:

1. The site layout shall be in substantial conformance with the plans prepared by Christopher B. Burke Engineering Ltd. dated January 28, 2019, attached as Exhibit D.
2. The salt storage structure shall be in substantial conformance with the plans prepared by Bulk Storage dated February 20, 2019, attached as Exhibit E

Respectfully submitted,

Steve Hale
Acting Chairman

VOTE:

For

Devitt
Hale
Kasprak
Faught
Henkin

Against

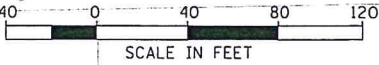
Abstain

Absent

Dettman
Laimins

EXHIBIT “C”

HAWTHORNE LANE



EXISTING
7000 SQ. FT
STORAGE
BUILDING

1300 W.
HAWTHORNE
LANE

PROPOSED
70' X 120'
SALT STORAGE
FACILITY

1350 W.
HAWTHORNE
LANE

EXISTING WATER TREATMENT PLANT
1400 W. HAWTHORNE LANE



CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 W. Higgins Road, Suite 600
Rosemont, Illinois 60018
(847) 823-0500

CLIENT:

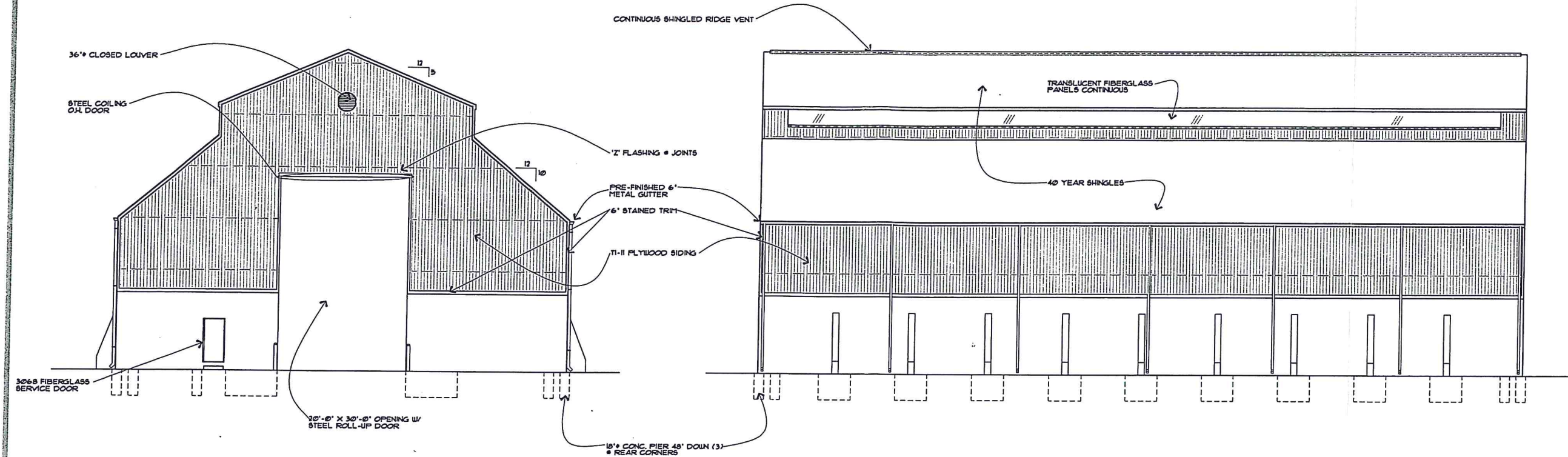


City of
West Chicago

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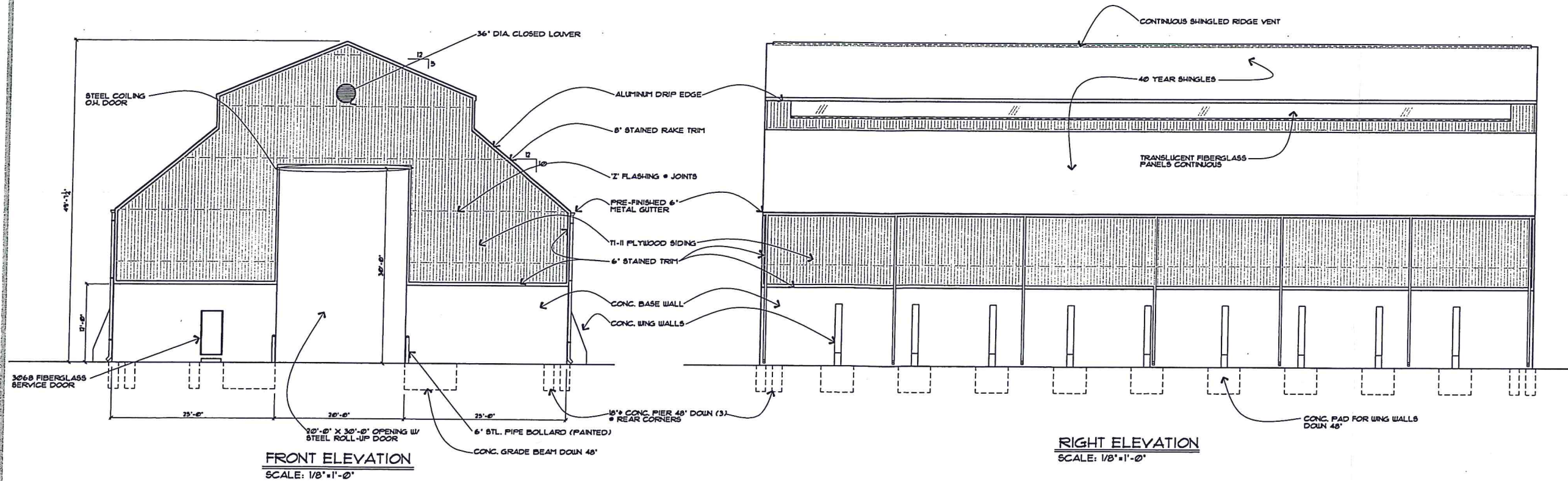
TITLE:
**PUD AMENDMENT
SITE PLAN FOR SALT STORAGE FACILITY
AT 1350 W. HAWTHORNE LANE**

PROJ. NO. 170260.00003
DATE: 01/28/19
SHEET 1 OF 1
DRAWING NO.
EXH D



REAR ELEVATION
SCALE: 1/8"=1'-0"

LEFT ELEVATION
SCALE: 1/8"=1'-0"



FRONT ELEVATION
SCALE: 1/8"=1'-0"

RIGHT ELEVATION
SCALE: 1/8"=1'-0"

REVISION	BY

WEST CHICAGO
SALT BARN
CHICAGO, IL.
10' X 120'



BULK STORAGE Inc.
2801 SOUTH VANDER AVE.
CHICAGO, IL 60608
(708) 944-9999 FAX: (708) 944-7888
INFO @ bulkstorageinc.com

DRAWN	KC
DATE	1/10/15
SCALE	AS NOTED
JOB NO.	
SHEET	2
OF 4 SHEETS	

ORDINANCE NO. 05-O-0065

AN ORDINANCE APPROVING THE PRELIMINARY AND FINAL PUD PLAN OF THE CITY OF WEST CHICAGO WATER TREATMENT PLANT 1400 HAWTHORNE LANE

WHEREAS, on or about July 1, 2005, the City of West Chicago (the "APPLICANT"), filed an application for approval of a preliminary and final PUD plan, 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 application was published in the Daily Herald on or about July 15, 2005, all 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 August 2, 2005, 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. 1018, 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 this Ordinance shall constitute approval of the following document, a copy of which is attached hereto as Exhibit "C", which is, by this reference, incorporated herein. All construction, use, operation, and maintenance shall be in substantial conformance with said document, though as amended to comply with the conditions imposed in Section 1.

1. The development shall be in substantial compliance with the Site Plan prepared by Crawford, Murphy & Tilly, Inc. Consulting Engineers, dated November of 2002 with the latest revision on March 17, 2003, a copy of which is attached hereto as Exhibit "C", which is, by this reference, incorporated herein.

Section 2. That all ordinances and resolutions, or parts thereof, shall, to the extent not expressly modified by the terms and conditions of this Ordinance, remain in full force and effect as therein provided.

Section 3. That the recommendations of the Plan Commission/ Zoning Board of Appeals previously incorporated herein as Exhibit "B" be and the same are hereby adopted as the findings of fact of the City Council.

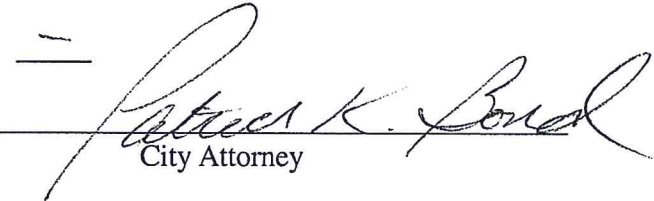
Section 4. That this Ordinance shall be in full force and effect ten (10) days from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED this 15th day of August 2005.

Alderman L. Chassee	<u>Absent</u>	Alderman J. Beifuss	<u>Aye</u>
Alderman G. Kauth	<u>Aye</u>	Alderman H. R. Monroe	<u>Aye</u>
Alderman R. Pineda	<u>Aye</u>	Alderman R. Radkiewicz	<u>Aye</u>
Alderman N. Kifer Assian	<u>Aye</u>	Alderman S. Dimas	<u>Aye</u>
Alderman M. Kwasman	<u>Aye</u>	Alderman G. Bunch	<u>Aye</u>
Alderman R. Stout	<u>Aye</u>	Alderman N. Connelly	<u>Aye</u>
Alderman A. Murphy	<u>Aye</u>	Alderman N. Dzierzanowski	<u>Aye</u>
Alderman D. Abruzzo	<u>Absent</u>		

Mayor M. Fortner

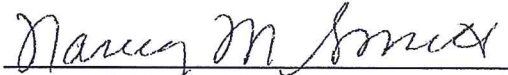
APPROVED as to form:


City Attorney

APPROVED this 15th day of August 2005.


Mayor Michael R. Fortner

ATTEST:


Nancy M. Smith, City Clerk

PUBLISHED: _____

EXHIBIT "A"

ORDINANCE NO. 05-O-0065

LEGAL DESCRIPTION

Part of the Northeast Quarter of Section 5, Township 39 North, Range 9 East of the Third Principal Meridian, DuPage County, Illinois, commencing at a brass plate at the northeast corner of the Northeast Quarter of said Section 5; thence South 88 degrees 53 minutes 30 seconds West, along the north line of said Quarter Section, a distance of 1320.58 feet to the northerly extension of the east line of Lot 5 of MACQUEEN ESTATES, as recorded in Book 22 of Plats on Page 33 as Document Number 381949; thence South 00 degrees 27 minutes 55 seconds West along said northerly extension a distance of 33.01 feet to the existing south right of way line of Hawthorne Lane, the POINT OF BEGINNING of the tract herein described; thence continuing South 00 degrees 27 minutes 55 seconds West, along the east line of said Lot 5, a distance of 1233.76 feet to the southeast corner of said Lot 5; thence South 88 degrees 52 minutes 58 seconds West, along the north line of the Michael Wurtz Farm, also being the south line of said Lot 5, Lot 2 of OWEN LARSON'S SUBDIVISION, as recorded in Book 159 of Plats on Page 110 as Document Number R92-217425, Lots 3, 2B, and 2A of said MACQUEEN ESTATES, and the south line of a tract of land recorded in Document Number R95-094738, a distance of 949.53 feet to the southwest corner of said tract of land; thence North 08 degrees 23 minutes 51 seconds East, along the west line of said tract, a distance of 1250.61 feet to the south right of way line of said Hawthorne Lane; thence along said right of way for the following 5 courses; (1)North 88 degrees 53 minutes 30 seconds East, a distance of 432.75 feet, (2)South 00 degrees 26 minutes 15 seconds West, a distance of 17.01 feet to the northwest corner of said Lot 1 of OWEN LARSON'S SUBDIVISION, (3)North 88 degrees 53 minutes 30 seconds East, a distance of 206.48 feet to the northeast corner of Lot 2 of said OWEN LARSON'S SUBDIVISION, (4)North 00 degrees 26 minutes 28 seconds East, a distance of 17.01 feet, (5)North 88 degrees 53 minutes 30 seconds East, a distance of 137.65 feet to the Point of Beginning, containing 24.36 acres (1,061,128 sq.ft.)

P.I.N.'s: 04-05-200-002, 04-05-200-003, 04-05-200-004, 04-05-200-029, 04-05-200-030, 04-05-200-034, 04-05-200-035, 04-05-200-036 and 04-05-200-037.

EXHIBIT "B"

RECOMMENDATION #1018

ORDINANCE 05-O-0065

TO: The Honorable Mayor and City Council

SUBJECT: PC 05-26
Preliminary and Final PUD plan
City of West Chicago Water Treatment Plant
1400 Hawthorne Lane

DATE: August 8, 2005

DECISION: The motion to approve the request passed 4-0.

RECOMMENDATION

After review of the requested preliminary and final PUD, the Plan Commission/Zoning Board of Appeals (PC/ZBA) recommended approval according to the following findings of fact:

- (1) *In what respects the proposed plan is consistent with the comprehensive plan and the stated purpose and intent of the PUD regulations:*

The proposed plan is designed to be compatible with the City's Comprehensive Plan and intent of the regulations established as part of this PUD. The use of the site as a public utility facility with ancillary storage facilities is in compliance with the comprehensive plan designation of Industrial.

- (2) *The extent to which the proposed plan meets the requirements and standards of the PUD regulations:*

The proposed plan meets all of the necessary requirements and standards of the PUD regulations as defined in Section 15 of the West Chicago Zoning Ordinance. Some of the submittal requirements such as a traffic study and tax study were not required because this is an existing facility and is a City facility which has no tax impact.

- (3) *The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property including, but not limited to, the density, dimension, area, bulk and use and the reasons why such departures are deemed to be in the public interest:*

The proposed plan complies with the zoning and subdivision regulations, with the exception of allowing two principle structures on a lot, which is necessary to keep equipment segregated from the water treatment facility. The development has an extremely low density of approximately .05 far.

- (4) *The method by which the proposed plan makes adequate provision for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space and furthers amenities of light and air, recreation and visual enjoyment:*

The proposed plan is low intensity and generates minimal traffic. There are 24 employees that report to the 24.38 acre site, which also contains significant open space.

- (5) *The relationship and compatibility of the proposed plan to the adjacent properties and neighborhood:*

The proposed plan is compatible with the surrounding manufacturing area, and is set back from all property boundaries more than minimum setbacks. Significant landscaping is also provided on site, with additional plantings planned for the future.

- (6) *The desirability of the proposed plan as regards physical development, tax base and economic well being of the City:*

The proposed plan is vital to the economic well-being of the City by providing water treatment, as well as a storage area for equipment. It brings the City's system into compliance with IEPA standards and increased its water service capacity to serve residents and businesses coming to West Chicago.

Respectfully submitted,

Stephen Jarolin
Chairman

VOTE:

For	Against	Abstain	Absent
S. Jarolin			G. Solis
J. Hale			B. Walz
B. Lemon			
J. Warbiany			

EXHIBIT “C”

INSERT SITE PLAN HERE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)

CERTIFICATE

I, Nancy Smith, Certify that I am the duly elected and acting City Clerk of the City of West Chicago, DuPage County, Illinois.

I further Certify that on August 16, 2005 the Corporate Authorities of such municipality passed and approved Ordinance 05-O-0065 entitled

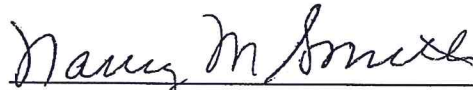
**AN ORDINANCE APPROVING THE PRELIMINARY AND FINAL
PUD PLAN OF THE CITY OF WEST CHICAGO WATER TREATMENT PLANT
1400 HAWTHORNE LANE**

Which provided by its terms that it should be published in pamphlet form.

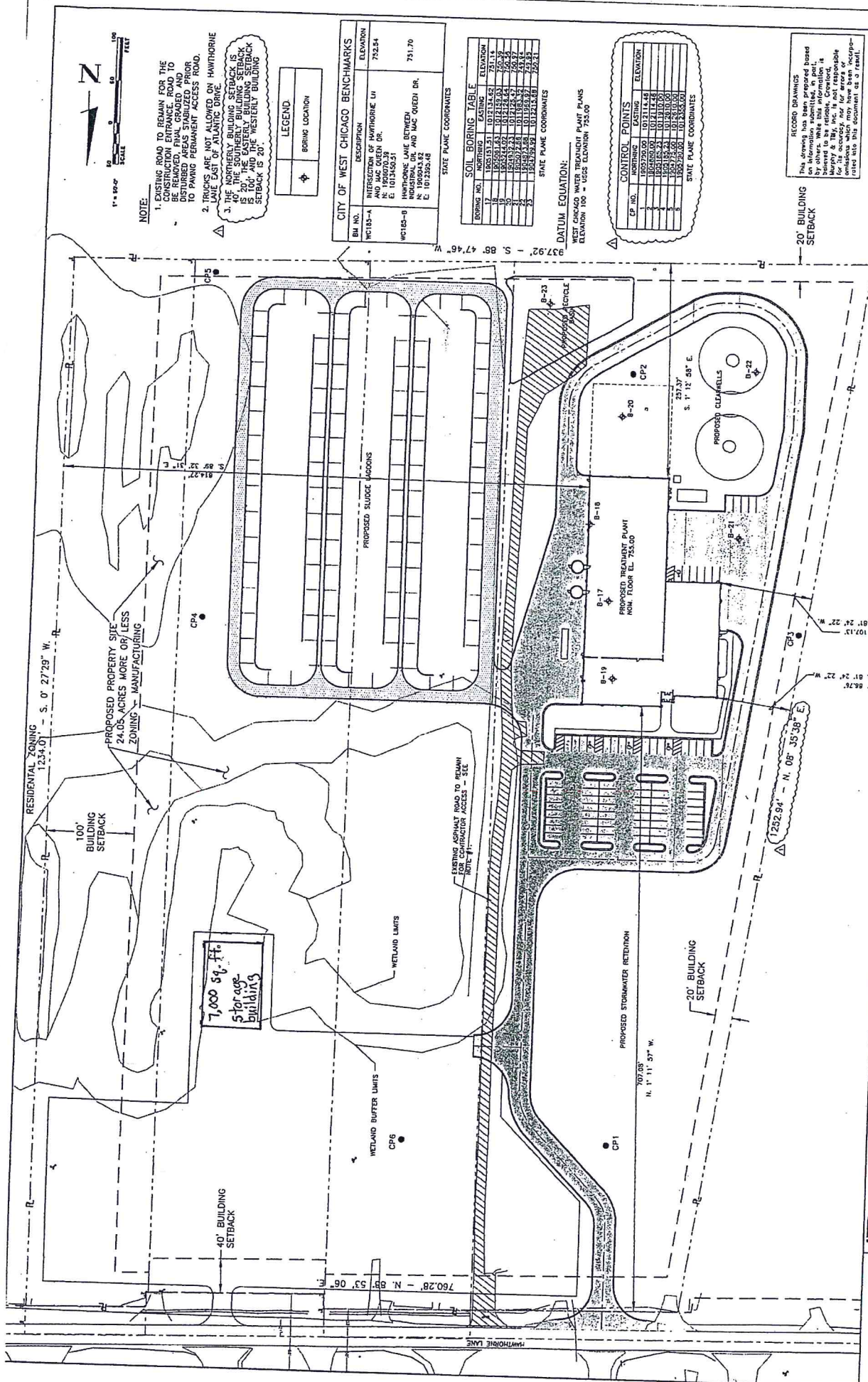
The pamphlet form of Ordinance No. 05-O-0065 including the ordinance and a cover sheet hereof was prepared, and a copy of such ordinance posted in the municipal building, commencing on August 16, 2005 continuing for at least ten days thereafter. Copies of such ordinance were also available for public inspection upon request in the Office of the City Clerk.

Dated at West Chicago, Illinois, this 15th day of August 2005.

SEAL



Nancy Smith City Clerk



NOTE:

- EXISTING ROAD TO REMAIN FOR THE INTERSECTION OF HAWTHORNE LANE AND MAC QUEEN DR. ROAD TO BE REMOVED, PAVING TO BE DISTURBED AREAS STABILIZED PRIOR TO PAVING PERMANENT ACCESS ROAD.
- TRUCKS ARE NOT ALLOWED ON HAWTHORNE LANE EAST OF ATLANTIC DRIVE.
- THE NORTHERLY BUILDING SETBACK IS 20' FROM THE BUILDING. THE WESTERLY BUILDING SETBACK IS 100' AND THE WESTERLY BUILDING SETBACK IS 20'.

LEGEND
Φ
BORING LOCATION

CITY OF WEST CHICAGO BENCHMARKS		
BM NO.	DESCRIPTION	ELEVATION
WC185-A	INTERSECTION OF HAWTHORNE LN AND MAC QUEEN DR. E 1013450.31	732.54
WC185-B	HAWTHORNE LANE BETWEEN INDUSTRIAL DR. AND MAC QUEEN DR. E 1012850.16	731.70

STATE PLANE COORDINATES

SOIL BORING TABLE		
BORING NO.	NORTHING	EASTING
18	1001513.51	1012134.62
19	1001513.51	1012134.62
20	1001513.51	1012134.62
21	1001513.51	1012134.62
22	1001513.51	1012134.62
23	1001513.51	1012134.62

STATE PLANE COORDINATES

CONTROL POINTS		
CP NO.	NORTHING	EASTING
1	1001513.51	1012134.62
2	1001513.51	1012134.62
3	1001513.51	1012134.62
4	1001513.51	1012134.62
5	1001513.51	1012134.62
6	1001513.51	1012134.62

DATUM EQUATION:

WEST CHICAGO WATER TREATMENT PLANT PLANS
ELEVATION 100 = USGS ELEVATION 752.00

STATE PLANE COORDINATES		
CP NO.	NORTHING	EASTING
1	1001513.51	1012134.62
2	1001513.51	1012134.62
3	1001513.51	1012134.62
4	1001513.51	1012134.62
5	1001513.51	1012134.62
6	1001513.51	1012134.62

RECORD DRAWINGS
This drawing is to be used for record purposes only. It is not to be used for construction purposes. It is not to be used for any other purpose without the written consent of the engineer. It is not to be used for any other purpose without the written consent of the engineer.

REVISED MARCH 17, 2003 (INCLUDES ADDENDUM NO. 2)	SCALE 1"=50'	SHEET NO. 1
DATE NOV. 2002	DATE NOV. 2002	DATE NOV. 2002

**WATER TREATMENT FACILITIES
GENERAL SITE PLAN**

**CITY OF WEST CHICAGO
ILLINOIS**

REVISIONS			
NO.	BY	DATE	DESCRIPTION
1	CPD	3-17-03	

DESIGN BY	DATE	BY
DRAWN BY	DATE	BY
CHECKED BY	DATE	BY
APPROVED BY	DATE	BY



CMT CONSULTING ENGINEERS
A PROFESSIONAL CORPORATION
1000 N. LAKE ST., SUITE 100
CHICAGO, ILL. 60610
TEL: 312.541.1000
FAX: 312.541.1001
WWW.CMT-ILL.COM

UPDATE BY: MAB 9-27-02
PLOT DATE: FA 9/27/02 3:26pm

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Special Use Permit and Lot Consolidation, 1817 Blackhawk Drive

Ordinance No. 19-O-0015

AGENDA ITEM NUMBER: 4.C.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: Apr. 8, 2019

COUNCIL AGENDA DATE: _____

STAFF REVIEW: Tom Dabareiner, AICP

SIGNATURE _____

APPROVED BY CITY ADMINISTRATOR: Michael Guttman

SIGNATURE _____

ITEM SUMMARY:

Nicoleangela Building LLC, d/b/a Rai Concrete, requests a Special Use Permit and Lot Consolidation for its business located at 1827 Blackhawk Drive. The Special Use would allow ancillary outdoor storage on an adjacent lot in accord with Section 11.2-4(T) of the Zoning Ordinance. The Lot Consolidation falls under the Subdivision Regulations Code and would turn the two lots into one, making it consistent with the requirement found in Section 6.10 of the Zoning Ordinance.

Rai Concrete was granted a Special Use Permit in 1998 to allow a contractor's office and outside storage at 1827 Blackhawk Drive, and it was subsequently developed along those lines. In 2018, the City became aware that Rai Concrete was using a neighboring property (currently addressed as 1817 Blackhawk Drive) for the storage of vehicles and materials related to its business, as well. A code enforcement action was initiated, prompting the owner to begin the new Special Use application process. The activity on the neighboring lot also necessitates the lot combination with the property at 1827 Blackhawk Drive.

In considering the action, several conditions are included with the recommendation for approval:

1. The outside storage yard is permitted only as an ancillary use to the existing contractor's office.
2. A Plat of Consolidation consolidating Parcels 01-32-301-020 and 01-32-301-019 into one (1) parcel shall be recorded prior to the issuance of development permits.
3. The property shall be developed in substantial conformance with the Preliminary Engineering Plans prepared by Craig R. Knoche & Associates dated August 17, 2018, revised November 29, 2018.
4. Shrubs shall be added between the five (5) trees on the south side of the storage area, west of the driveway. Shrubs shall be three (3) to five (5) gallons in size and either equally spaced between the shade trees or grouped in an appropriate manner as determined by the applicant's landscape architect.
5. The applicant's engineer shall verify that the comments in the Kane-DuPage Soil & Water Conservation District's Land Use Opinion 18-032 dated March 6, 2018 have been adequately addressed.
6. The petitioner shall apply for a Site Development Permit within sixty (60) of City Council approval for the Special Use Permit and Lot Consolidation. If a Site Development Permit is not applied for within this timeframe, all storage/parking shall be removed immediately from Parcel

01-21-301-020 or code enforcement action will be undertaken.

7. Development of the expanded storage yard shall be completed no later than December 31, 2019, unless an extension is approved by the Community Development Director.

The property is zoned M, Manufacturing, as are all its neighboring properties. The Comprehensive Plan shows the area as Industrial.

No Plat of Consolidation was received in advance of preparation of this report, so the Lot Consolidation will be handled at a later date.

The Plan Commission/Zoning Board of Appeals members considered Special Use Findings of Fact and voted 5-0 in support of both the Special Use Permit, handled by the attached Ordinance, and the Lot Consolidation, to be handled at a later date. The Ordinance approval includes the conditions.

ATTACHMENTS:
Draft Ordinance

ACTION PROPOSED:

Consideration of Special Use Permit and Lot Consolidation for 1817 Blackhawk Drive.

COMMITTEE RECOMMENDATION:

ORDINANCE NO. 19-O-0015

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR ANCILLARY OUTDOOR STORAGE AT 1827 BLACKHAWK DRIVE

WHEREAS, on or about August 17, 2018, Nicoleangela Building LLC, d/b/a/ Rai Concrete Inc. (the "APPLICANT"), filed an application for a special use permit to establish ancillary outdoor storage to a special use at the property legally described on Exhibit "A" attached hereto and incorporated herein (the "SUBJECT REALTY"); and,

WHEREAS, a Notice of Public Hearing on said special use application was published in the Daily Herald on March 18, 2019, 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 April 2, 2019, 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. 2019-RC-0007, 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 uses permit in conformance with Section 11.2-4(T) of the Zoning Ordinance is hereby granted for the SUBJECT REALTY, to establish ancillary outdoor storage to a special use.

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

1. The outside storage yard is permitted only as an ancillary use to the existing contractor's office.
2. A Plat of Consolidation consolidating Parcels 01-32-301-020 and 01-32-301-019 into one (1) parcel shall be recorded prior to the issuance of development permits.
3. The property shall be developed in substantial conformance with the Preliminary Engineering Plans prepared by Craig R. Knoche & Associates dated August 17, 2018, revised November 29, 2018.
4. Shrubs shall be added between the five (5) trees on the south side of the storage area, west of the driveway. Shrubs shall be three (3) to five (5) gallons in size and either equally spaced between the shade trees or grouped in an appropriate manner as determined by the applicant's landscape architect.

5. The applicant's engineer shall verify that the comments in the Kane-DuPage Soil & Water Conservation District's Land Use Opinion 18-032 dated March 6, 2018 have been adequately addressed.
6. The petitioner shall apply for a Site Development Permit within sixty (60) of City Council approval for the Special Use Permit and Lot Consolidation. If a Site Development Permit is not applied for within this timeframe, all storage/parking shall be removed immediately from Parcel 01-21-301-020 or code enforcement action will be undertaken.
7. Development of the expanded storage yard shall be completed no later than December 31, 2019, unless an extension is approved by the Community Development Director.

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 ____ day of April, 2019

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

APPROVED as to form: _____
City Attorney

ADOPTED this ____ day of April, 2019.

ATTEST: _____
Ruben Pineda, Mayor

Nancy M. Smith, City Clerk

PUBLISHED: _____

EXHIBIT "A"

Lots 2 & 3 in Batavia Land Co. Plat of Resubdivision of Lot 10 in West Chicago Industrial Center Unit No. 4, being a Resubdivision of part of the East Half of the Southeast Quarter of Section 3, Township 40 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded November 17, 1997 as Document R97-76426, in DuPage County Il.

P.I.N.s: 01-32-301-019 and 01-32-301-020

EXHIBIT “B”

RECOMMENDATION NO. 2019-RC-0007

TO: Honorable Mayor and City Council

SUBJECT: PC 18-12
Special Use Permit and Lot Consolidation
Rai Concrete
1827 Blackhawk Drive

DATE: April 2, 2019

DECISION: The Plan Commission/Zoning Board of Appeals unanimously (5-0 vote) recommended approval of a Special Use Permit for ancillary outdoor storage associated with the existing permitted contractor’s office at 1827 Blackhawk Drive and to consolidate two parcels, 01-32-301-020 and 01-32-301-019, into one lot.

RECOMMENDATION:

After holding a public hearing and after review of the requested special use permit and lot consolidation, the Plan Commission/Zoning Board of Appeals recommended approval of the lot consolidation and 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:
(This standard should be interpreted as indicating whether or not the proposed use is good for the public at that particular physical location, and not whether the use itself is needed there).

The proposed outside storage expansion is best suited for an industrial area. The subject property is located within one of the City’s industrial areas and is compatible with the surrounding industrial and manufacturing uses.

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

The proposed use of the subject property should not adversely impact the public health, safety and welfare of the community. The adjacent parcel is developed as an outside storage yard and this is an expansion of that use. The proposed outdoor storage will be screened and located on a hard surface.

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

The proposed outside storage yard should not cause substantial injury to the value of other property in the neighborhood in which it is located. The proposed use is best suited for an industrial area and the subject property is located within one of the City's industrial areas and is compatible with the surrounding industrial uses.

- (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 proposed outside storage/parking areas ancillary to the existing contractor's office is listed as a special use under Section 11.2-4(T) of the Zoning Code.

The Plan Commission/Zoning Board of Appeals recommended approval of the special use permit subject to the following conditions of approval:

1. The outside storage yard is permitted only as an ancillary use to the existing contractor's office.
2. A Plat of Consolidation consolidating Parcels 01-32-301-020 and 01-32-301-019 into one (1) parcel shall be recorded prior to the issuance of development permits.
4. The property shall be developed in substantial conformance with the Preliminary Engineering Plans prepared by Craig R. Knoche & Associates dated August 17, 2018, revised November 29, 2019.
5. Shrubs shall be added between the five (5) trees on the south side of the storage area, west of the driveway. Shrubs shall be three (3) to five (5) gallons in size and either equally spaced between the shade trees or grouped in an appropriate manner as determined by the applicant's landscape architect.
6. The applicant's engineer shall verify that the comments in the Kane-DuPage Soil & Water Conservation District's Land Use Opinion 18-032 dated March 6, 2018 have been adequately addressed.
7. The petitioner shall apply for a Site Development Permit within sixty (60) of City Council approval for the Special Use Permit and Lot Consolidation. If a Site Development Permit is not applied for within this timeframe, all storage/parking shall be removed immediately from Parcel 01-21-301-020 or code enforcement action will be undertaken.
8. Development of the expanded storage yard shall be completed no later than December 31, 2019, unless an extension is approved by the Community Development Director.

Respectfully submitted,

Steve Hale
Acting Chairman

VOTE:

For

Devitt

Hale

Kasprak

Faught

Henkin

Against

Abstain

Absent

Dettman

Laimins

EXHIBIT "C"

+

Scale 1"=20'



PARKING REQUIREMENTS

Existing Building Area - 4,000 sf
Office Area - 525 sf
Warehouse Area - 3,475 sf

Parking Req'd
Office Area - 4 Spaces per 1,000 sf
= 4 * (525/1000) = 2.1 Spaces

Warehouse Area: 1 Space per 1,000 sf
= 1 * (3,475/1000) = 3.475 Spaces

Total Parking Required = 2.1 + 3.475 = 5.575 Spaces = 6 Spaces

LEGEND

	PROPOSED	EXISTING
CURB & GUTTER		
CONCRETE		
FENCE		
PROPERTY LINE		
EASEMENT		
LANDSCAPE SETBACK		

SITE NOTES

1. ALL DIMENSIONS ARE BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURB RADI ARE BACK OF CURB UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO STARTING WORK AND NOTIFY ENGINEER IF ANY DISCREPANCIES ARE FOUND.
4. SIDEWALK AROUND PERIMETER OF BUILDING SHALL BE WALK/PAVEMENT UNLESS OTHERWISE SPECIFIED ON PLANS.
5. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING ALL EXISTING PAVEMENT DAMAGED DURING CONSTRUCTION.
6. SEE DETAILS FOR BITUMINOUS AND CONCRETE PAVEMENT SECTIONS.
7. CONTRACTOR TO PROVIDE TEMPORARY TRAFFIC CONTROL MEASURES DURING CONSTRUCTION OF ENTRANCE OF R.O.W. IN ACCORDANCE W/ ILLINOIS D.O.T. REQUIREMENTS.
8. ADA HANDICAP RAMPS SHALL BE INSTALLED AT ALL LOCATIONS DELINEATED ON PLANS AS WELL AS AT ALL LOCATIONS WHERE SIDEWALK ABUTS DRIVES OR ROADWAYS.
9. CONTRACTOR SHALL COMPLY WITH ARCHITECTURAL AND ENGINEERING PLANS FOR INTERFACE COMPATIBILITY.
10. ALL CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED ON PLANS.
11. PAVEMENT STRIPING TO BE TRAFFIC YELLOW TWO COATS UNLESS OTHERWISE SPECIFIED ON PLANS.

IMPERVIOUS CALCULATIONS

Existing Impervious Area - 31,882 sf or 0.73 acres
Proposed Impervious Area - 62,949 sf or 1.44 acres
Net Impervious Area Increase - 31,067 sf or 0.71 acres

HOWARD DRIVE

BLACKHAWK DRIVE

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	11/29/18	PER CITY COMMENTS			

SITE
PLAN

PARKING LOT ADDITION
NEC BLACKHAWK DRIVE & HOWARD DRIVE
WEST CHICAGO, ILLINOIS

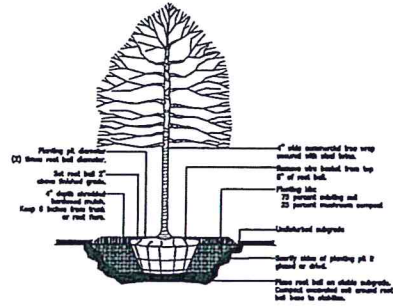
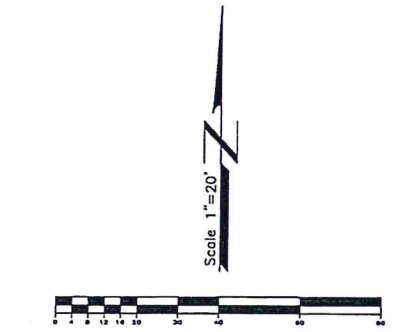
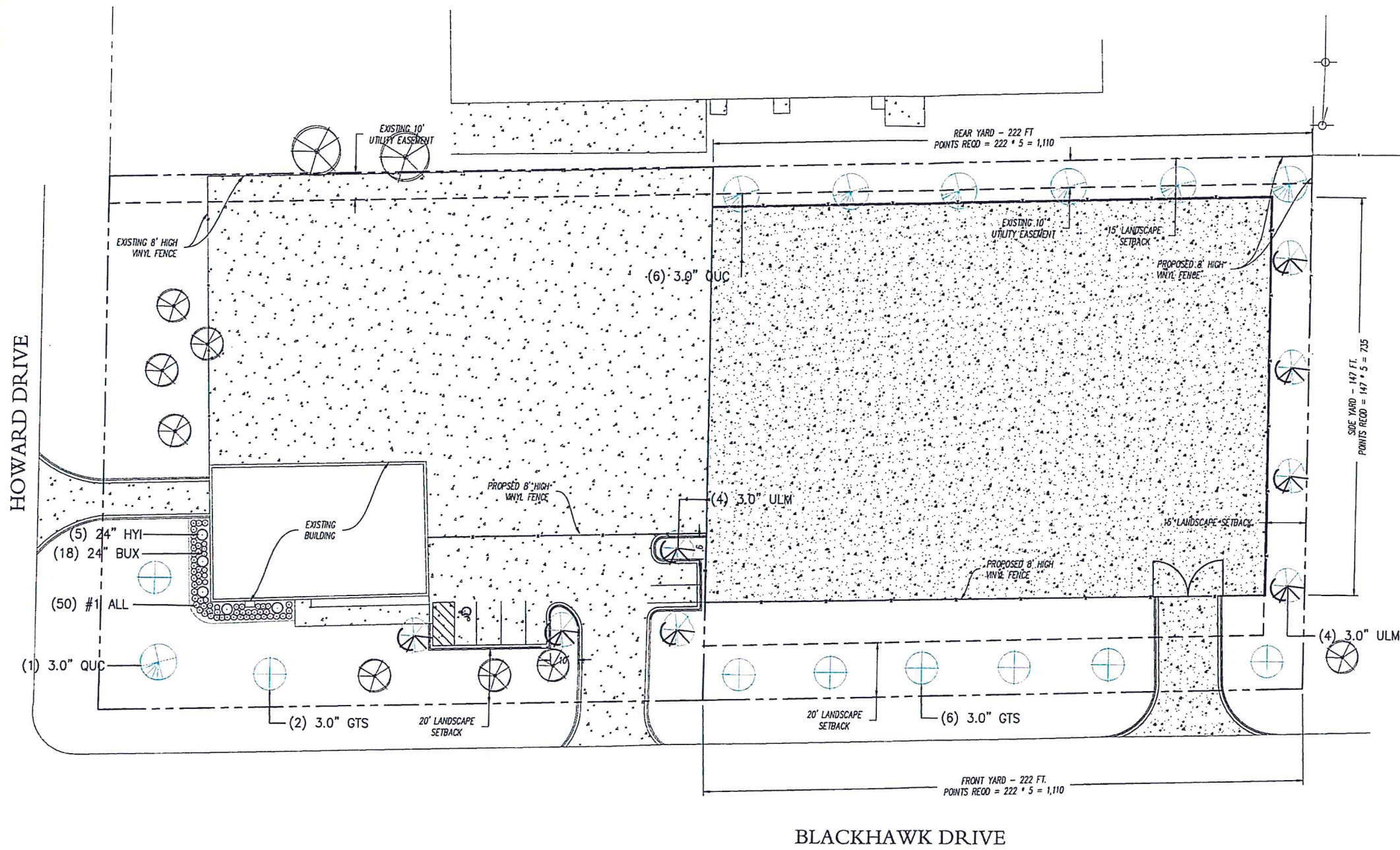
Craig R. Knoche & Associates
Civil Engineers, P.C.
24 N. Bennett Street • Geneva, IL 60134 • Phone (630) 845-1270 • Fax (630) 845-1275

DATE: 8/17/18
FILE: 18-013 C1.1
JOB NO: 18-013
SHEET NO:

C1.1

RAI CONCRETE, INC. WEST CHICAGO, ILLINOIS

EXHIBIT "D"



Detail
Deciduous Tree Planting

LANDSCAPE POINT TOTALS PER YARD

FRONT YARD - POINTS REQ'D = 1,110	
FENCE LENGTH = 207 FT * 2.5 =	517.5 POINTS
SHADE TREES = 6 TREES * 100 =	600 POINTS
TOTAL POINTS PROVIDED =	1,117.5 POINTS
SIDE YARD - POINTS REQ'D = 735	
FENCE LENGTH = 147 FT * 2.5 =	367.5 POINTS
SHADE TREES = 4 TREES * 100 =	400 POINTS
TOTAL POINTS PROVIDED =	767.5 POINTS
REAR YARD - POINTS REQ'D = 1,110	
FENCE LENGTH = 147 FT * 2.5 =	367.5 POINTS
SHADE TREES = 6 TREES * 100 =	600 POINTS
TOTAL POINTS PROVIDED =	1,117.5 POINTS

Plant List

KEY	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS
GTS	6	3.0"	Quercus macrocarpa var. borealis 'Stylos'	Stylos Quercus macrocarpa	BB
QUC	7	3.0"	Quercus macrocarpa	Quercus Oak	BB
ULM	8	3.0"	Ulmus x 'Nimbus'	Nimbus Elm	BB
Shrub					
Key	Qty.	Size	Botanical Name	Common Name	Remarks
BLM	18	2"	Buxus x 'Green Mound'	Green Mound Buxus	BB
HYI	4	24"	Hydrangea arborescens 'Incrediball'	Incrediball Hydrangea	BB
Perennial and Ornamental Grasses					
Key	Qty.	Size	Botanical Name	Common Name	Remarks
ALL	40	#1	Allium 'Summer Beauty'	Summer Beauty Allium	Consider

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	11/29/18	PER CITY COMMENTS			

LANDSCAPE PLAN

PARKING LOT ADDITION
NEC BLACKHAWK DRIVE & HOWARD DRIVE
WEST CHICAGO, ILLINOIS

Craig R. Knoche & Associates
Civil Engineers, P.C.
24 N. Bennett Street • Geneva, IL 60134 • phone (630) 845-1270 • fax (630) 845-1275

DATE: 8/17/18
FILE: 18-013 C4.1
JOB NO: 18-013
SHEET NO: C4.1

RAI CONCRETE, INC. WEST CHICAGO, ILLINOIS

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Special Uses and Variances for Internet Based Motor Vehicle Sales and Car Repair Center at 1850 W. Roosevelt Road

Ordinance No. 19-O-0012

AGENDA ITEM NUMBER: 4.D.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: Apr. 8, 2019

COUNCIL AGENDA DATE: _____

STAFF REVIEW: Tom Dabareiner, AICP

SIGNATURE 

APPROVED BY CITY ADMINISTRATOR: Michael Guttman

SIGNATURE _____

ITEM SUMMARY:

AAHH2 LLC, d/b/a CMI Auto, requests approval of special uses to establish an internet-based motor vehicle sales facility with a motor vehicle repair shop and motor vehicle care center at 1850 W. Roosevelt Road. Given certain existing constraints on the site, the petitioner also seeks several variances.

The property is zoned M, Manufacturing and the Comprehensive Plan designates it as Office Research and Light Industrial. It was previously home to Cliff's Auto Body. The property includes an accessory structure intended to be used as storage for the principle use. All employee vehicles and inventory will be parked in the rear behind a fence, except for customer vehicles which will park in the front, paved parking area. The variances will allow continued use of the customer parking area, which would be eliminated absent the variances.

The Plan Commission/ZBA considered the Findings of Fact for both Special Use consideration and for the variances and voted 5-0 in favor of granting all of the requests. The Plan Commission/Zoning Board of Appeals' recommendation is included as Exhibit "B" of the attached ordinance.

ATTACHMENTS:

Draft Ordinance Approving the Special Uses and Variances

Plan Commission/ZBA Recommendation (attached as Exhibit "B" to the Ordinance)

Plat of Survey

ACTION PROPOSED:

Consideration of an Internet Based Motor Vehicle Sales Facility, with Motor Vehicle Repair Shop and Care Center, including several variances.

COMMITTEE RECOMMENDATION:

ORDINANCE NO. 19-O-0012

AN ORDINANCE GRANTING SPECIAL USE PERMITS AND CERTAIN VARIANCES FOR A MOTOR VEHICLE REPAIR FACILITY AT 1850 WEST ROOSEVELT ROAD

WHEREAS, on or about August 7, 2018, AAHH2 LLC (the “APPLICANT”), filed an application for special use permits to establish an internet based motor vehicle sales facility, along with a motor vehicle care center and a motor vehicle repair shop at the property legally described on Exhibit “A” attached hereto and incorporated herein (the “SUBJECT REALTY”); and,

WHEREAS, a Notice of Public Hearing on said special use application was published in the Daily Herald on March 18, 2019, 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 April 2, 2019, 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. 2019-RC-0008, 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 three (3) special use permits in conformance with Sections 11.2-4(C), 11.2-4(DD) and 11.2-4(GG) of the Zoning Ordinance are hereby granted for the SUBJECT REALTY, to establish an internet based motor vehicle sales shop, a motor vehicle repair shop and a motor vehicle care center at 1850 West Roosevelt Road.

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

1. The SUBJECT REALTY shall be used in substantial conformance with the Plat of Survey prepare by Steinbrecher Land Surveyors, Inc. date July 12, 2018, including the hand drawn parking layout improvements and septic field location.
2. All vehicles to be sold or repaired, or that are in the process of being sold or repaired, shall be parked and stored inside the fenced storage area.
3. All business related vehicles (i.e. tow trucks, vehicle transports, etc.) shall be parked

- within the fenced storage area.
4. All employee parking shall be located within the fenced storage area.
 5. Slats shall be added to the existing chain-link fence to decrease the visibility of the storage area.
 6. No vehicles shall be parked within the Roosevelt Road right-of-way.
 7. All gravel surfaces shall be removed or paved prior to the issuance of a final certificate of occupancy.
 8. The existing building on the eastern portion of the property shall be used only for storage of items related to the approved special uses on the property. No storage from any offsite uses may occur within the building.

Section 3. That the SUBJECT REALTY is hereby granted a variance to allow a five-foot parking area setback along the north lot line where 20 feet is required and eliminate the 15-foot side yard parking area requirement in the M, Manufacturing District.

Section 4. That the SUBJECT REALTY is hereby granted a variance to eliminate the rear yard setback requirement lot line where 15 feet is required in the M, Manufacturing District.

Section 5. 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 6. 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 _____ day of April, 2019

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

APPROVED as to form:

City Attorney

ADOPTED this ____ day of April, 2019.

Ruben Pineda, Mayor

ATTEST:

Nancy M. Smith, City Clerk

PUBLISHED: _____

EXHIBIT "A"

Subject Realty Legal Description

Tax ID Number: 04-08-103-009

That part of the southwest quarter of the northwest quarter of Section 8, Township 39 North, Range 9, East of the Third Principal Meridian, described as follows: beginning at a point on the south line of said southwest quarter of the northwest quarter 200 feet west of the northeast quarter corner of the west 60 acres of the southwest quarter of said Section 8; said point of beginning being the southwest corner of the schoolhouse lot conveyed by George McCauley and wife to School Trustees by deed recorded April 13, 1857 in Bool 20 of Deeds, Page 430, as Document 11308, thence running north 92 feet to the south line of the highway; thence north 73 degrees 20 minutes west along the south line of said highway 441.7 feet to the east line of the highway running southerly; thence south 22 degrees 54 minutes west along the east line of the highway 208 feet to the south line of said southwest quarter of the northwest quarter; thence east to the point of beginning; (except therefrom land conveyed to Trustees of Schools, District 27 by quit claim deed recorded May 14, 1921 as Document 148351 and excepting therefrom the westerly 185 feet as measured along the south line of Roosevelt Road and the south line of said southwest quarter of the northwest quarter of Section 8) in DuPage County, Illinois.

EXHIBIT "B"

RECOMMENDATION NO. 2019-RC-008

TO: Honorable Mayor and City Council

SUBJECT: PC 18-22
Special Use Permits and Variances
CMI Auto Repair
1850 Roosevelt Road

DATE: April 2, 2019

DECISION: The Plan Commission/Zoning Board of Appeals unanimously (5-0 vote) recommended approval of four (4) special use permits to allow internet based motor vehicle sales, motor vehicle care center, motor vehicle repair shop, and outside storage ancillary to the special uses and variances to the pavement setbacks in the front, side, and rear yards.

RECOMMENDATION:

After holding a public hearing and after review of the requested special use permits and variances, the Plan Commission/Zoning Board of Appeals recommended approval of the special use permits 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:

(This standard should be interpreted as indicating whether or not the proposed use is good for the public at that particular physical location, and not whether the use itself is *needed* there)

The proposed motor vehicle related uses are best suited for an industrial area such as the subject property. The subject property is located within one of the City's primary commercial corridors and is compatible with the existing commercial and industrial uses that surround it.

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

The proposed use of the subject property should not adversely impact the public health, safety and welfare of the community. It is consistent with the former use of the property with relatively minor modifications proposed to the site. Improvements will be made to the site including paving all storage areas with a hard surface and enhancing the existing fencing for the storage areas with slats.

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

The proposed motor vehicle related uses should not cause substantial injury to the value of other property in the neighborhood in which it is located because the proposed use is best suited for a commercial or industrial area and the subject property is located within one of the City's primary commercial corridors and is compatible with the existing commercial and industrial uses that surround it including the auto repair facility to the west and the landscape contractor's yard to the south.

- (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 proposed internet based motor vehicle sales use is listed as a special use per Section 11.2-4 (DD) of the Zoning Code. The proposed motor vehicle care center use is listed as a special use per Section 11.2-4 (GG) of the Zoning Code. The proposed motor vehicle repair shop use is listed as a special use per Section 11.2-4 (C) of the Zoning Code. The outside storage area is ancillary to the proposed special uses and is a special use per Section 11.4-2(T) of the Zoning Code.

Furthermore, the Plan Commission/Zoning Board of Appeals recommended approval of the 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 is unique in that the site was developed under previous requirements that are no longer in effect and bringing the site into compliance with the City's current standards would severely limit the functionality of the site given the location of the existing building and the existing curb cuts.

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

The requested variances are being supported because of the unique layout of the site. Many elements of the site are legal non-conforming and bring the site into compliance with the City's current standards would severely limit the functionality of the site.

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

The applicant is not the original developer of the site and is not responsible for the site's many legal non-conformities.

- (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's site layout and surrounding sites are existing commercial/industrial uses that are compatible with the proposed use and additional landscape screening is not deemed necessary.

- (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.

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

Bringing the site into compliance with the City's current standards would severely limit the functionality of the site given the location of the existing building and the existing curb cuts.

The Plan Commission/Zoning Board of Appeals recommended approval of the special use permits subject to the following conditions of approval:

1. The subject property shall be used in substantial conformance with the Plat of Survey prepared by Steinbrecher Land Surveyors, Inc. dated July 12, 2018, including the hand drawn parking layout improvements and septic field location.
2. All vehicles to be sold or repaired, or that are in the process of being sold or repaired, shall be parked and stored inside the fenced storage area.
3. All business related vehicles (i.e. tow trucks, vehicle transports, etc.) shall be parked within the fenced storage area.
4. All employee parking shall be located within the fenced storage area.
5. Slats shall be added to the existing chain-link fence to decrease the visibility of the storage area.
6. No vehicles shall be parked within the Roosevelt Road right-of-way.
7. All gravel surfaces shall be removed or paved prior to the issuance of a final certificate of occupancy.
8. The existing building on the eastern portion of the property shall be used only for storage of items related to the approved special uses on the property. No storage from any offsite

uses may occur within the building.

Respectfully submitted,

Steve Hale
Acting Chairman

VOTE:

For

Devitt

Hale

Kasprak

Faught

Henkin

Against

Abstain

Absent

Dettman

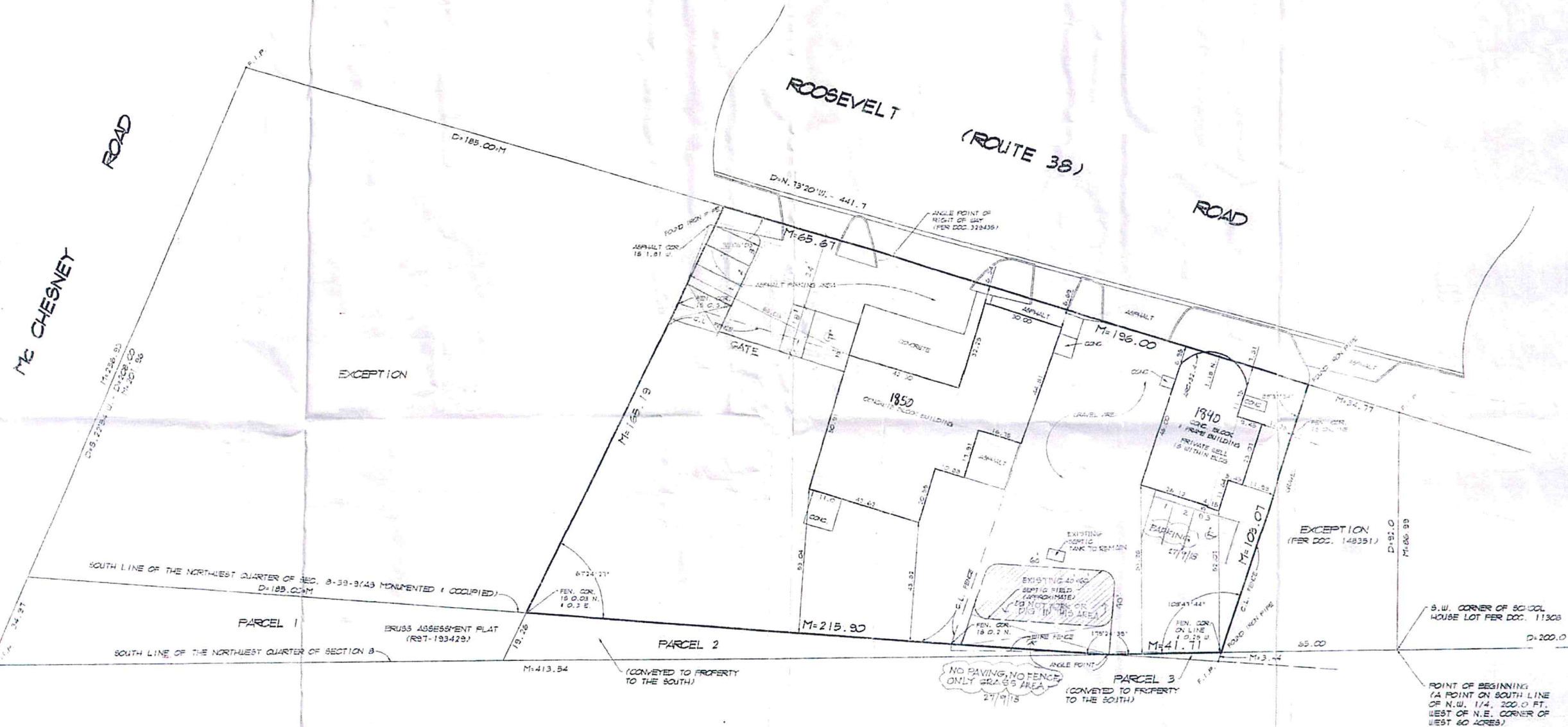
Laimin

PLAT OF SURVEY

EXHIBIT "B"

OF PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER 200 FEET WEST OF THE NORTHEAST QUARTER CORNER OF THE WEST 60 ACRES OF THE SOUTHWEST QUARTER OF SAID SECTION 8, SAID POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF THE SCHOOL HOUSE LOT CONVEYED BY GEORGE McCAULEY ST. AND WIFE TO SCHOOL TRUSTEES BY DEED RECORDED APRIL 15, 1957 IN BOOK 20 OF DEEDS, PAGE 430, AS DOCUMENT 11328, RUNNING THENCE NORTH 92 FEET TO THE SOUTH LINE OF THE HIGHWAY; THENCE NORTH 73 DEGREES 28 MINUTES WEST ALONG THE SOUTH LINE OF SAID HIGHWAY 441.7 FEET TO THE EAST LINE OF THE HIGHWAY; THENCE SOUTH 22 DEGREES 54 MINUTES WEST ALONG THE EAST LINE OF THE HIGHWAY 208 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE EAST TO THE POINT OF BEGINNING, EXCEPT THEREFROM LAND CONVEYED TO TRUSTEES OF SCHOOLS, DISTRICT 27, BY QUIT CLAIM DEED RECORDED MAY 14, 1921 AS DOCUMENT 149351 AND EXCEPTING THEREFROM THE WESTERLY 195.0 FEET AS MEASURED ALONG THE SOUTH LINE OF ROOSEVELT ROAD AND THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8) IN DU PAGE COUNTY, ILLINOIS.

This property is known as 1858 W. Roosevelt Road, West Chicago, Illinois.
Prepared for Anita Ghentale



STATE OF ILLINOIS
COUNTY OF DU PAGE

This is to certify that Steinbrecher Land Surveyors, Inc., Registered Professional Land Surveying Design Firm Corporation No. 154-01326, has surveyed the property shown and described hereon, which is to the best of our knowledge and belief a correct representation thereof. This professional service conforms to the current Illinois Survey Standards for a boundary survey.

West Chicago, Illinois, July 12, 2018

Richard J. Steinbrecher
Richard J. Steinbrecher
Professional Land Surveyor 3583
License expires Nov. 30, 2018

Steinbrecher Land Surveyors, Inc.
Professional Land Surveying
Design Firm Corporation No. 154-00302
131 S. Wabash Ave., West Chicago, IL 60185-2844
(630) 293-8900 Fax 293-8902

JAMES BRANDUS
 Architect
 1000 N. Dearborn St.
 Chicago, IL 60610
 Tel: 312.321.1111
 Fax: 312.321.1112
 www.jamesbrandus.com

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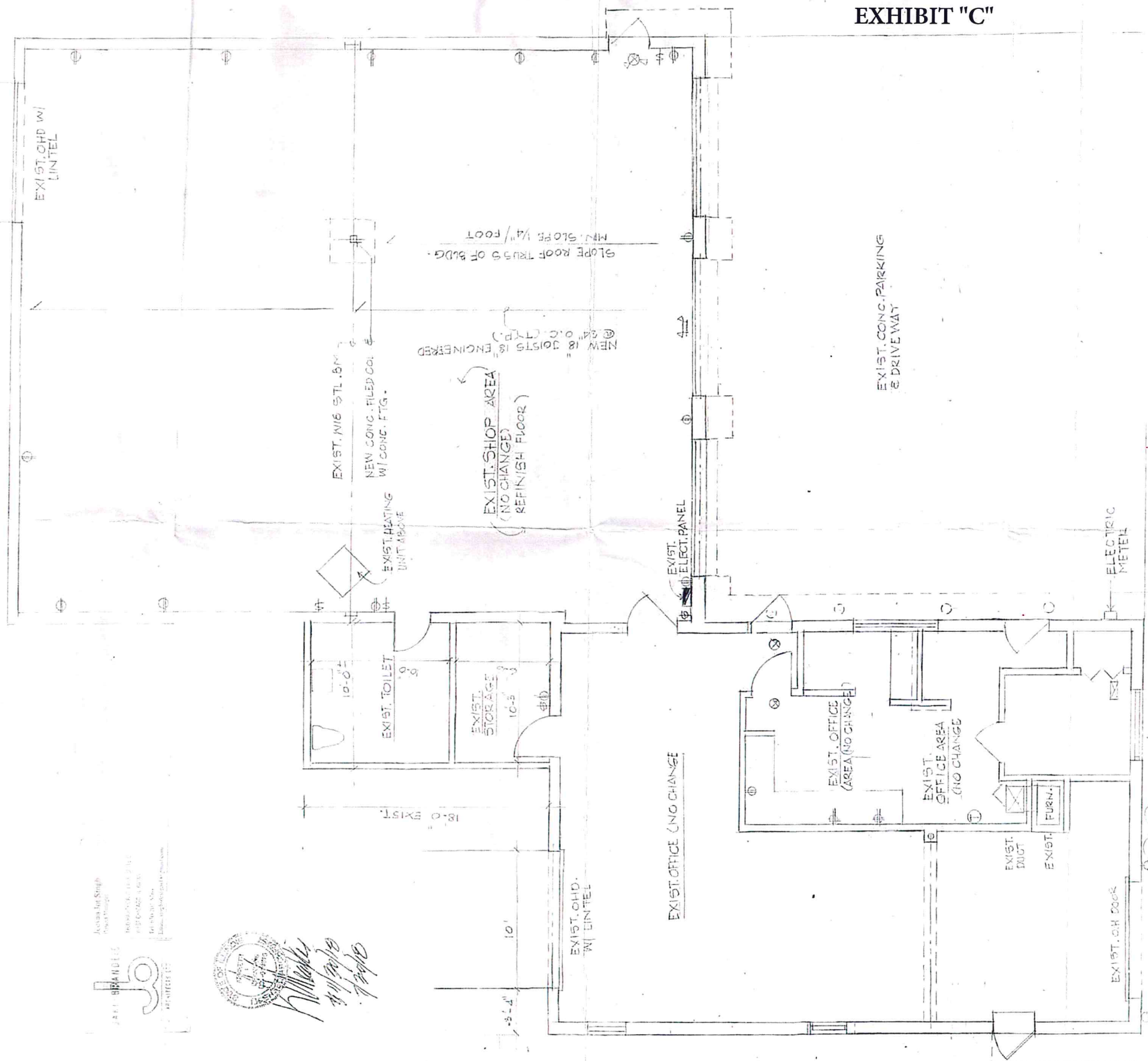


EXHIBIT "C"

1850 W. ROOSEVELT ROOSEVELT RD.
 WEST CHICAGO, ILLINOIS

FLOOR PLAN (NO CHANGE)
 36'-0" EXIST. DIM.

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Variance Requests for the Development of Land at 555 Innovation Drive, DuPage Business Center, on behalf of Scannell Properties

Ordinance No. 19-O-0013

AGENDA ITEM NUMBER: 4.E.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: Apr. 8, 2019

COUNCIL AGENDA DATE: _____

STAFF REVIEW: Tom Dabareiner, AICP

SIGNATURE 

APPROVED BY CITY ADMINISTRATOR: Michael Guttman

SIGNATURE _____

ITEM SUMMARY:

Scannell Properties, d/b/a Scannell Properties #371 LLC, requests approval of two variances to allow construction of a speculative cross-docked distribution center, along with related site improvements, at 555 Innovation Drive in the DuPage Business Center. The warehouse will be 250,000 square feet and oriented to provide up to 54 total loading docks on the Roosevelt Road and the Innovation Drive sides of the building. See the attached site plan.

The variances, if granted, would allow loading areas between the building and Innovation Drive and loading areas between the building and Roosevelt Road (per Section 10.5-4(B)(1)). The variances would also allow loading areas to be located closer to Innovation Drive and Roosevelt Road than the respective south and north facades of the building.

There are several conditions associated with development:

1. The height of the proposed berm along the north lot shall be increased to be no less than 15 feet above the elevation of Roosevelt Road adjacent to the property.
2. No trucks and trailers shall be parked or stored overnight anywhere in front of the building other than trailers docked to the building.
3. Overnight parking of trucks and trailers shall occur only in the designated truck parking stalls in the rear of the building.
4. A landscape inspection by City staff shall occur on the property within seven (7) days of completed installation. If, in the opinion of City staff, the installed landscaping does not fully screen the docks and truck and trailer parking area along Roosevelt Road then the petitioner shall install additional landscaping subject to approval by City staff.
5. If it is determined by staff that the parapet wall does not adequately screen rooftop mechanical units then individual screening shall be installed around the visible unit(s) to prevent view from Roosevelt Road.

The property is zoned A, Airport and is subject to both City and DuPage Airport Authority rules and regulations.

The Plan Commission/Zoning Board of Appeals' recommendation is included as Exhibit "B" of the at-

tached ordinance. Commissioners voted 5-0 in favor of recommending to allow both variances.

ACTION PROPOSED:

Consideration of two variances for the development of land at 555 Innovation Drive.

COMMITTEE RECOMMENDATION:

ATTACHMENTS:

Draft Ordinance

Plan Commission/ZBA Recommendation (attached as Exhibit "B" to the Ordinance)

Site Plan, Elevations, Landscape and Berm Plans

ORDINANCE NO. 19-O-0013

AN ORDINANCE APPROVING CERTAIN VARIANCES FOR THE DEVELOPMENT OF LAND AT 555 INNOVATION DRIVE SCANNELL PROPERTIES #371, LLC.

WHEREAS, on January 24, 2018, Scannell Properties #371, LLC. (the "APPLICANT"), filed an application for certain land use variances for the vacant property located at 555 Innovation Drive and legally described on Exhibit "A", which is attached hereto and incorporated herein as the "SUBJECT REALTY"; and,

WHEREAS, Notice of Public Hearing on said application was published in the Daily Herald on March 18, 2019, all 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 April 2, 2018, pursuant to said Notice; and,

WHEREAS, at the Public Hearing, the APPLICANT provided testimony in support of their 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 for the variances which contains specific findings of fact, pursuant to Recommendation No. 2019-RC-0009, 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, DuPage County, Illinois, in regular session assembled, as follows:

Section 1. The following variances in conformance with Section 10.5-10 of the Zoning Ordinance are hereby granted for the SUBJECT REALTY, subject to compliance with the following conditions:

1. Allowing loading and servicing between the building and the public streets on the north and south sides of the subject property per Section 10.5-4(B)(1) of the Zoning Ordinance.
2. Allowing loading spaces to be closer to a public street than the building façade facing said public street on the north and south sides of the subject property per Sections 10.5-4(B)(2) and 10.5-8(C)(1) of the Zoning Ordinance.

Section 2. The variances listed in Section 1 are subject to substantial compliance with the Site Plan prepared by Spaceco Inc. dated January 18, 2019, a copy of which is attached hereto and incorporated herein as Exhibit "C".

Section 3. That all ordinances and resolutions, or parts thereof, shall, to the extent not expressly modified by the terms and conditions of this Ordinance, remain in full force and effect as therein provided.

Section 4. That this Ordinance shall be in full force and effect ten (10) days from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED this ____ day of _____ 2019.

Alderman J. Beifuss	_____	Alderman L. Chassee	_____
Alderman J. Sheahan	_____	Alderman H. Brown	_____
Alderman A. Hallett	_____	Alderman Ferguson	_____
Alderman Birch Ferguson	_____	Alderman S. Dimas	_____
Alderman K. Meissner	_____	Alderman M. Garling	_____
Alderman R. Stout	_____	Alderman G. Garcia	_____
Alderman N. Ligino-Kubinski	_____	Alderman B. Gagliardi	_____

APPROVED as to form: _____
Patrick K. Bond, City Attorney

APPROVED this ____ day of _____ 2019.

Mayor Ruben Pineda

ATTEST:

City Clerk Nancy M. Smith

PUBLISHED: _____

EXHIBIT "A"

THAT PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, PER MONUMENT RECORD R2003-137779; THENCE NORTH 00 DEGREES 02 MINUTES 50 SECONDS EAST ALONG THE WEST LINE OF SAID QUARTER SECTION (BEARING BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE NAD-83) 410.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 02 MINUTES 50 SECONDS EAST ALONG SAID WEST LINE 906.76 FEET TO THE SOUTH WEST CORNER OF THE PROPERTY CONVEYED TO THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION PER QUIT CLAIM DEEDS RECORDED NOVEMBER 21, 2012 AS DOCUMENT NUMBER R2012-165678; THENCE SOUTH 83 DEGREES 02 MINUTES 30 SECONDS EAST ALONG THE SOUTH LINE OF SAID PROPERTY, 400.65 FEET, SAID LINE ALSO BEING THE SOUTH LINE OF ILLINOIS ROUTE 38 (AKA ROOSEVELT ROAD) FOR THIS AND THE NEXT (4) COURSES; (1) THENCE NORTH 84 DEGREES 43 MINUTES 13 SECONDS EAST 310.43 FEET; (2) THENCE NORTH 05 DEGREES 16 MINUTES 46 SECONDS WEST 50.00 FEET; (3) THENCE NORTH 84 DEGREES 43 MINUTES 13 SECONDS EAST 914.20 FEET; (4) THENCE SOUTH 81 DEGREES 19 MINUTES 46 SECONDS EAST 221.43 FEET TO A POINT ON THE WEST LINE OF LOT 3 IN DUPAGE NATIONAL TECHNOLOGY PARK NORTH ASSESSMENT PLAT LOT 3, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 19, 2007 AS DOCUMENT NUMBER R2007-184625; THENCE SOUTH 00 DEGREES 18 MINUTES 30 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 881.15 FEET TO THE NORTHEAST CORNER OF LOT 2 IN DUPAGE NATIONAL TECHNOLOGY PARK NORTH ASSESSMENT PLAT LOT 2, ACCORDING TO THE PLAT THEREOF RECORDED JULY 10, 2007 AS DOCUMENT NUMBER R2007-127454; THENCE SOUTH 89 DEGREES 54 MINUTES 51 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 185.89 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 21 DEGREES 08 MINUTES 05 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 177.30 FEET TO A POINT ON THE NORTHERLY LINE OF INNOVATION DRIVE DEDICATED PER DOCUMENT R2007-131936; THENCE ALONG THE NORTHERLY LINE OF SAID INNOVATION DRIVE FOR THE NEXT (3) COURSES; (1) THENCE NORTHWESTERLY 16.66 FEET ALONG THE ARC OF A NON-TANGENT CIRCLE TO THE RIGHT HAVING A RADIUS OF 750.00 FEET AND WHOSE CHORD BEARS NORTH 62 DEGREES 23 MINUTES 13 SECONDS WEST 16.66 FEET TO A POINT OF COMPOUND CURVE; (2) THENCE NORTHWESTERLY 77.98 FEET ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT HAVING A RADIUS OF 964.92 FEET AND WHOSE CHORD BEARS NORTH 59 DEGREES 26 MINUTES 08 SECONDS WEST 77.95 FEET TO A POINT OF REVERSE CURVATURE; (3) THENCE WESTERLY 799.96 FEET ALONG THE ARC OF A TANGENT CIRCLE TO THE LEFT HAVING A RADIUS OF 495.08 FEET AND WHOSE CHORD BEARS SOUTH 76 DEGREES 35 MINUTES 24 SECONDS WEST 715.73 FEET TO A POINT; THENCE NORTH 52 DEGREES 24 MINUTES 55 SECONDS WEST 291.25 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 10 SECONDS WEST PERPENDICULAR TO THE WEST LINE OF SAID NORTHWEST QUARTER 568.72 FEET, TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.
CONTAINING 39.441 ACRES OR 1,718,048 SQUARE FEET MORE OR LESS.

P.I.N: 04-07-102-016

EXHIBIT "B"

RECOMMENDATION NO. 2019-RC-0009

TO: Honorable Mayor and City Council

SUBJECT: PC 19-06
Variances
Scannell Properties #371, LLC
555 Innovation Drive

DATE: April 2, 2019

DECISION: The Plan Commission/Zoning Board of Appeals unanimously (5-0 vote) recommended approval of variances to accommodate the construction of a 250,000 square foot speculative warehouse facility at 555 Innovation Drive to allow the proposed loading areas of the warehouse to face the public rights-of-way of Roosevelt Road and Innovation Drive.

RECOMMENDATION:

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

- (1) The physical condition of the premises is unique and does not apply to neighboring premises in the same district.

The subject property is unique in that it is bound by public streets to the north and the south. This feature is only applicable to a small number of parcels within the DuPage Business Center. Furthermore, although the property has no direct frontage along Technology Boulevard to the east, the property is separated from the right-of-way only by a narrow out lot.

- (2) The aforesaid unique conditions are not the result of actions taken after the adoption of the Zoning Code or relevant amendment thereof by any person personally having an interest in the property:

The aforementioned unique conditions are a result of the overall existing roadway layout of the DuPage Business Center and was not designed nor constructed by the petitioner.

- (3) Strict application of the regulations of the airport zoning district would deprive the owner of the reasonable use of his premises equivalent to the use of neighboring premises within the district:

The petitioner has indicated that rotating the building to comply with the strict letter of the Code would not be feasible in that it would hinder the layout for a financially viable project.

- (4) Granting of the variance will be in harmony with the intent of the Zoning Code and will not be detrimental to any neighboring premises:

Granting the requested variances will be in harmony with the intent of the Zoning Code and will not be detrimental provided that adequate landscaping is provided as proposed along Innovation Drive and that the proposed berm along Roosevelt Road is increased in height to provide an effective screen along Roo-

sevelt Road. These landscape buffers will mitigate any impacts by providing an adequate visual screen from the docks and truck and trailer parking areas.

The Plan Commission/Zoning Board of Appeals recommended approval of the special use permit subject to the following conditions of approval:

1. No trucks and trailers shall be parked or stored overnight anywhere in front of the building other than trailers docked to the building.
2. Overnight parking of trucks and trailers shall occur only in the designated truck parking stalls in the rear of the building.
3. A landscape inspection by City staff shall occur on the property within seven (7) days of completed installation. If, in the opinion of City staff, the installed landscaping does not fully screen the docks and truck and trailer parking area along Roosevelt Road then the petitioner shall install additional landscaping subject to approval by City staff.
4. If it is determined by staff that the parapet wall does not adequately screen rooftop mechanical units then individual screening shall be installed around the visible unit(s) to prevent view from Roosevelt Road.

Respectfully submitted,

Steve Hale
Acting Chairman

VOTE:

For
Devitt
Hale
Kasprak
Faught
Henkin

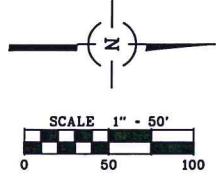
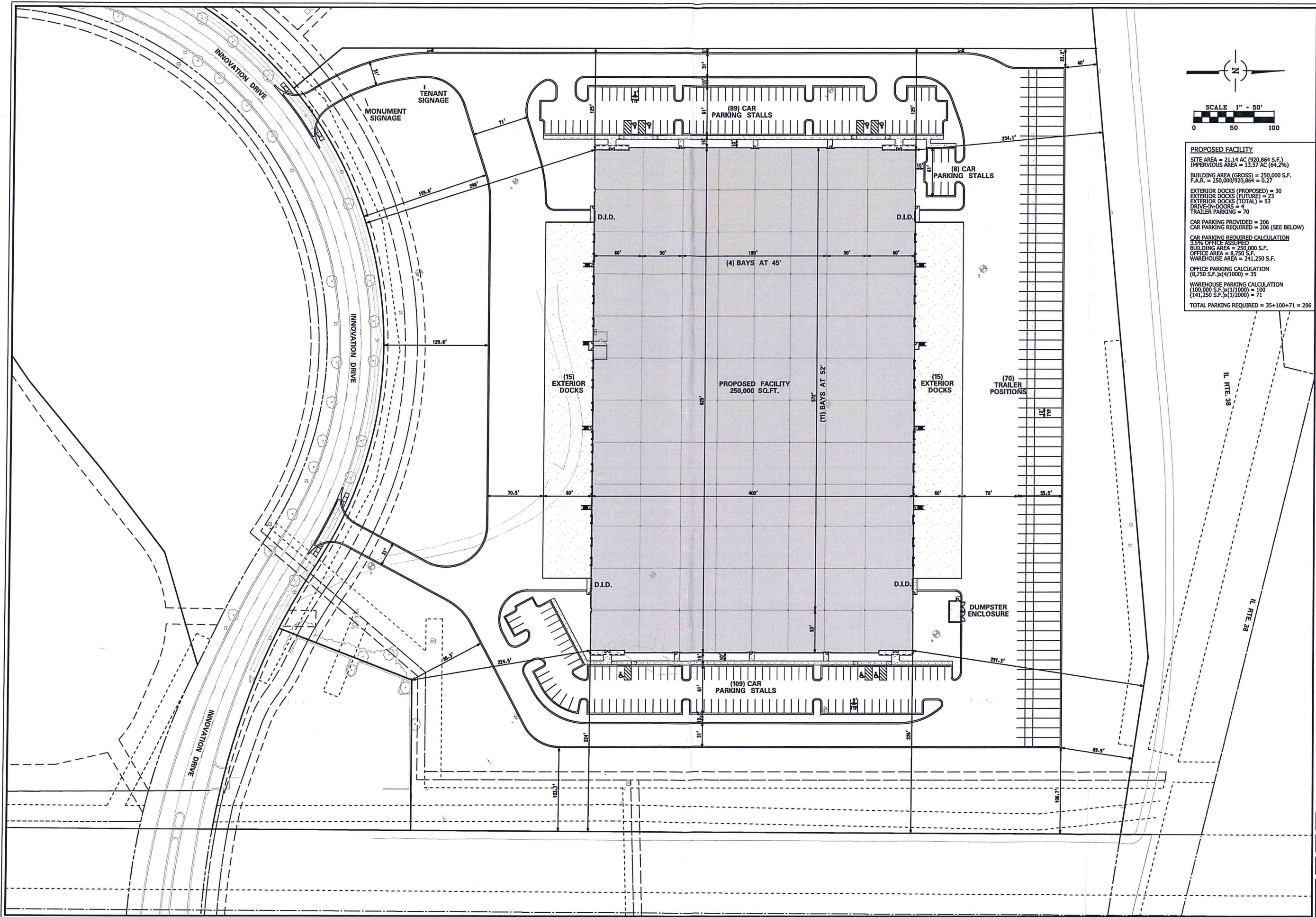
Against

Abstain

Absent
Dettman
Laimins

EXHIBIT “C”

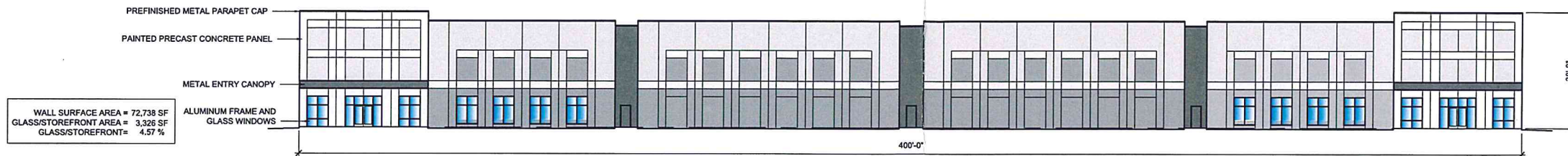
(Insert the Site Plan here)



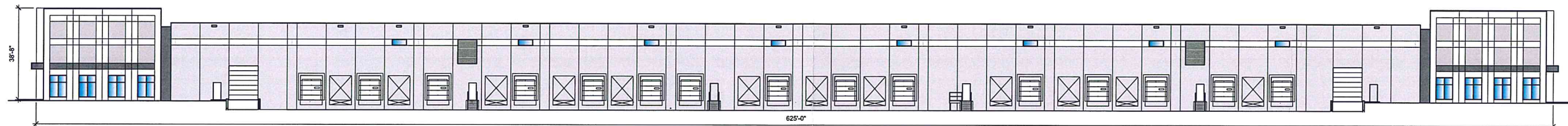
PROPOSED FACILITY
SITE AREA = 21.14 AC (920,864 S.F.)
IMPERVIOUS AREA = 13.57 AC (592,208 S.F.)
BUILDING AREA (GROSS) = 250,000 S.F.
F.A.R. = 250,000/920,864 = 0.27
EXTERIOR DOCKS (PROPOSED) = 30
EXTERIOR DOCKS (FUTURE) = 23
EXTERIOR DOCKS (TOTAL) = 53
DRIVE-IN DOORS = 4
TRAILER PARKING = 70
CAR PARKING PROVIDED = 206
CAR PARKING REQUIRED = 206 (SEE BELOW)
CAR PARKING REQUIRED CALCULATION
3.5% OFFICE ASSUMED
BUILDING AREA = 250,000 S.F.
OFFICE AREA = 8,750 S.F.
WAREHOUSE AREA = 241,250 S.F.
OFFICE PARKING CALCULATION
(8,750 S.F.) x (4/1000) = 35
WAREHOUSE PARKING CALCULATION
(241,250 S.F.) x (1/1000) = 241
(241,250 S.F.) x (1/2000) = 120
TOTAL PARKING REQUIRED = 35+241+120 = 696

OVERALL SITE PLAN			
DUPAGE BUSINESS CENTER - SCANNELL WEST CHICAGO, ILLINOIS			
CONSULTING ENGINEERS SITE DEVELOPMENT ENGINEERS LAND SURVEYORS			
9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018 Phone: (847) 696-4060 Fax: (847) 696-4065			
SPACECO INC.			
FILENAME: 3565.18OVGM			
DATE: 01/18/19			
JOB NO. 3565.18			
SHEET EXH 1 OF 1			

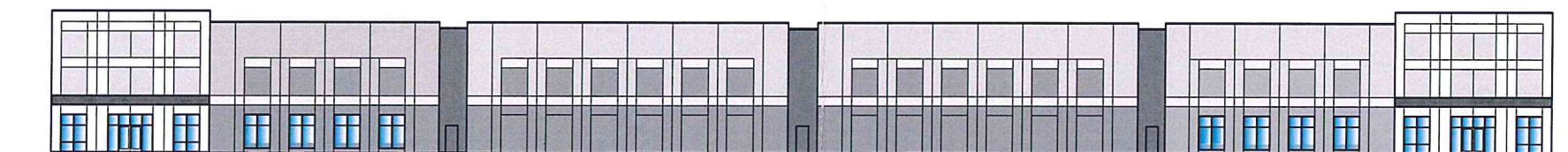
NO.	DATE	REMARKS
3	03/25/19	PER CITY OF WEST CHICAGO
2	03/15/19	PER DAA
1	02/28/19	PER DAA



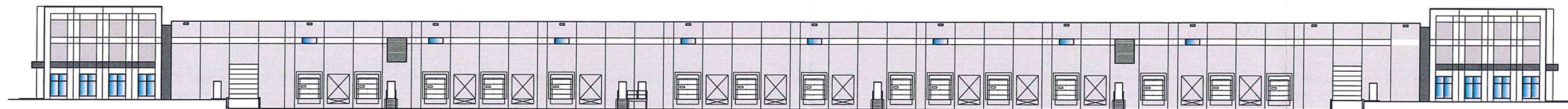
EAST ELEVATION
SCALE: 1"=20'



NOTH ELEVATION
SCALE: 1"=20'



WEST ELEVATION
SCALE: 1"=20'



SOUTH ELEVATION
SCALE: 1"=20'

Blended Seed Mix
(Short Grass Prairie Seed Mix + Wet Mesic Prairie Grass Mix)

Botanical Name	Common Name	Qt./Acre	Total lbs./Acre
<i>Andropogon scoparius</i>	Little Bluestem	120	
<i>Bouteloua curtipendula</i>	Side Oats Grass	28	
<i>Elymus canadensis</i>	Canada Wild Rye	12	
Total Grasses:		160	10

Forbs	Common Name	Qt./Acre	Total lbs./Acre
<i>Achillea millefolium</i>	Butterfly Milkweed	8	
<i>Coreopsis palmata</i>	Pink Coreopsis	3	
<i>Dalea purpurea</i>	Purple Prairie Clover	3	
<i>Echinacea pallida</i>	Pale Purple Coneflower	8	
<i>Echinacea purpurea</i>	Purple Coneflower	8	
<i>Penstemon digitalis</i>	Plantain	2	
<i>Physalis virginiana</i>	Obelisk Plant	2	
<i>Rudbeckia hirta</i>	Black-eyed Susan	1.5	
<i>Trifolium pratense</i>	Spillwort	4.5	
Total Forbs:		40	2.5

Total Grasses and Forbs:		200	12.5
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Temporary Cover Crop	Common Name	Qt./Acre	Total lbs./Acre
<i>Avena sativa</i>	Common Oat	160	10

Applied at the rate of 25 lbs. per acre.

Wet Mesic Prairie Grass Mix	Common Name	Lbs./Acre
<i>Calamagrostis canadensis</i>	Blue Joint Grass	0.0155
<i>Carex americana</i>	Yellow Sedge	0.0115
<i>Carex baltica</i>	Baltic's Sedge	0.300
<i>Carex bicknelli</i>	Bicknell's Sedge	0.0825
<i>Carex mollis</i>	Field Oval Sedge	0.025
<i>Carex normalis</i>	Normal Sedge	0.0315
<i>Carex scoparia</i>	Broom Sedge	0.250
<i>Carex virginica</i>	Fox Sedge	0.125
<i>Dryas octopetala</i>	Canada Wild Rye	0.500
<i>Dryas virginica</i>	Virginia Wild Rye	1.000
<i>Glyceria alida</i>	Rush Species	0.500
<i>Juncus spp.</i>	Rush Species	0.0155
<i>Leersia oryzoides</i>	Rice Cut Grass	0.125
<i>Panicum virgatum</i>	Switch Grass	0.500
<i>Poa polystris</i>	Marsh Blue Grass	0.500
<i>Schizanthus scoparium</i>	Little Bluestem	1.000
<i>Scirpus atrovirens</i>	Dark Green Rush	0.250
<i>Sporobolus heterolepis</i>	Prairie Dropseed	0.125
Total		5.0815 Lbs./Acre
Permanent Motif		5.0815 Lbs./Acre

Cover with NAG 5758N Erosion Control Blanket (biodegradable).

Wet Mesic Prairie Grass Mix

Wet Mesic Prairie Grass Mix	Common Name	Lbs./Acre
<i>Calamagrostis canadensis</i>	Blue Joint Grass	0.0155
<i>Carex americana</i>	Yellow Sedge	0.0115
<i>Carex baltica</i>	Baltic's Sedge	0.300
<i>Carex bicknelli</i>	Bicknell's Sedge	0.0825
<i>Carex mollis</i>	Field Oval Sedge	0.025
<i>Carex normalis</i>	Normal Sedge	0.0315
<i>Carex scoparia</i>	Broom Sedge	0.250
<i>Carex virginica</i>	Fox Sedge	0.125
<i>Dryas octopetala</i>	Canada Wild Rye	0.500
<i>Dryas virginica</i>	Virginia Wild Rye	1.000
<i>Glyceria alida</i>	Rush Species	0.500
<i>Juncus spp.</i>	Rush Species	0.0155
<i>Leersia oryzoides</i>	Rice Cut Grass	0.125
<i>Panicum virgatum</i>	Switch Grass	0.500
<i>Poa polystris</i>	Marsh Blue Grass	0.500
<i>Schizanthus scoparium</i>	Little Bluestem	1.000
<i>Scirpus atrovirens</i>	Dark Green Rush	0.250
<i>Sporobolus heterolepis</i>	Prairie Dropseed	0.125
Total		5.0815 Lbs./Acre
Permanent Motif		5.0815 Lbs./Acre

Cover with NAG 5758N Erosion Control Blanket (biodegradable).

No Mow Seed Mix

Longflower Chewing Fescue	23.60%
Chorist Hard Fescue	23.06%
Shoreland Creeping Red Fescue	11.81%
Manjor Creeping Red Fescue	11.80%
Heron Hard Fescue	12.38%
Gulf Annual Ryegrass	3.35%

No Mow Lawn Mix with Annual Ryegrass Crop
Prairie Nursery, Inc.

Applied at the rate of 5 lbs. per 1,000 square feet. Cover with North American Green 5275.
Seeding shall occur weather permitting, prior to May 15 or after September 15, but prior to October 15.
Clean topsoil shall be required beneath all no mow seeded areas at a minimum depth of 6 inches.

Notes

All sodded lawn areas shall be irrigated with a fully automatic landscape irrigation system.
Sod Blend: HD2000 Kentucky Bluegrass or approved equal.
Wildflower Seed Mix:
Overseed No Mow Seed Mix where indicated on drawing with:
25% Aster multiflorus / New England Aster
25% Echinacea purpurea / Purple Coneflower
25% Salix caprea / Goldenrod
25% Leucanthemum vulgare / Shasta Daisy
Apply at the rate of 1/4 pound/acre.
Clean topsoil shall be required beneath all sodded areas at a minimum depth of 6 inches.
All sodded areas shall be irrigated with a fully automatic irrigation system - see specification.
The landscape contractor shall maintain all landscape areas until establishment and acceptance.

Landscape Calculations | Yard Requirements

Parkway	Required	Proposed
Innovation Drive (723')	15 shade trees	11 = 4 new + 7 existing shade trees

Parking Areas	Required	Proposed
Landscape area (200 spaces)	2160 sq. ft.	4848 sq. ft.

Front + Exterior Side Yards	Required	Proposed	Percent
South - 723'	15 shade trees	40	26
	21 ex. and/or orn. trees	75 evergreen trees	63
	203 large shrubs	0 large shrubs	0
	521 small shrubs	0 small shrubs	0

Rear + Side Yards	Required	Proposed	Percent
North - 977.01'	20 shade trees	33 shade trees	26
	28 ex. and/or orn. trees	83 ex. trees	74
	196 large shrubs	0 large shrubs	0

East - 1244.34'	13 shade trees	13 shade trees	26
	38 ex. and/or orn. trees	38 evergreen trees	74
	249 large shrubs	250 large shrubs	100
	0 small shrubs	114 perennials = 38 small shrubs	100

West - 1016.54'	11 shade trees	0 shade trees	0
	29 ex. and/or orn. trees	0 ex. and/or orn. trees	0
	204 large shrubs	0 large shrubs	0

Detention + Retention Areas - N/A			
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Foundation	Required	Proposed
Landscape area	Minimum 10' width	Proposed Minimum 10' width

Right-of-Way Medians - N/A		
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Ground Signs	Required	Proposed
Main Park sign (4' x 10')	120 sq. ft. landscape area	304 sq. ft. landscape area
Tenent sign (5' x 4')	60 sq. ft. landscape area	252 sq. ft. landscape area

Landscape Calculations | Landscape Areas

Site Calculations		
Total Site Area:	920,858 square feet	
Total Landscape Area:	331,056 square feet	
Total Groundcover Area (Sod, No Mow and Native Grasses and Forbs):	324,830 square feet	
Sod:	86,167 square feet	27%
No Mow Seed:	216,313 square feet	67%
Native Grasses and Forbs:	19,330 square feet	6%

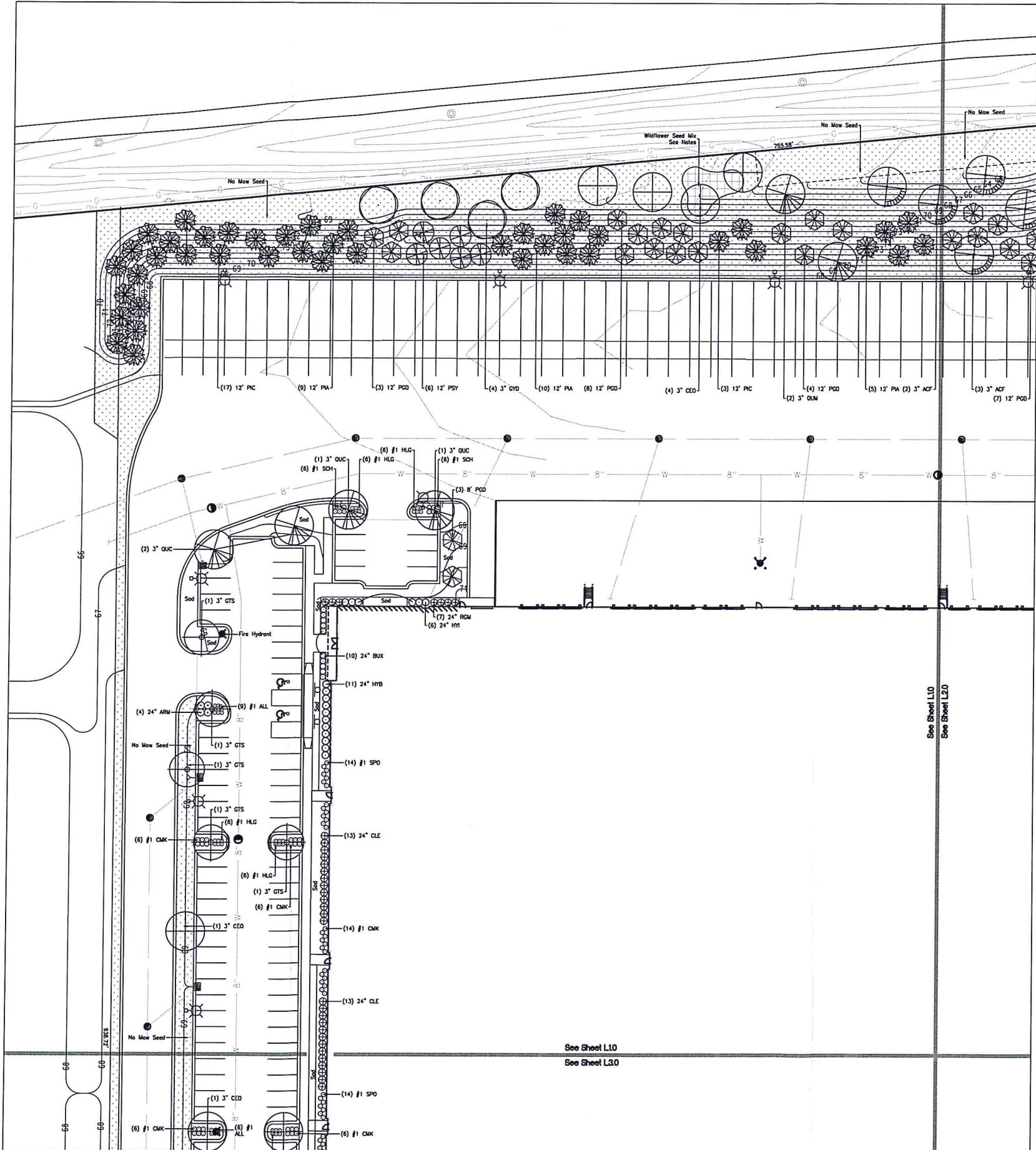
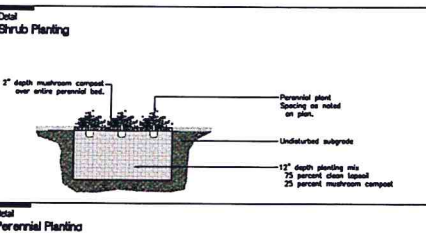
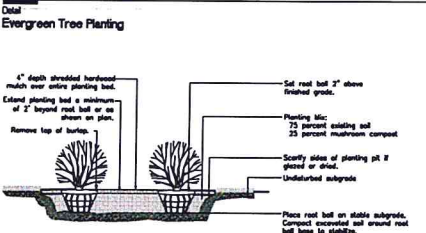
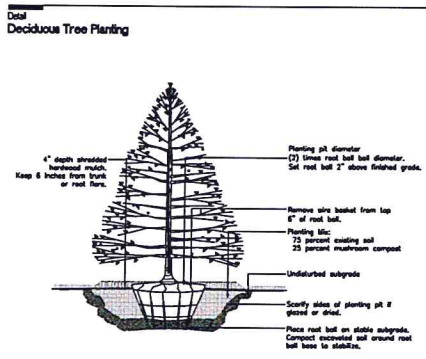
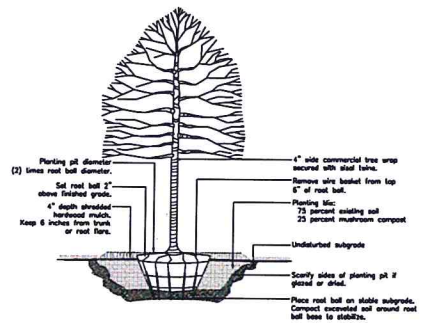
Plant List

Shade Trees	Key	Qty.	Size	Botanical Name	Common Name	Remarks
ACF	23	3"	Acer x freemontii 'Autumn Blaze'	Autumn Blaze Freeman Maple	88	
CEO	25	3"	Celtis occidentalis	Common Hackberry	88	
QUS	14	24"	Quercus laevis var. 'laevis' 'Stayer'	Shiny Horned Oak	88	
CYD	24	3"	Gymnocladus dioica 'Express'	Express Kentucky Coffeetree	88	
QUS	12	3"	Quercus bicolor	Swamp White Oak	88	
QUS	13	3"	Quercus muhlenbergii	Chickadee Oak	88	
QUS	16	3"	Quercus macrocarpa	Bur Oak	88	

Evergreen Trees	Key	Qty.	Size	Botanical Name	Common Name	Remarks
PGD	21	8"	Picea glauca 'Densa'	Black Hills Spruce	88	
PGD	33	12"	Picea glauca 'Densa'	Black Hills Spruce	88	
PA	38	8"	Picea abies	Norway Spruce	88	
PA	28	12"	Picea abies	Norway Spruce	88	
PC	21	8"	Picea pungens	Colorado Green Spruce	88	
PC	47	12"	Picea pungens	Colorado Green Spruce	88	
PSY	16	8"	Pinus sylvestris	Scotch Pine	88	
PSY	11	12"	Pinus sylvestris	Scotch Pine	88	

Shrub	Key	Qty.	Size	Botanical Name	Common Name	Remarks
ARM	12	24"	Aronia melanocarpa Low Scope 'VCI165'	Low Scope Mound Chokeberry	88	
BUX	40	24"	Buxus x microphylla 'Glennae'	Chicagoland Green Boxwood	88	
CLE	48	24"	Ornithoglossum 'Summerglow'	Hummingbird Summerglow	88	
CS	58	24"	Cornus sericea 'Amis'	Isanti Redstart Dogwood	88	
FR	56	24"	Forsythia viridissima 'Transcend'	Brava Dwarf Forsythia	88	
HYB	44	24"	Hydrangea paniculata 'Bobo'	Bobo Hydrangea	88	
HYB	35	24"	Hydrangea arborescens 'Incrediball'	Incrediball Smooth Hydrangea	88	
JCS	23	24"	Juncus chinensis var. 'argentea'	Sargent Juniper	88	
RCM	11	24"	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	88	
RHC	102	24"	Rhus aromatica 'One-Low'	One-Low Fragrant Sumac	88	
SYB	28	24"	Syringa Bloomerang Dark Purple 'SM589P'	Bloomerang Dark Purple Lilac	88	

Perennials and Ornamental Grasses	Key	Qty.	Size	Botanical Name	Common Name	Remarks
ALL	101	1"	Allium 'Summer Beauty'	Summer Beauty Allium	Container	
CMK	42	1"	Calamagrostis canadensis 'Karl Foerster'	Feather Reed Grass	Container	
HLC	16	1"	Hemerocallis 'Lily Crisp'	Lily Crisp Daylily	Container	
LA	38	1"	Liatris spicata 'Violet'	Kobold Blazing Star	Container	
PAW	28	1"	Panicum virgatum	Switch Grass	Container	
RUD	48	1"	Rudbeckia hirta 'Goldsturm'	Goldsturm Black-eyed Susan	Container	
SCN	24	1"	Schizanthus scoparium	Little Bluestem	Container	
SPO	80	1"	Sporobolus heterolepis	Prairie Dropseed	Container	



DuPage Business Center
Scannell

West Chicago, Illinois

DAVID R. McCALLUM ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
150 Arliss Parkway #108 | Libertyville, Illinois 60048
T 847.325.0209

McCALLUM
ASSOCIATES

Landscape Plan

For Review Only
Do Not Use For Construction

6	City Review Comments	03/27/19
5	City Review Comments	03/27/19
4	DAA Review Comments	03/18/19
3	DAA Review Comments	03/12/19
2	DAA Review Comments	03/01/19
1	For Review	01/16/19
Mark	Description	Date
Issuance		

Number	48726
Scale	1" = 30'
File	48726PBA
Sheet	L10

Blended Seed Mix			
(Short Grass Prairie Seed Mix + Wet Mosaic Prairie Grass Mix)			
Short Grass Prairie Seed Mix			
Botanical Name	Common Name	Oz./Acre	Total lbs./Acre
<i>Andropogon scoparius</i>	Little Bluestem	120	
<i>Bouteloua curtipendula</i>	Side Oats Grass	28	
<i>Dymus canadensis</i>	Canada Wild Rye	12	
Total Grasses:		160	10
Forbs			
Botanical Name	Common Name	Oz./Acre	Total lbs./Acre
<i>Achillea tuberosa</i>	Butterfly Milkweed	8	
<i>Coreopsis palmata</i>	Prairie Coreopsis	3	
<i>Dalea purpurea</i>	Purple Prairie Clover	3	
<i>Echinacea pallida</i>	Pale Purple Coneflower	3	
<i>Echinacea purpurea</i>	Purple Coneflower	8	
<i>Penstemon virginicus</i>	Flanagan Beard Tongue	2	
<i>Pyrostegia virginiana</i>	Quadrant Plant	2	
<i>Rudbeckia hirta</i>	Black-Eyed Susan	1.5	
<i>Troscaria phanias</i>	Splendort	4.5	
Total Forbs:		40	2.5
Total Grasses and Forbs:		200	12.5
Temporary Cover Crop			
Botanical Name	Common Name	Oz./Acre	Total lbs./Acre
<i>Avena sativa</i>	Common Oats	160	10

Applied at the rate of 25 lbs. per acre.

Wet Mosaic Prairie Grass Mix			
Botanical Name	Common Name	Lbs./Acre	
<i>Calamagrostis canadensis</i>	Blue Joint Grass	0.0155	
<i>Carex americana sarracopa</i>	Yellow Sedge	0.015	
<i>Carex bebbii</i>	Bebb's Sedge	0.300	
<i>Carex bicknelli</i>	Bicknell's Sedge	0.025	
<i>Carex molesii</i>	Field Owl Sedge	0.125	
<i>Carex normalis</i>	Normal Sedge	0.015	
<i>Carex scoparia</i>	Broom Sedge	0.250	
<i>Carex vulpina</i>	Canada Wild Rye	0.125	
<i>Dymus canadensis</i>	Canada Wild Rye	1.000	
<i>Dymus virginicus</i>	Virginia Wild Rye	0.500	
<i>Oxyria alba</i>	Rush Species	0.0155	
<i>Juncus spp.</i>	Rice Cut Grass	0.125	
<i>Leersia oryzoides</i>	Swamp Blue Grass	0.500	
<i>Panicum virgatum</i>	Switch Grass	0.125	
<i>Poa polystrum</i>	Marsh Blue Grass	1.000	
<i>Schizanthus scoparium</i>	Little Bluestem	1.000	
<i>Scirpus olivaceus</i>	Dark Green Rush	0.250	
<i>Sporobolus heterolepis</i>	Prairie Dropseed	0.125	
Total:		5.0815 Lbs./Acre	
Permanent Matrix:		5.0815 Lbs./Acre	

Cover with NAG 575BH Erosion Control Blanket (biodegradable).

Wet Mosaic Prairie Grass Mix			
Botanical Name	Common Name	Lbs./Acre	
<i>Calamagrostis canadensis</i>	Blue Joint Grass	0.0155	
<i>Carex americana sarracopa</i>	Yellow Sedge	0.015	
<i>Carex bebbii</i>	Bebb's Sedge	0.300	
<i>Carex bicknelli</i>	Bicknell's Sedge	0.025	
<i>Carex molesii</i>	Field Owl Sedge	0.125	
<i>Carex normalis</i>	Normal Sedge	0.015	
<i>Carex scoparia</i>	Broom Sedge	0.250	
<i>Carex vulpina</i>	Canada Wild Rye	0.125	
<i>Dymus canadensis</i>	Canada Wild Rye	1.000	
<i>Dymus virginicus</i>	Virginia Wild Rye	0.500	
<i>Oxyria alba</i>	Rush Species	0.0155	
<i>Juncus spp.</i>	Rice Cut Grass	0.125	
<i>Leersia oryzoides</i>	Swamp Blue Grass	0.500	
<i>Panicum virgatum</i>	Switch Grass	0.125	
<i>Poa polystrum</i>	Marsh Blue Grass	1.000	
<i>Schizanthus scoparium</i>	Little Bluestem	1.000	
<i>Scirpus olivaceus</i>	Dark Green Rush	0.250	
<i>Sporobolus heterolepis</i>	Prairie Dropseed	0.125	
Total:		5.0815 Lbs./Acre	
Permanent Matrix:		5.0815 Lbs./Acre	

Cover with NAG 575BH Erosion Control Blanket (biodegradable).

No Mow Seed Mix

Longleaf Cheeping Fescue	23.60%
Chorist Hard Fescue	23.06%
Shoreline Sander Crapweed Red Fescue	11.81%
Resistant Crapweed Red Fescue	11.90%
Harsh Hard Fescue	12.38%
Call Annual Ryegrass	1.18%

No Mow Lawn Mix with Annual Rye Nurse Crop
Prairie Nursery, Inc.

Applied at the rate of 5 lbs. per 1,000 square feet. Cover with North American Green SODS.
Seeding shall occur weather permitting, prior to May 15 or after September 15, but prior to October 15.
Clean topsoil shall be required beneath all no mow seeded areas at a minimum depth of 6 inches.

Notes

All sodded lawn areas shall be irrigated with a fully automatic landscape irrigation system.
Sod Blend: M20000 Kentucky Bluegrass or approved equal.
Wildflower Seed Mix:
Overseed No Mow Seed Mix where indicated on drawing with:
25% Afternoon-glory / New England Aster
25% Lonicera purpurea / Purple Coneflower
25% Salicaria rugosa / Goldenrod
25% Lonicera purpurea / Purple Coneflower
Apply at the rate of 1/4 pound/acre.
Clean topsoil shall be required beneath all sodded areas at a minimum depth of 6 inches.
All sodded areas shall be irrigated with a fully automatic irrigation system - see specification.
The landscape contractor shall maintain all landscape areas until establishment and acceptance.

Landscape Calculations | Yard Requirements

Property	Required	Proposed
Innovation Drive (723')	15 shade trees	11 = 4 new + 7 existing shade trees

Property	Required	Proposed
Landscape area (200 spaces)	2160 sq. ft.	4848 sq. ft.

Property	Required	Proposed	Percent
South - 723'	15 shade trees	40	26
	21 ev. and/or am. trees	75 evergreen trees	85
	233 large shrubs	0 large shrubs	0
	521 small shrubs	0 small shrubs	0

Property	Required	Proposed	Percent
North - 977.01'	20 shade trees	33 shade trees	26
	28 ev. and/or am. trees	83 ev. trees	74
	196 large shrubs	0 large shrubs	0

Property	Required	Proposed	Percent
East - 1244.34'	13 shade trees	13 shade trees	26
	36 ev. and/or am. trees	36 evergreen trees	74
	249 large shrubs	0 large shrubs	0
	0 small shrubs	114 perennials = 38 small shrubs	0

Property	Required	Proposed	Percent
West - 1018.54'	11 shade trees	0 shade trees	0
	29 ev. and/or am. trees	0 ev. and/or am. trees	0
	204 large shrubs	0 large shrubs	0

Property	Required	Proposed	Percent
Detention + Retention Areas - N/A			

Property	Required	Proposed
Foundation	Minimum 10' width	Proposed Minimum 10' width

Property	Required	Proposed
Landscape area	Minimum 10' width	Proposed Minimum 10' width

Property	Required	Proposed
Right-of-Way Medians - N/A		

Property	Required	Proposed
Ground Signs	Minimum 10' width	Proposed Minimum 10' width

Property	Required	Proposed
Main Park sign (4' x 10')	120 sq. ft. landscape area	304 sq. ft. landscape area
Tenent sign (5' x 4')	60 sq. ft. landscape area	252 sq. ft. landscape area

Landscape Calculations | Landscape Areas

Property	Required	Proposed
Site Calculations		
Total Site Area:	920,858 square feet	
Total Landscape Area:	331,056 square feet	
Total Groundcover Area (Sod, No Mow and Native Grasses and Forbs):	324,830 square feet	
Sod:	89,167 square feet	77%
No Mow Seed:	218,212 square feet	67%
Native Grasses and Forbs:	18,330 square feet	6%

Property	Required	Proposed
Plant List		

Key	Qty.	Size	Botanical Name	Common Name	Remarks
ACF	23	3"	<i>Acer x freemontii</i> 'Autumn Blaze'	Autumn Blaze Freeman Maple	88
CEJ	25	3"	<i>Callitriche occidentalis</i>	Common Hockberry	88
CEJ	48	24"	<i>Callitriche occidentalis</i> var. 'Inermis'	Shiny Thornless Hockberry	88
CEJ	24	3"	<i>Gymnocladus dioica</i> 'Expresso'	Expresso Kentucky Coffeetree	88
CEJ	12	3"	<i>Quercus bicolor</i>	Swamp White Oak	88
CEJ	12	3"	<i>Quercus muhlenbergii</i>	Chickadee Oak	88
CEJ	16	3"	<i>Quercus macrocarpa</i>	Bur Oak	88

Key	Qty.	Size	Botanical Name	Common Name	Remarks
PGD	21	8"	<i>Picea glauca</i> 'Densata'	Black Hills Spruce	88
PGD	33	12"	<i>Picea glauca</i> 'Densata'	Black Hills Spruce	88
PGD	39	8"	<i>Picea canadensis</i>	White Spruce	88
PGD	28	12"	<i>Picea canadensis</i>	White Spruce	88
PGD	21	8"	<i>Picea pungens</i>	Colorado Green Spruce	88
PGD	47	12"	<i>Picea pungens</i>	Colorado Green Spruce	88
PGD	16	8"	<i>Pinus strobus</i>	Scotch Pine	88
PGD	11	12"	<i>Pinus strobus</i>	Scotch Pine	88

Key	Qty.	Size	Botanical Name	Common Name	Remarks
ARM	12	24"	<i>Artemisia biennis</i> 'Green Leaf'	Low Spine Mound Chokeberry	88
ARM	48	24"	<i>Artemisia biennis</i> 'Green Leaf'	Low Spine Mound Chokeberry	88
ARM	48	24"	<i>Artemisia biennis</i> 'Green Leaf'	Low Spine Mound Chokeberry	88
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ARM	48	24"	<i>Artemisia biennis</i> 'Green Leaf'	Low Spine Mound Chokeberry	88

Blended Seed Mix (Short Grass Prairie Seed Mix + Wet Mesic Prairie Grass Mix)

Botanical Name	Common Name	Oz./Acre	Total lbs./acre
Andropogon scoparius	Little Bluestem	120	
Bouteloua curtipendula	Silk Grass	28	
Dymus canadensis	Canada Wild Rye	12	
Total Grasses:		160	10

Botanical Name	Common Name	Oz./Acre	Total lbs./acre
Achillea tuberosa	Butterfly Milkweed	8	
Conoclinium octospermum	Prairie Coneflower	3	
Dalea purpurea	Purple Prairie Clover	3	
Echinacea pallida	Pale Purple Coneflower	8	
Echinacea purpurea	Purple Coneflower	8	
Penstemon digitalis	Flagpole Beard Tongue	2	
Physalopsis virginiana	Roundleaf Plant	2	
Rudbeckia hirta	Black-Eyed Susan	4.5	
Troscodanthe obtusifolia	Splinterwort	4.5	
Total Forbs:		40	2.5
Total Grasses and Forbs:		200	12.5

Botanical Name	Common Name	Oz./Acre	Total lbs./acre
Avena sativa	Common Oats	160	10

Applied at the rate of 25 lbs. per acre.

Wet Mesic Prairie Grass Mix

Botanical Name	Common Name	Lbs./Acre
Calamagrostis canadensis	Blue Joint Grass	0.0155
Carex americana	Yellow Sedge	0.0315
Carex babingtonii	Babington's Sedge	0.300
Carex bicolor	Bicolor Sedge	0.0815
Carex mollis	Field Owl Sedge	0.125
Carex nomophila	Normal Sedge	0.0155
Carex scoparia	Brown Sedge	0.250
Carex vulpinoidea	Canada Wild Rye	0.125
Dymus canadensis	Virginia Wild Rye	0.500
Dymus virginicus	Common Wild Rye	0.500
Glyceria striata	Rush Species	0.0155
Juncus spp.	Rice Cut Grass	0.125
Laersia oryzoides	Saltgrass	0.125
Panicum virgatum	Switchgrass	0.500
Poa polystris	Marsh Blue Grass	0.500
Schizanthus scoparium	Little Bluestem	1.000
Sorghum alatum	Dark Green Rush	0.250
Sporobolus heterolepis	Prairie Dropseed	0.125
Total Permanent Mix:		5.0815 Lbs./Acre

Cover with NAG 5750H Erosion Control Blanket (biodegradable).

Wet Mesic Prairie Grass Mix

Botanical Name	Common Name	Lbs./Acre
Calamagrostis canadensis	Blue Joint Grass	0.0155
Carex americana	Yellow Sedge	0.0315
Carex babingtonii	Babington's Sedge	0.300
Carex bicolor	Bicolor Sedge	0.0815
Carex mollis	Field Owl Sedge	0.125
Carex nomophila	Normal Sedge	0.0155
Carex scoparia	Brown Sedge	0.250
Carex vulpinoidea	Canada Wild Rye	0.125
Dymus canadensis	Virginia Wild Rye	0.500
Dymus virginicus	Common Wild Rye	0.500
Glyceria striata	Rush Species	0.0155
Juncus spp.	Rice Cut Grass	0.125
Laersia oryzoides	Saltgrass	0.125
Panicum virgatum	Switchgrass	0.500
Poa polystris	Marsh Blue Grass	0.500
Schizanthus scoparium	Little Bluestem	1.000
Sorghum alatum	Dark Green Rush	0.250
Sporobolus heterolepis	Prairie Dropseed	0.125
Total Permanent Mix:		5.0815 Lbs./Acre

Cover with NAG 5750H Erosion Control Blanket (biodegradable).

No Mow Seed Mix

Longleaf Cheeping Fescue	23.60%
Chloris Hard Fescue	23.60%
Shoreland Slender Creeping Red Fescue	11.81%
Regular Creeping Red Fescue	11.81%
Harsh Hard Fescue	11.81%
Golf Annual Ryegrass	3.95%

No Mow Lawn Mix with Annual Rye Mural Crop

Prarie Nursery, Inc.

Applied at the rate of 5 lbs. per 1,000 square feet. Cover with North American Green 5075.

Seeding shall occur weather permitting, prior to May 15 or after September 15, but prior to October 15.

Clean topsoil shall be required beneath all no mow seeded areas at a minimum depth of 6 inches.

Notes

All sodded lawn areas shall be irrigated with a fully automatic landscape irrigation system.

Sod Blend: H02000 Kentucky Bluegrass or approved equal.

Wet Mesic Prairie Grass Mix: Overseed No Mow Seed Mix where indicated on drawing with:

25% Aster novae-angliae / New England Aster

25% Echinacea purpurea / Purple Coneflower

25% Solidago rigida / Goldenrod

25% Leucanthemum x superbum / Shasta Daisy

Apply at the rate of 1/4 pound/acre.

Clean topsoil shall be required beneath all sodded areas at a minimum depth of 6 inches.

All sodded areas shall be irrigated with a fully automatic irrigation system - see specification.

The landscape contractor shall maintain all landscape areas until establishment and acceptance.

Landscape Calculations | Yard Requirements

Area	Required	Proposed	Percent
Innovation Drive (723')	15 shade trees	11 = 4 new + 7 existing shade trees	
Parking Areas			
Landscape area (200 spaces)	2160 sq. ft.	4848 sq. ft.	
Front + Exterior Side Yards			
South - 723'	15 shade trees	10	65
21 ev. and/or om. trees	75 evergreen trees	35	
203 large shrubs	0 large shrubs	0	
531 small shrubs	0 small shrubs	0	
Rear + Side Yards			
North - 977.01'	20 shade trees	33 shade trees	26
28 ev. and/or om. trees	33 ev. trees	74	
196 large shrubs	0 large shrubs	0	
East - 1244.34'	13 shade trees	13 shade trees	26
38 ev. and/or om. trees	36 evergreen trees	74	
249 large shrubs	256 large shrubs		
0 small shrubs	114 perennials = 36 small shrubs		
West - 1018.54'	11 shade trees	0 shade trees	0
29 ev. and/or om. trees	0 ev. and/or om. trees	0	
204 large shrubs	0 large shrubs	0	

Detention + Retention Areas - N/A

Foundation

Area	Required	Proposed
Landscape area	Minimum 10' width	Proposed Minimum 10' width

Right-of-Way Medians - N/A

Ground Signs

Area	Required	Proposed
Main Park sign (4' x 10')	120 sq. ft. landscape area	304 sq. ft. landscape area
Tenant sign (5' x 4')	60 sq. ft. landscape area	252 sq. ft. landscape area

Landscape Calculations | Landscape Areas

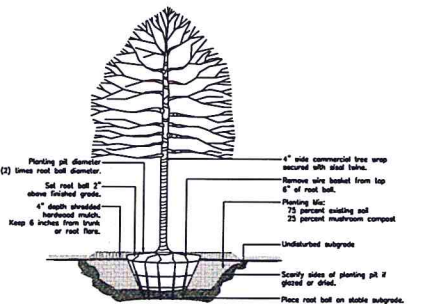
Total Site Area:	920,858 square feet
Total Landscape Area:	331,058 square feet
Total Groundcover Area (Sod, No Mow and Native Grasses and Forbs):	374,830 square feet
Sod:	89,187 square feet
No Mow Seed:	216,313 square feet
Native Grasses and Forbs:	15,330 square feet

Plant List

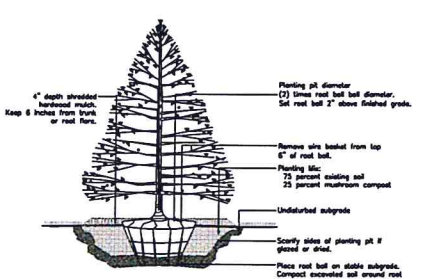
Key	Qty.	Size	Botanical Name	Common Name	Remarks
ACF	23	3"	Acer x freemontii 'Autumn Blaze'	Autumn Blaze Freeman Maple	88
CE	25	3"	Callis occidentalis	Common Hackberry	88
CE	14	24"	Quercus bicolor	White Oak	88
CE	24	3"	Gymnocladus dioica 'Espresso'	Espresso Kentucky Coffeetree	88
CE	12	3"	Quercus bicolor	White Oak	88
CE	12	3"	Quercus muhlenbergii	Chickadee Oak	88
CE	16	3"	Quercus macrocarpa	Bur Oak	88
Evergreen Trees					
Key	Qty.	Size	Botanical Name	Common Name	Remarks
PDO	21	8"	Picea glauca 'Densa'	Black Hills Spruce	88
PDO	33	12"	Picea glauca 'Densa'	Black Hills Spruce	88
PDO	28	12"	Picea canadensis	Millers Spruce	88
PDO	21	8"	Picea pungens	Colorado Green Spruce	88
PDO	12	12"	Picea canadensis	Colorado Green Spruce	88
PDO	11	12"	Pinus strobus	Scotch Pine	88

Key	Qty.	Size	Botanical Name	Common Name	Remarks
ARM	12	24"	Artemisia melanocephala Low Spine 'UC165'	Low Spine Mound Chokeberry	88
BUX	40	24"	Buxus x microphylla 'Glenn's'	Glenn's Boxwood	88
CLE	48	24"	Clethra alnifolia 'Hummingbird'	Hummingbird Summergreen	88
CSF	58	24"	Cornus sericea 'Lance'	Lance Redstart Dogwood	88
FVB	36	24"	Forsythia viridissima 'Vermont'	Vermont Dwarf Forsythia	88
HYB	44	24"	Hydrangea paniculata 'Bobai'	Bobai Hydrangea	88
HYB	35	24"	Hydrangea arborescens 'Incrediball'	Incrediball Smooth Hydrangea	88
JCS	23	24"	Juniperus chinensis var. sargentii	Sargent Juniper	88
RLA	11	24"	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	88
RUG	102	24"	Rhus aromatica 'Crisp-Leaf'	Crisp-Leaf Fragrant Sumac	88
SYB	26	24"	Syringa Bloomerang Dark Purple 'SMS5897'	Bloomerang Dark Purple Lilac	88

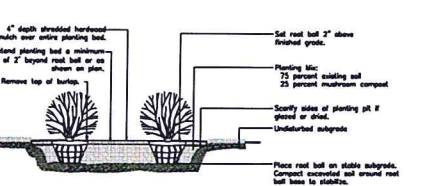
Key	Qty.	Size	Botanical Name	Common Name	Remarks
ALL	101	1"	Allium 'Summer Beauty'	Summer Beauty Allium	Container
CE	12	1"	Callis occidentalis	Common Hackberry	Container
CE	38	1"	Callis occidentalis	Common Hackberry	Container
CE	38	1"	Callis occidentalis	Common Hackberry	Container
CE	38	1"	Callis occidentalis	Common Hackberry	Container
CE	38	1"	Callis occidentalis	Common Hackberry	Container
CE	38	1"	Callis occidentalis	Common Hackberry	Container
CE	38	1"	Callis occidentalis	Common Hackberry	Container
CE	38	1"	Callis occidentalis	Common Hackberry	Container
CE	38	1"	Callis occidentalis	Common Hackberry	Container



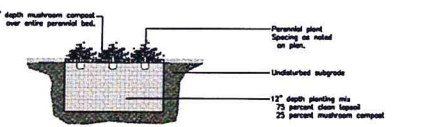
Deciduous Tree Planting



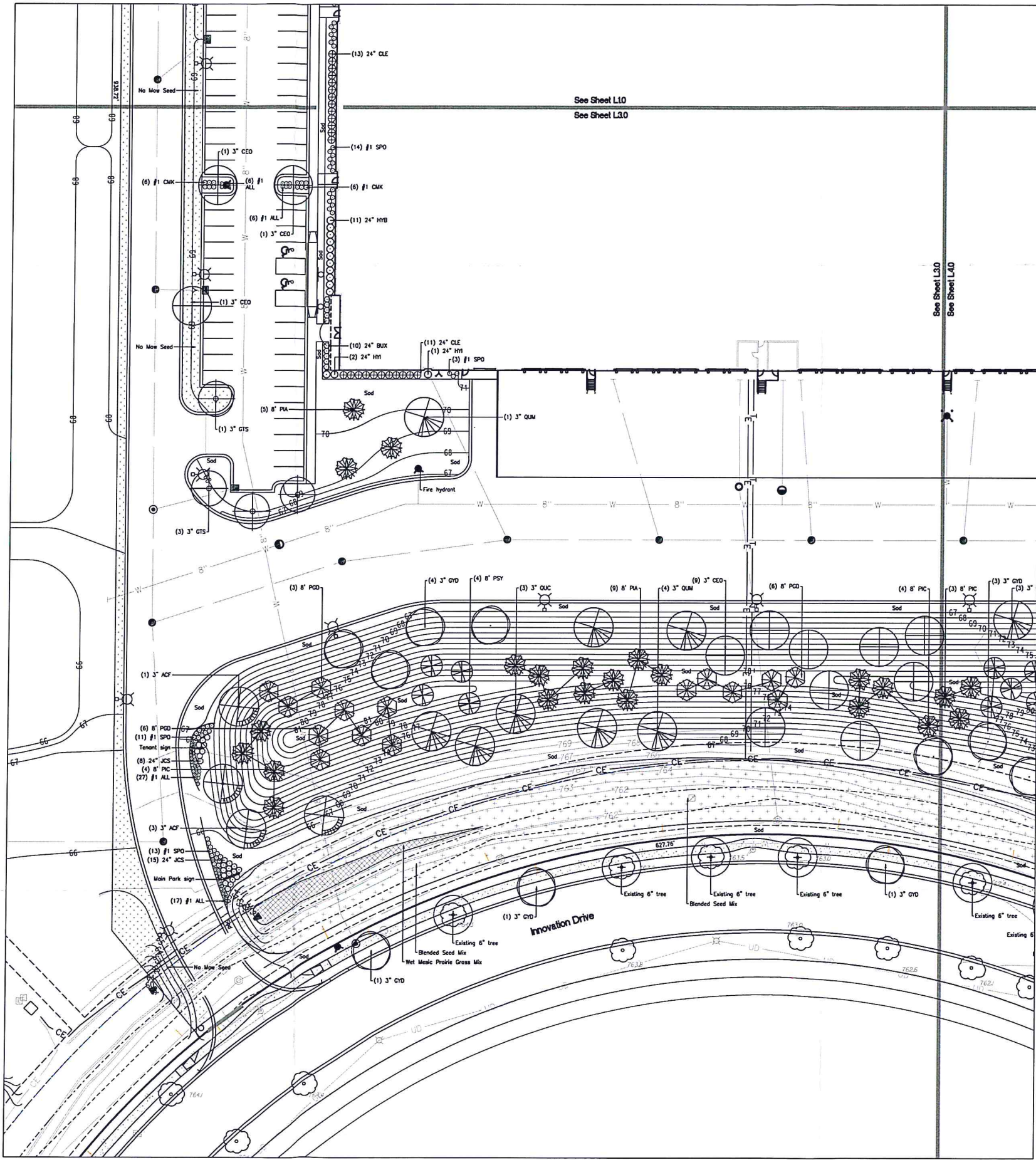
Evergreen Tree Planting



Shrub Planting



Perennial Planting



DuPage Business Center Scannell

West Chicago, Illinois

DAVID R. McALLUM ASSOCIATES, INC.
LANDSCAPE ARCHITECTS

520 Arlene Parkway #100 | Libertyville, Illinois 60048
T 847.352.0309

McALLUM
ASSOCIATES

Landscape Plan

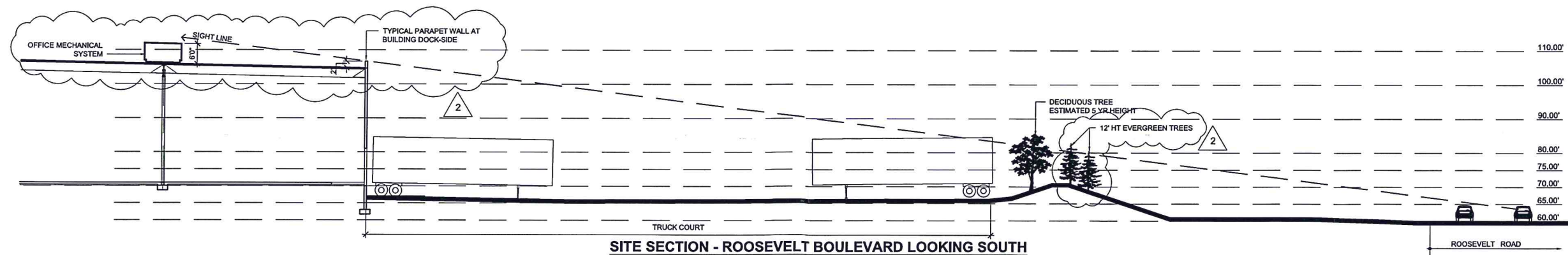
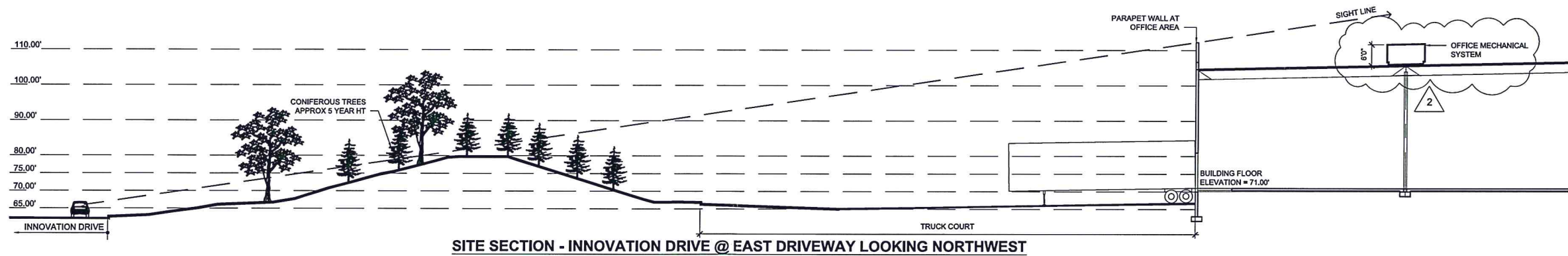
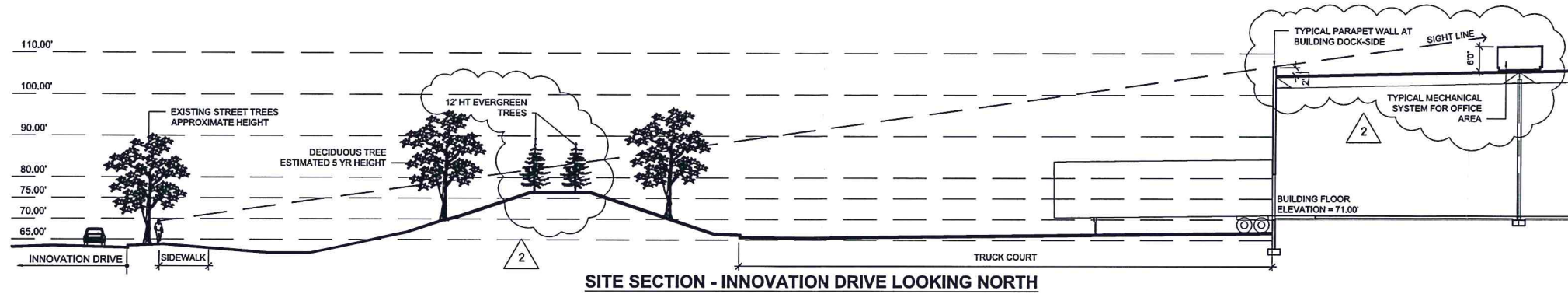
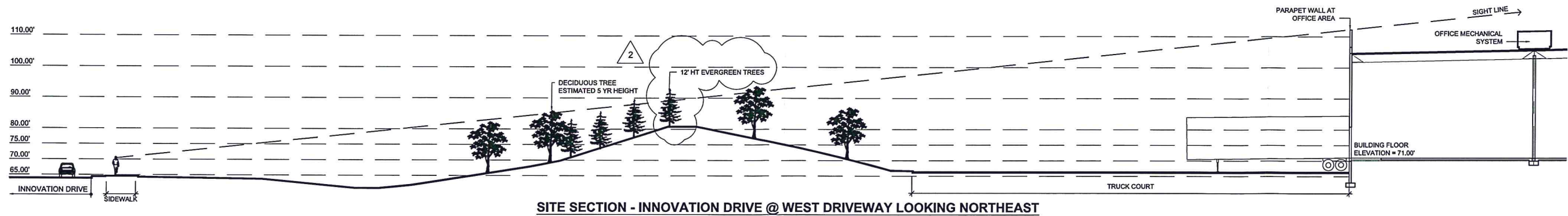
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Do Not Use For Construction

Number	Description	Date
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5	City Review Comments	03/27/19
4	DAA Review Comments	03/18/19
3	DAA Review Comments	03/12/19
2	DAA Review Comments	03/01/19
1	For Review	01/18/19

Scale
1" = 30'

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L3.0



CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

RFP for Central-Main Street Redevelopment Area

AGENDA ITEM NUMBER: 5.A.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: Apr. 8, 2019

COUNCIL AGENDA DATE: _____

STAFF REVIEW: Tom Dabareiner, AICP

SIGNATURE _____

APPROVED BY CITY ADMINISTRATOR: Michael Guttman

SIGNATURE _____

ITEM SUMMARY:

The City of West Chicago had a Request for Proposal (RFP) drafted to seek developers for the various projects associated with the Central-Main Street Redevelopment Plan Update, accepted by the City Council in May 2018. Pete Kelly, the City's Business Development Coordinator, will be on hand to highlight the contents of the Draft RFP and field any questions.

The document contains a "Proposal Submission Process" in Section IX. The dates shown begin with an initial issuance of March 13, 2019 and conclude with a Proposal Submission Due Date of May 8, 2019. These are included only to show the approximate timeframes among the various steps in the submission process. They will be revised once a final RFP is in hand.

ACTION PROPOSED:

Discussion of the Draft RFP.

COMMITTEE RECOMMENDATION:**ATTACHMENTS:**

Draft RFP Downtown Redevelopment Area (dated March 13, 2019)

CITY OF WEST CHICAGO



REQUEST FOR PROPOSAL (RFP)

Request for Developer Proposals

DOWNTOWN REDEVELOPMENT AREA

March 13, 2019

CITY OF WEST CHICAGO

**CITY OF WEST CHICAGO
REQUEST FOR PROPOSAL
(RFP)
Request for Developer Proposals
DOWNTOWN REDEVELOPMENT AREA**

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I. Executive Summary:

The City of West Chicago is seeking a well-qualified developer partner for the phased acquisition and redevelopment of five different blocks of property located in West Chicago's downtown area.

The purpose of this Request for Proposal ("RFP") is to solicit and evaluate the interest in, and ability of developers, or redevelopment groups, to work with the City to redevelop these five blocks to ultimately create a primarily *transit-oriented* residential/mixed-use neighborhood, over a period of five to eight years, commencing in approximately twelve months. The City intends to identify a developer, or redevelopment group, with whom the City can enter into a mutually negotiated redevelopment agreement(s) to accomplish this redevelopment vision.

The five blocks, are located within the Central Business District. The combined total area of all five blocks is just over eight (8) acres (see Exhibit A for map of the five blocks). All are in close walking proximity to the Metra commuter train station. The City owns nearly all of the land on four of the five targeted blocks. All of the properties are located within the current "Downtown TIF District", which expires in 2025. The City is considering options for creating a new TIF district later in 2019. This new TIF district would include these five blocks. The estimated time frame for accomplishing the establishment of the new TIF is four to six months. The blocks are surrounded primarily by single-family and multi-family housing, Sesquicentennial Park, and commercial uses along Main Street.

The City recognizes that although this redevelopment process will be a collaborative effort among the developer and the City, the resulting redevelopment projects will be market driven. This RFP and other relevant information can be found at www.westchicagonow.org.

Specific questions regarding this Request for Proposals process should be addressed to:

Peter Kelly, Economic Development Coordinator
City of West Chicago
475 Main Street
West Chicago, IL 60185
(630) 293-2200 Ext 157

II. Introduction:

Over the past ten years, there has been an increasing interest in the suburban Chicago rental housing market in traditional, walkable neighborhoods in close proximity to commuter transportation, business districts, local parks, and community landmarks. Embracing this trend, the City of West Chicago desires to initiate the development of the five target blocks to serve as the catalyst for a generation of downtown investment in West Chicago.

West Chicago

West Chicago is situated in Chicagoland's western suburbs, approximately 32 miles from downtown Chicago. Its neighboring communities include Winfield, and Carol Stream to the east, Warrenville to the south, Geneva and St. Charles to the west, and Wayne to the north. Commuter rail transportation is available on the Union Pacific West line at West Chicago's Metra station, located at 580 W. Main Street, a brief walk from any of the five blocks referenced in this RFP. Illinois Routes 38 (Roosevelt Road) and 64 (North Avenue) traverse approximately the southern and northern borders of the city from east to west. Both routes converge with Illinois Route 59 and Interstate 355, ultimately offering a connection with Interstate 88. Chicago's O'Hare and Midway International Airports are both situated approximately 45 minutes from West Chicago. In addition, Fermilab, the United States' premier particle physics laboratory, is just over two miles away, directly south of downtown West Chicago.

The population of West Chicago is 27,447 (2015 Census estimate) spread over 14.80 square miles. The median age is 33.2 years, median household income is \$71,250, and median home value is \$240,900. West Chicago has three public pre-schools, six public elementary schools, one public middle school, one public high school and Wheaton Academy. The West Chicago Park District has 390 acres of parkland divided among thirteen parks, including the Reed-Keppler Park, an 89-acre sports and recreational complex.

Downtown West Chicago

Downtown West Chicago is primarily focused along Main Street, which intersects Illinois Route 59, approximately one-quarter mile east of the five redevelopment blocks.

The five redevelopment blocks are located within West Chicago's Central Business District, zoned B-1 and R-6. (refer to Exhibit A for map). In anticipation of this RFP, and to set the stage for redevelopment of the five blocks, the City has made significant commitments and investments in the downtown area. Specifically, the City has acquired nearly all of the properties throughout four of the five redevelopment blocks, established a TIF district which encompasses the five redevelopment blocks, prepared studies and plans to guide the redevelopment of the five blocks, and upgraded some sidewalks and street lighting. In 2006, the City successfully partnered with a developer in the creation of a transient oriented mixed-use retail, office and residential condominium development on property that had been controlled by the City. The City plans to augment these efforts with additional public improvements, including, but not limited to, additional sidewalk and lighting upgrades, streetscapes, a gateway, and other infrastructure improvements. These additional improvements will be implemented in coordination with the private development efforts that result from this RFP.

III. PROJECT SITE CHARACTERISTICS AND DESCRIPTION:

The subject property consists of five (5) blocks, containing 32 tax parcels, totaling just over eight (8) acres. The City owns almost all of four of the five blocks. Properties that are not vacant are subject to leases which can be terminated “at will” after September 30, 2019. Exhibit B contains details for each block, and each individual property within each block, including addresses, tax parcel numbers, lot dimensions, current use, and current zoning

Transportation and Access

The five redevelopment blocks are mapped in Exhibit A. These five blocks are situated between Illinois Route 59 to the east and the rest of the downtown to the west, along the north side of Main Street. Main Street is a two-lane local east-west route which extends from Prince Crossing Road at the east edge of West Chicago, across Illinois Route 59 (approximately one quarter mile east of the redevelopment blocks), to Washington Street in West Chicago’s downtown. Illinois Route 59 is a four (4) lane major north-south arterial route which provides direct access to Interstate 88 East-West Tollway and the I-88 regional office corridor. Route 59 has a traffic volume of 35,900 vehicles per day (“VPD”) where it borders downtown West Chicago, and Main Street sees an average of 8,450 VPD through the central business district.

The Metra commuter train station is located across the street from Blocks 4 and 5 on the south side of Main Street. The Union Pacific West line provides service between downtown Chicago and Elburn. The ride from West Chicago to downtown Chicago is just under an hour.

The 27,000 square foot West Chicago Public Library is also a short walk from any of the five redevelopment blocks. In addition, the Geneva spur of the 61-mile Illinois Prairie Path runs along Main Street, providing immediate access to this recreational pedestrian and cycling route.

Surrounding and Subject Property Land Uses

The five redevelopment blocks are generally surrounded by single-family residences and vacant residential lots to the north; a vacant residential lot to the east; Main Street and the Metra commuter train station and parking to the south, and a mix of single-family residential and commercial uses to the west. The subject blocks are briefly described below (refer to Exhibit B for additional details):

Block 1 - consists of five (5) privately owned parcels, containing a paved parking area and bank drive-thru facility.

Block 2 – consists of four (4) parcels, containing vacant land owned by the City

Block 3 – consists of nine (9) parcels, containing of a mix of single-family residential and commercial uses and vacant land, all owned by the City

Block 4 – consists of thirteen (13) parcels, containing single-family residential uses and vacant land, eleven (11) of which are owned by the City.

Block 5 – consists of two (2) parcels owned by the City, containing the existing City Hall and parking lot, and one (1) privately-owned vacant parcel.

Utilities

The five redevelopment blocks are served by the City of West Chicago for all traditional municipal services. Potable water mains, storm sewer and sanitary sewer lines are in place and accessible within rights-of-way adjacent to the parcels. A map of municipal utilities is shown in Exhibit D. Any proposed development will be required to provide on-site utility connections. Storm water management improvements vary by redevelopment block based on existing and proposed impervious surface coverage. Storm water management strategies that incorporate both on-site and off-site methods will be required. The City has identified four potential existing off-site storm water detention locations.

IV. MARKET FACTORS/DEVELOPMENT FEASIBILITY

A residential and commercial market analysis was completed in March, 2018 by Zimmerman/Volk Associates, a real estate consulting firm specializing in “on trend” absorption projections. The results of this study can be found in the larger “West Chicago Central-Main Street Redevelopment Plan Update”, March, 2018, which can be found on the City’s website. Generally, the analysis estimates that over a five-year time frame, the Central-Main Street Development Plan study area could absorb between 380 and 505 transit-oriented rental and for-sale housing units, distributed among 315 to 420 rental apartments, 30 to 40 condominiums, and 35 to 45 townhouses. The study results can be found, in its entirety, in the City’s “Central-Main Street Redevelopment Plan Updated”, dated March 2018 (refer to Exhibit C for summary of residential market study).

V. LAND USE, PERMITS AND PROPERTY DEVELOPMENT

The City has in place development regulations which are similar to those found in other nearby Chicago suburban communities. All developers will be required to go through the normal land use and building permitting procedures and will be required to meet all existing city land use and building code requirements. The selected developer(s) will also be responsible for payment of all requisite building permit fees and bonds, utility connection fees, and other required or applicable fees typically assessed by the City and any other government entities, unless otherwise negotiated with the City.

Applicable Codes

West Chicago codes can be found on the City's website. The following partial list of development codes are applicable within the City:

- West Chicago Zoning Ordinance
- 2105 International Building Code
- 2015 International Mechanical Code
- 2015 International Fuel Gas Code
- 2015 International Swimming Pool and Spa Code
- Illinois Plumbing Code 2014
- Illinois Accessibility Code
- National Electrical Code 2014 Edition
- 2000 NEPA 101 – Life Safety Code

The developer will be required to expressly agree that any submitted proposal and subsequent work performed shall be at all times comply with, and observe all Federal and State laws, local laws, ordinances, and regulations.

Zoning

Blocks 1, 3 and 5 are zoned B-1 Central Business District. Block 2 is zoned R-6 Multi-Family Residential. Block 4 contains both B-1 and R-6 zoning. Refer to the City of West Chicago Zoning Ordinance, which can be found on the City's website. Current zoning limits building height to 48', or four stories.

The City will be receptive to proposals that require the City's flexibility in its application of its Zoning Ordinance to achieve the most beneficial reuses of the blocks. Accordingly, the City will consider zoning variances such as those related to height restrictions, bulk regulations, conditional uses, and planned unit developments. Nevertheless, it will be the developer's responsibility to secure any and all zoning relief actions and all other approvals that may be required, including following the necessary approval processes. Any approvals sought from the City are not guaranteed at this time, but staff will work cooperatively with the developer on proposals that are consistent with City goals and objectives and will endorse the same in the approval process.

The City recognizes that it will be required to relocate its City Hall from Block 5. The City has a site for a new City Hall already under its control, so the timing and details of this relocation will be driven by the developer's proposal for this block, and any subsequent negotiations.

Developer proposals need not necessarily be limited exclusively to the confines of the five target redevelopment blocks. Applicants should work with adjacent land owners where applicable.

VI. CITY DEVELOPMENT OBJECTIVES & REQUIREMENTS

The following themes are an integral part of the City's plan for redevelopment of the five target blocks:

- Transit-Oriented Development - The City wishes to prioritize walkable, residential density near the Metra station, with complementary commercial uses that serve the new residences and draw others to the downtown. The City believes that transit-oriented development will appeal to younger, urban residents and empty nesters, who desire the multiple experiences offered by an entertaining downtown with access to both Chicago and Fox Valley amenities in a contemporary urban-living setting.
- Assimilation with Surrounding Area - The parcels controlled by the City among the five redevelopment blocks make up a good portion of the overall acreage of the downtown. The integrated location of these multiple blocks throughout the area requires that redevelopment of these blocks respect the existing architectural integrity of the area, by assimilating well with, and complementing the character of the surrounding residential, commercial and public open spaces.
- Quality Open Space - Redevelopment proposals should contemplate opportunities for the addition of open spaces to the downtown, especially where they can unify the development of the blocks with one another or the surrounding area. Open spaces could consist of such elements as plazas created by building setbacks, courtyards, pedestrian paths, pocket parks, tot lot playgrounds, etc. They should provide high quality, visible, inviting settings which encourage social interaction, civic engagement, and outdoor enjoyment that creates a civic or passive use space for the downtown area.
- Storm Water Management - The City has adopted the DuPage County Storm Water and Floodplain Management Ordinance and local amendments and will work with prospective developers to guide them through the engineering process. Storm water requirements will vary by block and by project, and will be met with either on-site management, off-site management, or some combination of both. The City has four potential locations for off-site storm water management improvements (refer to Exhibit D for these locations)
- Design Guidelines - Refer to Exhibit E for broad design guidelines for the target redevelopment blocks, taken from the City's "Central-Main Redevelopment Plan Update". The entire document can be found on the City's website.

VII. REDEVELOPMENT PROJECT PROPOSAL GUIDELINES

The City offers the following specific guidelines to keep in mind as part of the RFP process:

- The City seeks a developer partner for the redevelopment of the five target blocks. The City will participate in the redevelopment of the five blocks by providing control of the properties, and public improvements and infrastructure that is consistent with the developer's redevelopment plans. The City will also consider additional participation through other public financial assistance, potentially employing TIF finance mechanisms. That said, the City encourages the submission of viable market-driven redevelopment projects that yields a reasonable return on the developer's investment.
- The City does not expect all five blocks to necessarily be redeveloped simultaneously. In addition, the blocks need not be developed as part of a single "master-plan", but rather, may be conceived as separate, independent developments. Accordingly, the City is open to proposals that provide for phased redevelopment projects, block(s) by block(s). Later phases may be presented as contingent upon successful completion of prior redevelopment projects.
- Prospective developers should submit proposals that focus on the development of Blocks 2, 3, and 4 first, although proposals may consist of proposed developments for as many as all five blocks. Blocks 1 and 5 contain existing structures that currently house on-going operations that may require more time for relocation. (Refer to Exhibit B for the specific details regarding the current use of each parcel).
- The City-selected developer or development group will be given exclusive rights to negotiate with the City, for a limited and timely period to be determined.

VIII. CITY OF WEST CHICAGO PARTICIPATION

The City has participated in previous public/private partnerships within the downtown and understands that inducements may be required to successfully redevelop the five target blocks. The City has already acquired a significant portion of the properties throughout the five redevelopment blocks, prepared studies and plans to guide the redevelopment of four of the five blocks and upgraded some sidewalks and street lighting. The City will carefully evaluate developer requests for direct City involvement and/or financial inducements.

Potential Incentives

The five blocks are located within the current City of West Chicago “Downtown TIF District”. This TIF district is due to expire in 2025. The City is considering replacing this TIF district this year, with a new TIF district, whose boundaries would still incorporate the five redevelopment blocks. The new TIF would expire in 2042 if initiated this year. The City may use funds from the potential new TIF to facilitate projects that meet the objectives of the TIF Redevelopment Plan. Such funds could be used for property acquisition, building demolition, site preparation, public improvements and infrastructure, among others. Any development agreements that the City enters into with the selected developer would be subject to conformity with TIF statutes.

In addition to TIF resources, the City of West Chicago has a Retail and Restaurant Business Grant Program. Grants available under the Program at any particular time are subject to the then-available funding as budgeted from time to time by the City of West Chicago within the Downtown TIF Fund. A maximum \$10,000 matching grant amount is available. The City also has a Façade Improvement Program in which up to \$10,000 is available for façade renovations each year, up to a maximum of three years that can be collected at once.

Sales/Purchase Price of City-Owned Properties

Proposals should identify the price(s) that the developer is willing to pay the City for its properties, if any. Please note, however, that any discussions pertaining to the sale of any properties to the developer will not occur during the RFP solicitation period. Rather, should a submitted proposal warrant further consideration, as determined through the review process, applicants will be contacted to enter into negotiations regarding the prospective sale price(s) and/or any financial considerations that would be appropriate for a prospective development. No brokerage fees will be paid by the City.

Sales Tax Rebates

The City of West Chicago is a home rule municipality. As such, any sales tax revenue sharing agreements will be subject to Illinois State statutes and the City’s evaluation of need for such agreements.

Environmental Remediation and Site Prep Costs

All but two of the City-owned parcels in the five blocks are, or were previously, occupied by single-family homes, so it is anticipated that no brownfield conditions exist on any of the parcels built-out as residential dwellings. Tax parcel (PIN) 04-101-130-01-0000 contains an auto repair shop, which may require further evaluation. To the extent that any environmental remediation/removal is found to be necessary, TIF funds may be applied to those costs, subject to agreement by the City.

The City will work with the selected developer to re-locate and/or bury utilities to complement the proposed development, based on project characteristics and available funding.

Access to the Sites

The City authorizes and encourages prospective developers to visit the parcels as part of their due diligence in preparing their proposals. Prospective developers are encouraged to incorporate their findings in their proposals, to the extent existing site conditions have implications for their proposed developments.

IX. PROPOSAL SUBMISSION PROCESS

The table below delineates the various milestone dates for the RFP submittal process:

City of West Chicago Issue Date of RFP	<i>Wednesday, March 13, 2019</i>
City of West Chicago Pre-Proposal Q and A Meeting for Prospective Developers (see below for details)	<i>Thursday, March 28, 2019</i>
Letter of Intent to Apply Due Date	<i>Wednesday, April 3, 2019</i>
Proposal Submission Due Date	<i>Wednesday, May 8, 2019</i>

Pre-Proposal Q and A Session

City staff members will hold a question and answer session for developers who may have interest in submitting a proposal in response to this RFP on ***Tuesday, March 26, 2019 at 7:00 p.m.*** in the ***City Council chambers, at City Hall, 425 Main Street.*** This will be an opportunity for City staff to walk prospective developers through the RFP, and for prospective developers to ask questions and present comments.

Letter of Intent

Any prospective developer shall submit a Letter of Intent by 4:00 p.m. on the date indicated in the table, above. The Letter of Intent should indicate the prospective developer's desire to submit a formal proposal by the proposal submission due date shown above. The letter shall also include the name(s) of the relevant parties that will be submitting the proposal. The letter of intent may be submitted electronically to pkelly@westchicago.org, or by hard copy, and should be transmitted to the Pete Kelly, Economic Development Coordinator. Please note that submission of a letter of intent does not obligate any entity to submit a proposal. In addition, failure to submit a letter of intent by the due date will not necessarily disqualify a proposal that is later submitted.

Format and Delivery of Proposal

Proposals shall be submitted to Pete Kelly, Economic Development Coordinator, 475 Main Street, West Chicago, IL 60185, by no later than ***4:00 p.m. on May 8, 2019.*** Both single and multiple submissions may be made. If multiple submissions are made, they must be submitted independently of one another.

Ten (10) printed copies should be submitted, along with one (1) electronic copy. The electronic copy shall be in a PDF format and shall be transmitted via a flash drive to pkelly@westchicago.org.

Proposals should be presented in a standard 8-½" x 11" format (11" x 17" graphics can be folded into the proposal).

Upon receipt of each proposal, the City will send an acknowledgement of its receipt. Proposers who do not receive said acknowledgement of within twenty-four hours of sending should follow up by phone with specific information identifying the originating email address for message recovery. Proposals will be kept confidential to the extent permitted by law.

Proposal submissions should be divided into the distinct sections shown below. For multiple proposals, each proposal should be divided into the below sections.

Project(s) Description

A project description should identify which blocks are included in the proposals, and for each block should include, at a minimum the following:

- Proposed uses for the development(s) (residential, commercial, retail, etc.),
- Proposed building masses and heights
- Proposed architectural style(s)
- Proposed number of units
- Proposed unit mixes
- Proposed parking and loading facilities
- Proposed market price-points of the product
- Proposed exterior spaces (open spaces/landscaping/paving/pedestrian and vehicular concepts, etc.)
- Areas proposed to be dedicated or reserved for public use and the approximate size of each area
- Provide estimate of number of temporary and permanent jobs to be created by the proposed development(s)
- Provide estimated timelines, including any proposed phasing
- Identification of any other real estate parcels, exclusive of the those within the five target blocks, that are included in the proposed development(s), and a description of any conditions precedent to their acquisition and development

Development Team Description

- Provide the name and contact information for the individual from the development team with whom the City will correspond
- Identify the members of the development team and their respective roles, including prospective purchasers/property owners, developers, general partners, property managers/operators, and any other significant stakeholders
- Describe the experience/track record and overall qualifications of each member of the development team, especially any previous experience with public partnerships and/or similar developments

Financial Structure Description

A statement which details the financial structure and proposed method of financing the development(s), including:

- Summary sources and uses of funds
- Evidence of construction and permanent financing sources' intent or commitment to fund the proposed development, if any
- Evidence that the development team has the financial capacity to successfully execute the proposed development(s)
- Evidence of any other marketability of the proposed development(s)

Any proposal in which public incentives are contemplated must include a detailed rationale for such incentives in the form of a "*gap analysis*" consisting of detailed sources and uses of funds (including hard and soft costs), a ten to twenty year pro forma, and an identification of extraordinary costs associated with the proposed development. The pro forma shall include bases and assumptions for income and expenses, absorption rates, escalation rates, property and sales taxes generated, disposition values, cap rates, etc. The City reserves the right to request additional information or documentation to evaluate the bases for the incentive.

City Participation Description

The proposals(s) should describe what assistance from the City, if any, is necessary in order for the redevelopment to be feasible. This should include:

- Any required land price adjustments being sought by the developer(s)
- Any adjustments to municipal fees.
- Incentives available through the TIF Act, or other City resources
- Any other incentives, including and County, State, or Federal incentives

Requests for City incentives should clearly outline how those City incentives will fit into the total development package. The developer must demonstrate that the requested incentives are necessary for the proposed development(s) to be accomplished (i.e. the "but for") at competitive fair market costs and adequate returns to the developer(s), without creating any unreasonable burdens to the City. It is anticipated that any local incentives granted will be financed by the property tax increment created by the redevelopment(s), and/or by additional sales taxes generated by the redevelopment(s).

Design Description

- The design professionals to be utilized on the project(s) must be identified, along with evidence of their experience, particularly on similar projects.
- Provide preliminary architectural concept renderings, such as proposed site plans, proposed exterior elevations, etc.
- Describe how the proposed development(s) relates to the City's vision of transforming its downtown area into a transit-oriented residential/mixed use

neighborhood, and its requirements for assimilation with the surrounding area and open space.

- Describe how the development will enhance the attractiveness of the area
- Describe how the redevelopment(s) will be compatible with the surrounding area in terms of overall character.
- Describe any zoning relief or amendments that will be required

Note: The City reserves the right to accept or reject any or all proposals or addendums thereto, to negotiate the terms of any proposal, and to waive any technicality in any proposal submitted. In addition, the City may choose to accept any part of a proposal or two or more different proposals as the City deems necessary and/or appropriate. The City also reserves the right to allow only a portion of a block to be developed. If redevelopment negotiations cannot be concluded successfully with the chosen developer or development group, the City may negotiate an agreement with any other developer or development group without notice and without re-issuing another RFP.

Addenda

In the event that it is necessary to provide additional clarification or revisions to the RFP, as well as any supplementary information pertaining to the RPA effort, the City will distribute said addenda to all developers who have filed a Letter of Intent. Additionally, the addenda will be posted on the City's website at www.westchicagonow.org. For those parties who do not file a Letter of Intent, but who plan to submit a proposal, it will be those parties' responsibility to regularly monitor the City's website for said addenda.

X. PROPOSAL EVALUATION PROCESS

The below criteria will be considered by the City in its evaluation of developer proposals. The order in which they are shown below does not represent their relative significance in the evaluation process.

Overall Planning/Design:

- Compatibility of proposed development with the City's vision for the downtown as a transit-oriented residential/mixed use neighborhood that will attract younger urban residents, empty nesters, and new businesses (refer to the City's "Central-Main Street Redevelopment Plan Updated" and its "West Chicago Strategic Plan").
- Design compatibility with the existing character and scale of the downtown area
- Proposed residential unit mix, including types of units, amenities, services
- Proposed commercial uses and tenants

Developer Qualifications:

- Developer or development group qualifications, including experience with projects of similar scope, nature and complexity, experience with public/private development partnerships, and downtown projects.
- The financial capability of the developer or individuals of the developer group. This will be thoroughly reviewed prior to final developer selection. This includes demonstration that commitments are either in place or can be readily established to deliver financing and tenants for commercial spaces.

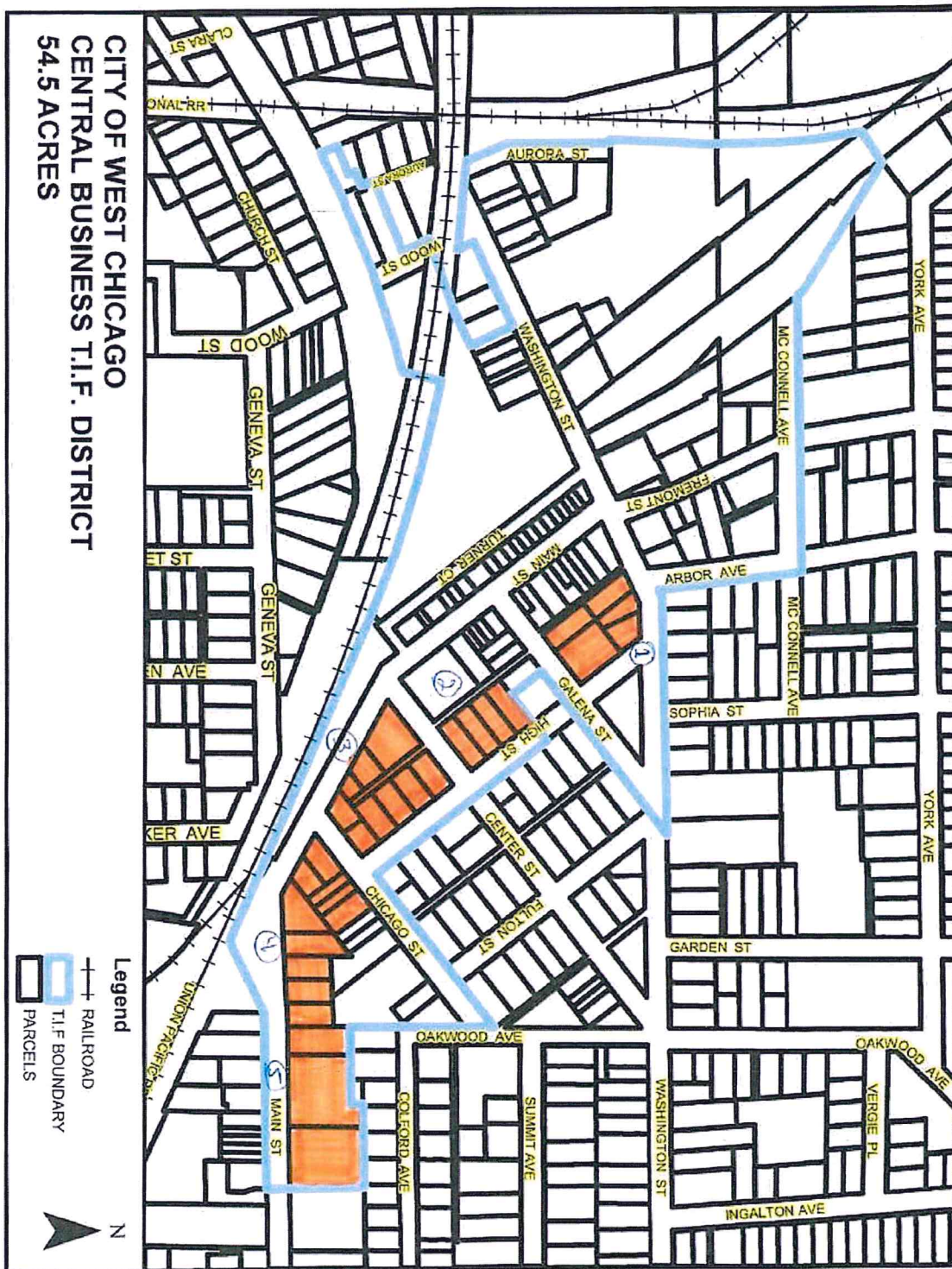
Financial Feasibility:

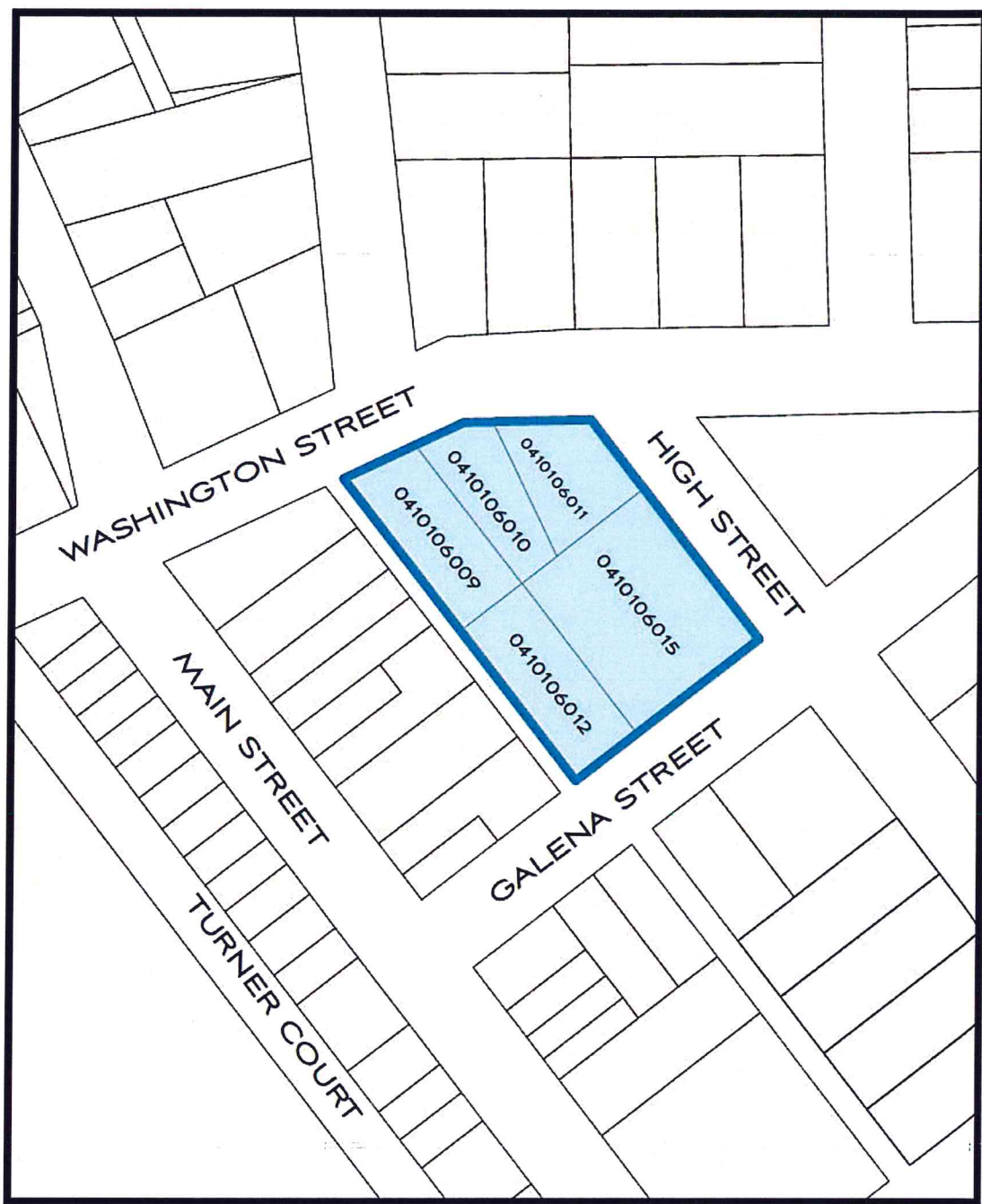
- The feasibility of the proposed method(s) of financing
- The extent of the financial assistance being requested from the City will be examined closely. Proposals which leverage the City's overall investment into the highest neighborhood impact, along with the greatest return on the City's investment will get the most attention.
- The extent of public sector investment in public improvements

Proprietary Information

Any restrictions on the use of information contained within any proposal shall be clearly stated as such on the front page of the proposal. Please note that the City will only be able to comply with confidentiality requests to the extent allowed by law.

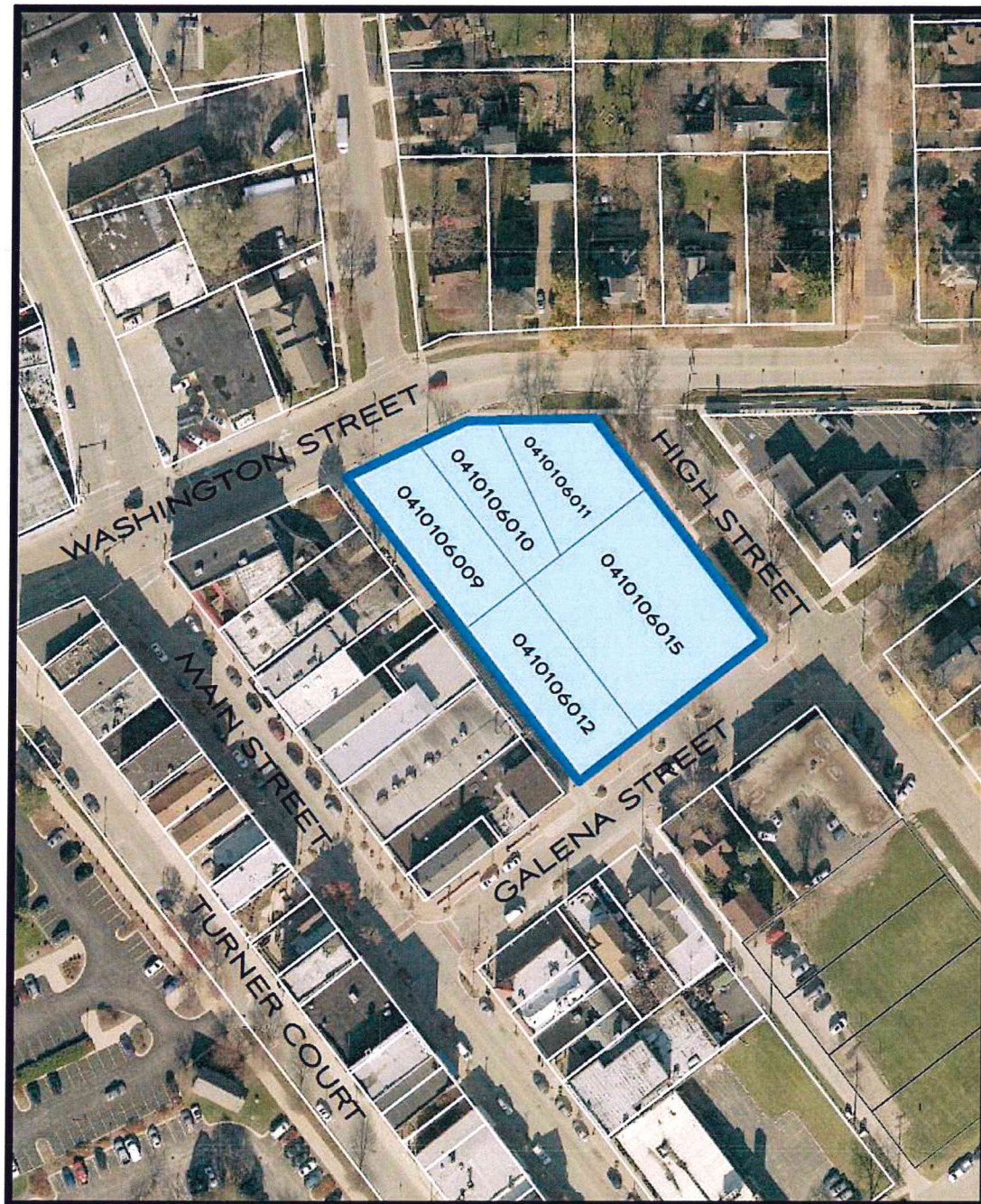
TARGET BLOCK MAPS





BLOCK 1- DOWNTOWN REDEVELOPMENT PLAN

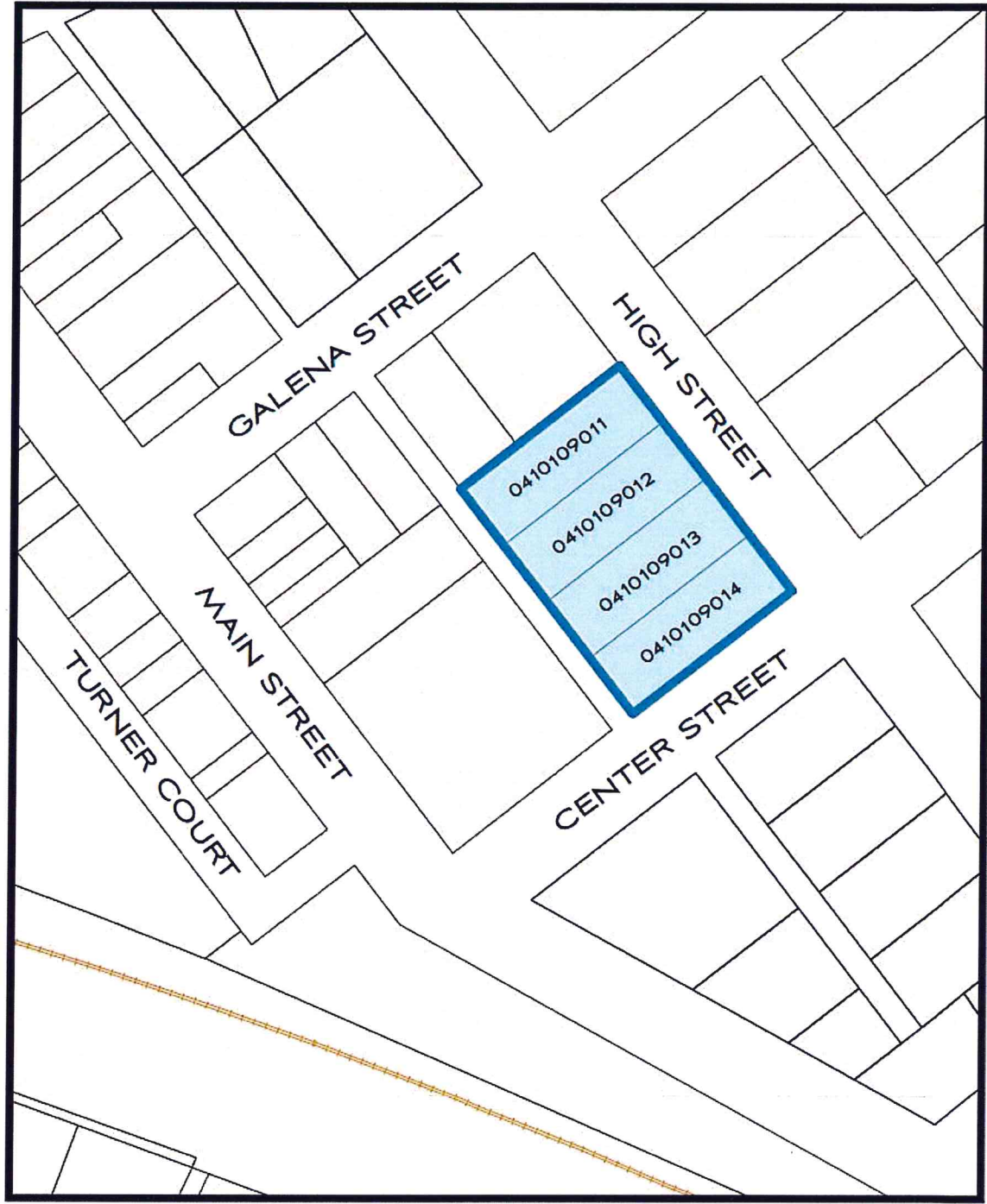
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DOCUMENT NAME: 2019_MAINSTREETBLOCK1



BLOCK 1- DOWNTOWN REDEVELOPMENT PLAN

1 INCH = 100 FEET

DOCUMENT NAME: 2019_MAINSTREETBLOCK1ORTH0

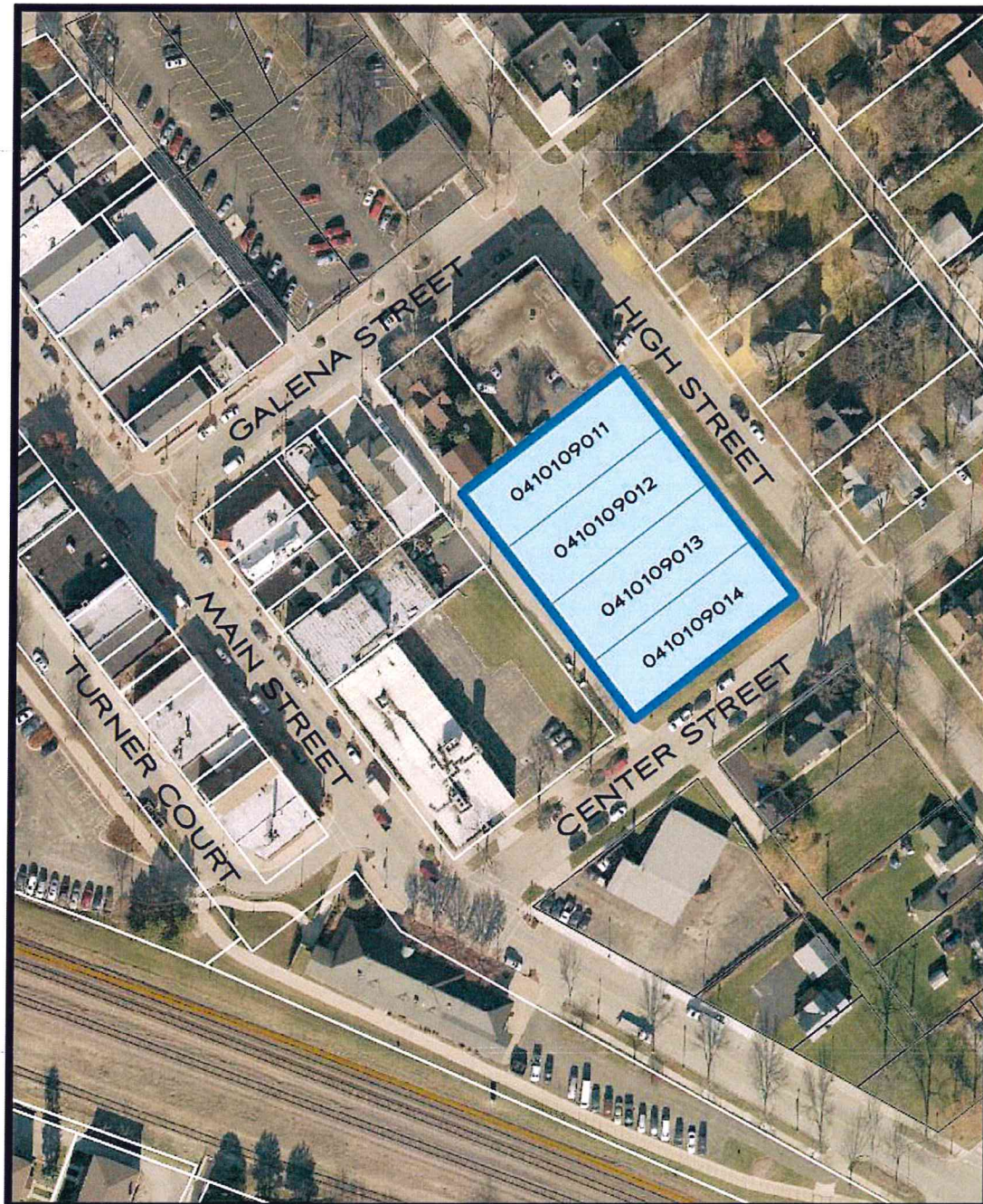


BLOCK 2- DOWNTOWN REDEVELOPMENT PLAN



1 INCH = 100 FEET

DOCUMENT NAME: 2019_MAINSTREETBLOCK2

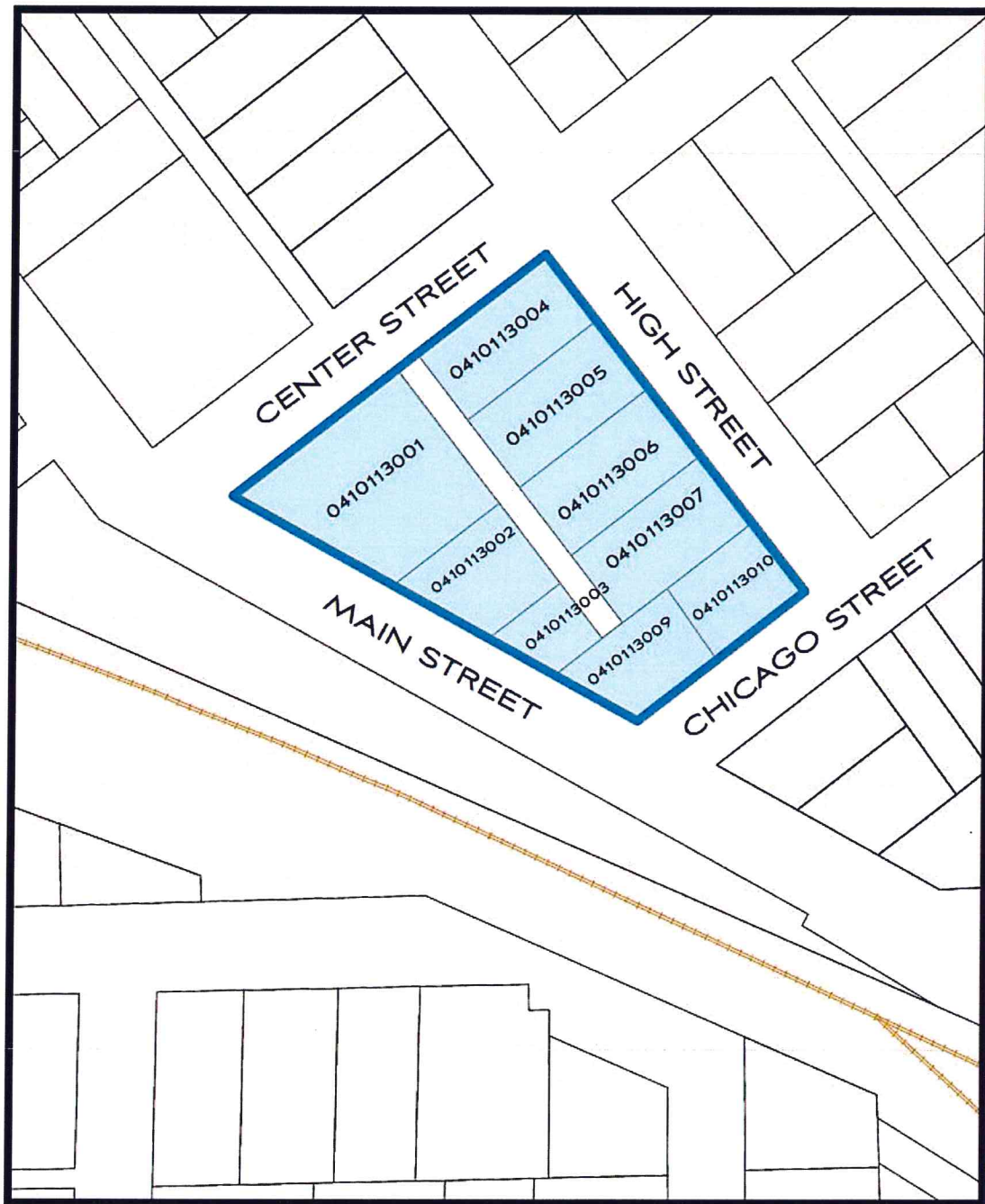


BLOCK 2- DOWNTOWN REDEVELOPMENT PLAN



1 INCH = 100 FEET

DOCUMENT NAME: 2019_MAINSTREETBLOCK2ORTH0

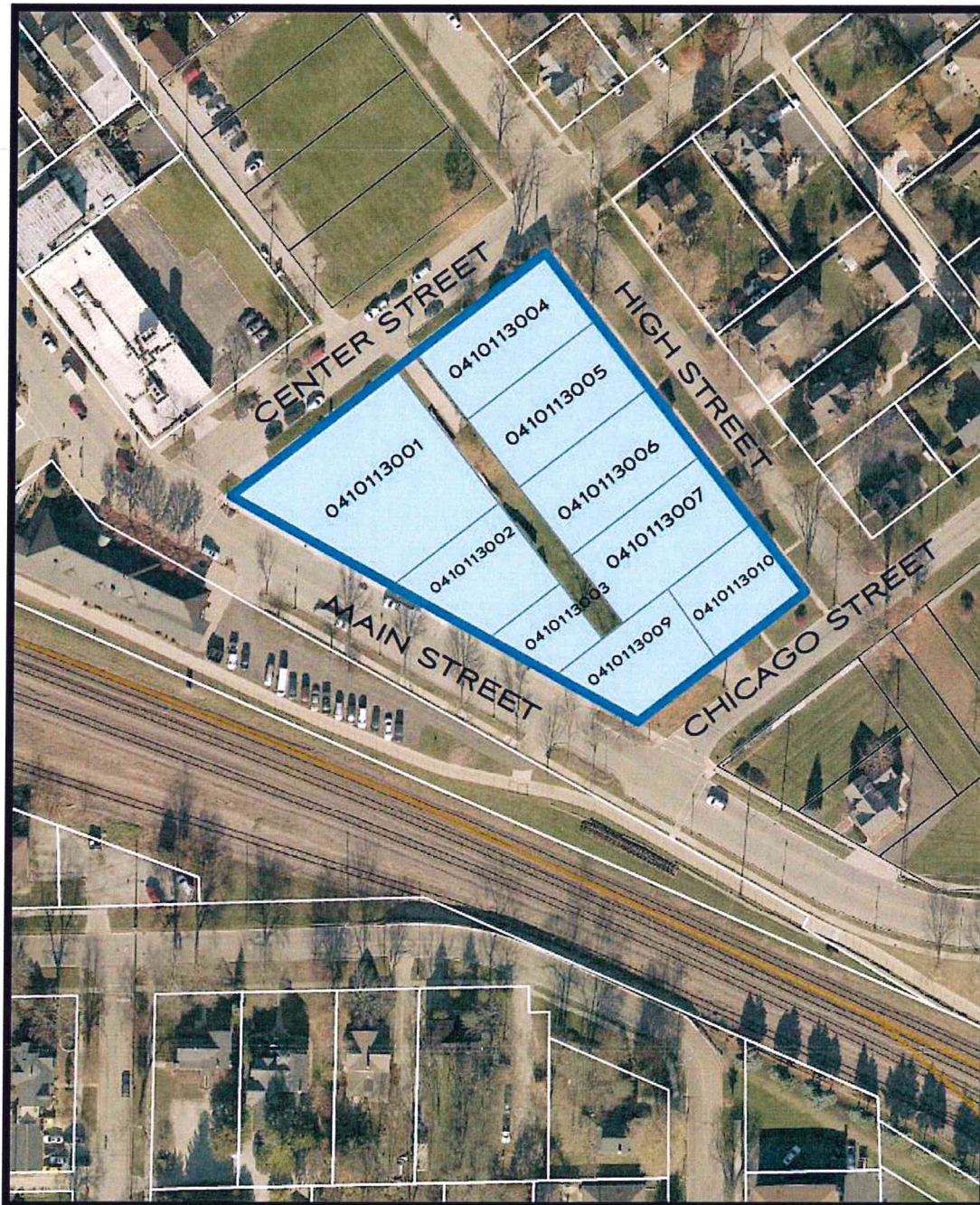


BLOCK 3- DOWNTOWN REDEVELOPMENT PLAN



1 INCH = 100 FEET

DOCUMENT NAME: 2019_MAINSTREETBLOCK3



BLOCK 3- DOWNTOWN REDEVELOPMENT PLAN



1 INCH = 100 FEET

DOCUMENT NAME: 2019_MAINSTREETBLOCK3ORTH0



BLOCK 4- DOWNTOWN REDEVELOPMENT PLAN



1 INCH = 100 FEET

DOCUMENT NAME: 2019_MAINSTREETBLOCK4



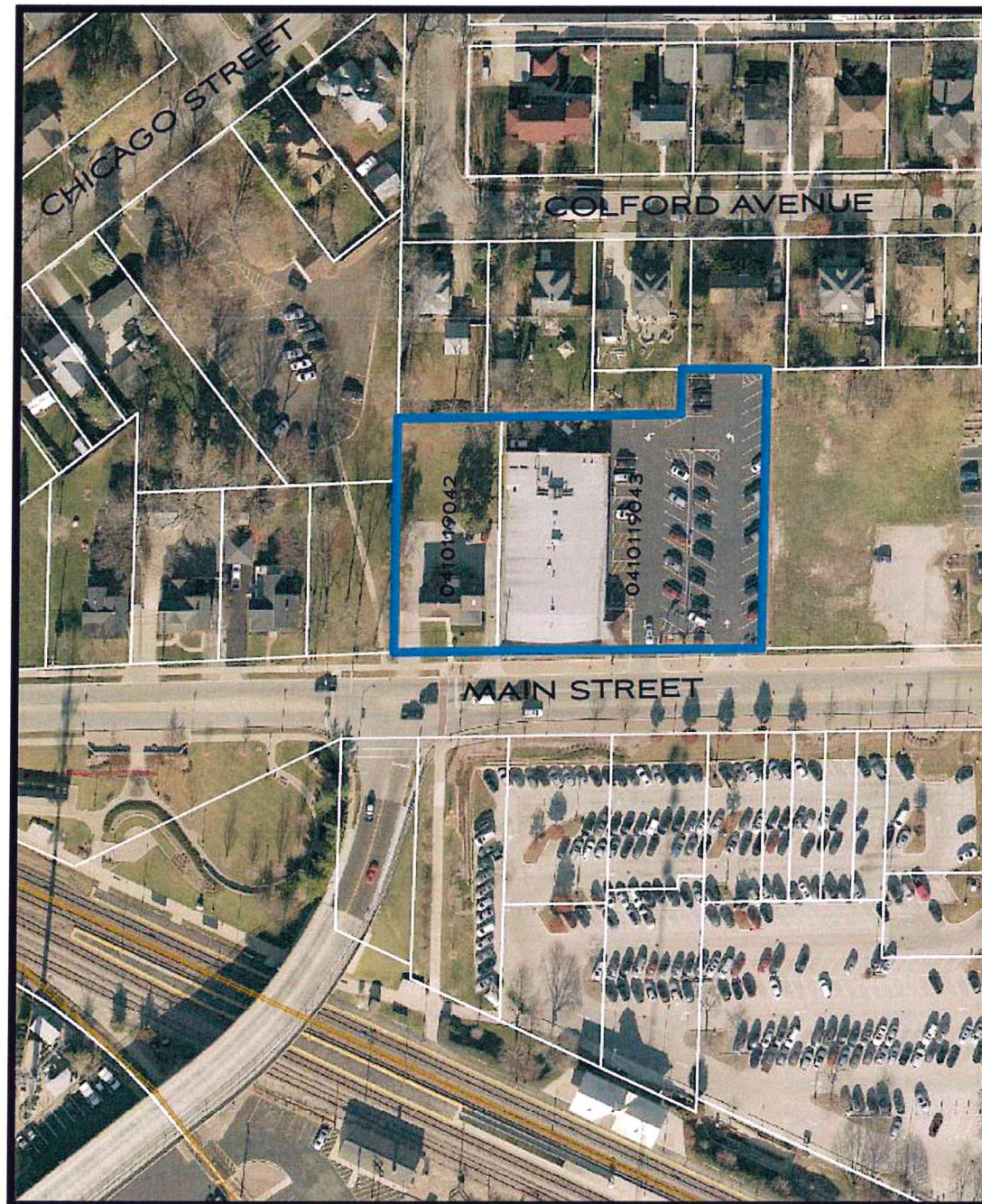
BLOCK 4- DOWNTOWN REDEVELOPMENT PLAN



1 INCH = 100 FEET

DOCUMENT NAME: 2019_MAINSTREETBLOCK4ORHD





BLOCK 5- DOWNTOWN REDEVELOPMENT PLAN



1 INCH = 100 FEET

DOCUMENT NAME: 2019_MAINSTREETBLOCK5ORTH0

EXHIBIT B

TARGET BLOCK EXISTING CONDITIONS

BLOCK 1						
PIN	ADDRESS	ACREAGE	APPROX SQ. FT.	ZONING	CURRENT USE	OWNERSHIP
0410106009	N/A	0.19	8,276	B-1	Parking lot	Private
0410106010	N/A	0.14	6,098	B-1	Parking lot	Private
0410106011	N/A	0.16	6,970	B-1	Parking lot	Private
0410106012	N/A	0.20	8,712	B-1	Parking lot	Private
0410106015	121 GALENA ST	0.41	17,860	B-1	Parking/Bank Drive Thru	Private
Total		1.10	47,916			
BLOCK 2						
PIN	ADDRESS	ACREAGE	APPROX SQ. FT.	ZONING	CURRENT USE	OWNERSHIP
0410109011	210 HIGH ST	0.20	8,712	R-6	Vacant	City
0410109012	216 HIGH ST	0.20	8,712	R-6	Vacant	City
0410109013	222 HIGH ST	0.20	8,712	R-6	Vacant	City
0410109014	228 HIGH ST	0.20	8,712	R-6	Vacant	City
Total		0.80	34,848			
BLOCK 3						
PIN	ADDRESS	ACREAGE	APPROX SQ. FT.	ZONING	CURRENT USE	OWNERSHIP
0410113001	305 MAIN ST	0.40	17,424	B-1	Commercial	City
0410113002	321 MAIN ST	0.15	6,534	B-1	Residential	City
0410113003	327 MAIN ST	0.07	3,049	B-1	Vacant	City
0410113004	302 HIGH ST APT 1	0.19	8,276	B-1	Residential	City
	302 HIGH ST APT 2				Residential	City
0410113005	308 HIGH ST	0.19	8,276	B-1	Vacant	City
	310 HIGH ST				Vacant	City
0410113006	314 HIGH ST APT A	0.19	8,276	B-1	Residential	City
	314 HIGH ST APT B				Residential	City
	314 HIGH ST APT C				Residential	City
0410113007	322 HIGH ST	0.19	8,276	B-1	Residential	City
0410113009	333 MAIN ST	0.14	6,098	B-1	Vacant	City
0410113010	109 CHICAGO ST	0.13	5,663	B-1	Residential	City
	328 HIGH ST					
	328 1/2 HIGH ST					
Total		1.65	71,874			
BLOCK 4						
PIN	ADDRESS	ACREAGE	APPROX SQ. FT.	ZONING	CURRENT USE	OWNERSHIP
0410119001	305 MAIN ST	0.18	7,841	B-1	Vacant	City
0410119002	411 MAIN ST	0.14	6,098	B-1	Residential	City
0410119003	114 CHICAGO ST	0.10	4,356	R-6	Vacant	City
0410119004	120 CHICAGO ST	0.10	4,356	R-6	Vacant	City
0410119005	202 CHICAGO ST	0.20	8,712	R-6	Vacant	City
0410119006	206 CHICAGO ST	0.10	4,356	R-6	Residential	City
0410119037	419 MAIN ST	0.29	12,632	B-1	Vacant	City
	421 MAIN ST				Vacant	City
0410119038	435 MAIN ST	0.26	11,326	B-1	Residential	City
0410119039	441 MAIN ST	0.20	8,712	B-1	Residential	City
0410119040	447 MAIN ST	0.20	8,712	B-1	Residential	City
0410119041	453 MAIN ST	0.20	8,712	B-1	Vacant	City
Total		1.97	85,813			
BLOCK 5						
PIN	ADDRESS	ACREAGE	APPROX SQ. FT.	ZONING	CURRENT USE	OWNERSHIP
0410119042	461 MAIN ST	0.33	14,375	B-1	Residential	City (Deeded)
0410119043	475 MAIN ST	1.00	43,560	B-1	Public/City Hall	City
0410119069	487 MAIN ST	0.86	37,462	B-1	Vacant	Private
Total		2.19	95,396			

EXHIBIT C

RESIDENTIAL MARKET STUDY SUMMARY



ZIMMERMAN/VOLK ASSOCIATES, INC.

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Research & Strategic Analysis

AN ANALYSIS OF RESIDENTIAL MARKET POTENTIAL

The Central-Main Street Redevelopment Plan Study Area *City of West Chicago, DuPage County, Illinois*

March, 2017

EXECUTIVE SUMMARY

This analysis has found that, from the market perspective, over a five-year timeframe, between 380 and 505 transit-oriented rental and for-sale housing units can be supported within the Central-Main Street Redevelopment Plan Study Area. Based on market preferences, the housing mix would include 315 to 420 rental apartments, 30 to 40 condominiums, and 35 to 45 townhouses.

The 315 to 420 rental units include the following:

- Transit-oriented studios to two-bedroom apartments ranging in size between 500 and 1,050 square feet with proposed base rents ranging between \$950 and \$1,850 per month (\$1.76 to \$1.90 per square foot).
- The weighted average rent of the rental apartments is \$1,400 for an average unit size of 768 square feet, an average of \$1.82 per square foot.
- Absorption is forecast at 63 to 84 rental units per year.

The 30 to 40 condominium units include the following:

- One- and two-bedroom condominiums ranging in size between 800 and 1,400 square feet, with proposed base prices ranging between \$165,000 and \$265,000 (\$189 to \$206 per square foot).
- The weighted average price is \$222,000, for an average unit size of 1,138 square feet, an average of \$195 per square foot.
- Absorption is forecast at six to eight units per year.

The 35 to 45 townhouses include the following:

- Two- and three-bedroom townhouses ranging in size between 1,100 and 1,800 square feet, with proposed base prices ranging between \$225,000 and \$350,000 (\$194 to \$205 per square foot).
 - The weighted average price is \$292,750, for an average unit size of 1,485 square feet, an average of \$197 per square foot.
 - Absorption is forecast at seven to nine units per year.
-

EXHIBIT D

PUBLIC UTILITIES MAP



EXHIBIT E BROAD DESIGN GUIDELINES

(refer to the “Central-Main Street Redevelopment Plan Updated”, March 2018 on City website)

Key Vision Recommendations

Encourage High Density Residential Near Station

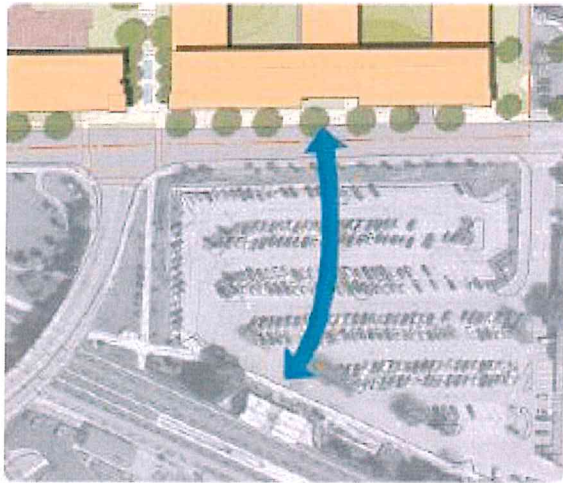


Figure 18

West Chicago is a natural fit for TOD. Other Chicagoland suburbs, who also have Metra stations near the Downtown core, are capitalizing on TOD. To leverage this asset, the City should encourage a minimum of four stories, illustrated in the Vision Plan as five-stories, for mixed-use development across from the station. The development may incrementally step down in height away from Main Street where it is closer to the single-family neighborhood beyond.

As redevelopment occurs and parking needs change with the introduction of driverless cars and the increasing rideshare industry, the Metra parking lot immediately adjacent to the station may become available for mixed-use redevelopment.

(see page 10)

Allow Taller Building Heights Along Main Street



Figure 19

Like Block 5 which fronts onto Main Street, the frontages of Blocks 3 and 4 should be redeveloped with a maximum of five-story buildings. These facades will play a significant role in adding to the perceived walkability from Metra station to Downtown core. These buildings should also provide residential entrances along the facades and commercial storefronts at intersections. The buildings should be located near the front property line with minimal setback, except in the case of a small landscape buffer or private outdoor space. Allowing the taller, five-story buildings may be the difference between a project being financially feasible or not, so consideration of the trade-offs should be heavily weighed. Building setbacks towards the smaller scale neighborhood and only allowing five-stories within 80 feet from the Main Street property line may help mitigate the taller height along Main Street.

Redevelopment along High Street should respect the scale of the historic single-family homes on the north side of the street. A residential vernacular should help complement the scale and character of the homes, while allowing for a higher density product type to support more Downtown living.

(see page 10)

Create a Series of Landmarks Through Downtown

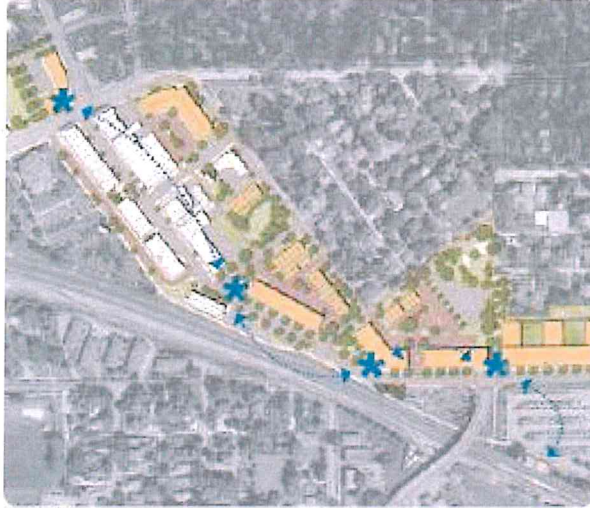


Figure 20

Introducing a series of visual landmarks would greatly enhance wayfinding and architectural character. The Vision Plan demonstrates strategic locations for architectural towers and corner public spaces that attempt to draw people down Main Street and into the Downtown core. These visual landmarks occur each time the street bends.

The corner public spaces should include water features to reinforce West Chicago as a city of fountains.

(see page 11)

Build a Park to Support Downtown Residents



Figure 21

To address one of the most glaring Downtown deficiencies, the City should commission a landscape architect or incentivize a private developer to complete the design of a neighborhood pocket park and tot lot playground at the corner of Center Street and High Street. This location is already a vacant lot that has provided recreational space for the community. The current site is over-scaled for the size of Downtown, so redevelopment on a portion of this City-owned lot is recommended.

The pocket park should include a variety of active and passive program options, such as a tot lot playground, exercise equipment, flexible lawn seating, a water feature, sidewalks, or any other program that complements the surrounding neighborhood. As designs are finalized for the West Washington Street Plan, the uses within the two parks should be coordinated to avoid overlapping programming.

(see page 11)

