CITY OF
WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

DEVELOPMENT COMMITTEE

Monday, March 9, 2020
7:00 P.M. - Council Chambers

AGENDA

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

2. Approval of Minutes

   A. December 9, 2019

3. Public Participation

4. Items for Consent

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

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

5. Items for Discussion

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

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

6. Unfinished Business

7. New Business

475 Main Street
West Chicago, Illinois
60185

T (630) 293-2200
F (630) 293-3028
www.westchicago.org

Ruben Pineda
MAYOR

Nancy M. Smith
CITY CLERK

Michael L. Guttman
CITY ADMINISTRATOR

8. Reports from Staff

   A. Evaluation of commercial lighting at night

9. Adjournment

Draft

MINUTES

DEVELOPMENT COMMITTEE

December 9, 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, Matt Garling, Jayme Sheahan and Rebecca Stout present.

Also in attendance was Community Development Director, Tom Dabareiner.

2. **Approval of Minutes.**

A. **November 11, 2019.**

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

3. **Public Participation.** None.

4. **Items for Consent.** None.

A. **643 Innovation Drive** – Alton Industries requests approval of setback variances from the Zoning Code related to its proposed development of a 193,000 square foot industrial building in the DuPage Business Center.

Alderman Stout announced that Item 4.A. would be moved to Items for Discussion, 5.A due to one minor change.

5. **Items for Discussion.**

A. 643 Innovation Drive – Alton Industries requests approval of setback variances from the Zoning Code related to its proposed development of a 193,000 square foot industrial building in the DuPage Business Center.

Tom Dabareiner informed the members that approval is recommended so long as a satisfactory solution is proposed regarding one access point to the subject property to staff prior to the consideration of City Council. Any motion made should include this condition.

Alderman Garling asked about the timeframe for finding a solution prior to the next City Council meeting, and Mr. Dabareiner replied staff would have the remainder of the week but would inform the Aldermen either prior to or at their meeting next Monday night. Alderman Garling expressed hesitance that the members would have no time to consider the solution prior to nor at the Committee and/or Council levels. Mr. Dabareiner stated that everything else has been addressed, and it is just this one piece that needs to be resolved.

Alderman Stout stated she would be inclined to move forward with this Item, but with the caveat of requiring a satisfactory solution to that piece prior to City Council. Alderman Birch Ferguson agreed.

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

6. Unfinished Business.

A. McAuley School Discussion.

Diane Ferguson was recognized to speak to the Committee on behalf of the McAuley School Restoration Initiative. She provided an update of recent events. She stated that the Restoration Initiative provided the written proposal requested by the Historical Society. The Historical Society will not formally discuss the matter again until their January meeting. In the meantime, the building was inspected and found to not be in any worse condition than it was two years ago. The foundation and walls are solid. The roof is in disrepair. An inspection report to be shared with staff will be forthcoming.

She stated that a local pastor posted a drone video of the West Chicago area, and he is now interested in becoming their videographer. He also has a construction background and maintains connections with the trades. She then asked the members about the approval process with the Committee for it to go to the full Council.

Alderman Stout replied that if the vote is not unanimous, then the matter would be included as an Item for Discussion rather than for Consent at the Council level. Ms. Ferguson stated she hopes to return with an update at the January meeting.

Alderman Stout thanked Ms. Ferguson for her update.

7. **New Business.** None.

8. **Reports from Staff.**

Tom Dabareiner provided a status update on Forming America, stating they are still in Administrative Adjudication. They requested a continuance and the hearing is set for next week.

Alderman Beifuss asked for a code enforcement update with respect to the installation of new LED lights at commercial locations. He explained that if businesses retrofit lights and the new bulbs do not meet code, it can result in unnecessary glare and light pollution. It was his understanding the inspectors were going to be looking into this during the cold months when there are fewer daylight hours. Mr. Dabareiner answered this is just the first month where it is possible, and the one evening the inspectors work per month has not yet happened yet. However, he will ask that they make sure they look into this. Alderman Beifuss asked staff for an update on this matter at their next meeting. As LED lights become more prevalent, they are seeing more instances of where, without proper shielding, improper lighting can result. Mr. Dabareiner agreed to do so.

Alderman Ferguson asked about the code to enforce this lighting issue, and Mr. Dabareiner said there is code that requires the foot-candles to measure zero or .1 at the property line. Alderman Ferguson stated that in his experience, it is easier to measure lumens than foot-candles. He added that in the case of LEDs, they are often in the wrong spectrum of light towards blue or white light, which is unnatural. Mr. Dabareiner said this is not something they currently regulate.

9. **Adjournment.**

Alderman Birch Ferguson moved and Alderman Ferguson seconded the motion to adjourn the Development Committee meeting at 7:14 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:

Amendments to Preliminary and Final PUDs
1655 Powis Road
Lakeshore Recycling Systems

Ordinance No. 20-O-0002

AGENDA ITEM NUMBER: 4. A.

FILE NUMBER:

COMMITTEE AGENDA DATE: Mar. 9, 2020

COUNCIL AGENDA DATE:

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

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

ITEM SUMMARY:

Lakeshore Recycling Systems proposes to amend the Preliminary and Final Planned Unit Development (PUD). The amendments would accommodate the construction of two separate additions to the existing building, including a 22,530 square foot addition and a 4,480 square foot addition. Approval would also allow expansion of an existing outdoor storage area.

Copies of the plans are attached. Staff recommends approval subject to the condition that the plans are incorporated as part of the approval and that bird deterrent wire is installed over the detention pond (plans also attached). The bird deterrent wire, not in the original plan set, was requested by the DuPage Airport Authority. The DAA is satisfied with the project given that change.

Members of the Planning Commission/ZBA voted unanimously (4-0) in favor of the amendment to the PUDs at their meeting held March 3, 2020.

ACTION PROPOSED:

Consideration of the Amendments to the Preliminary and Final PUD.

COMMITTEE RECOMMENDATION:

ATTACHMENTS:
Draft Ordinance
Site Plan, Elevations

ORDINANCE NO. 20-O-0002

AN ORDINANCE APPROVING AN AMENDMENT TO THE PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT FOR LAKESHORE RECYCLING SYSTEMS, LLC 1655 POWIS ROAD

WHEREAS, on or about June 20, 2019, Lakeshore Recycling Systems, LLC (the "APPLICANT"), filed an application for amendment to the Preliminary and Final Planned Unit Development plan for 1655 Powis Road, with respect to the property legally described on Exhibit "A" attached hereto and incorporated herein (the "SUBJECT PROPERTY"); and

WHEREAS, the corporate authorities of the City of West Chicago (the "CITY") approved the Preliminary and Final Planned Unit Development plan for the SUBJECT PROPERTY on May 18, 2015 according to Ordinance 15-O-0019; and

WHEREAS, Notice of Public Hearing on the proposed amendment to the Preliminary and Final Planned Unit Development of the SUBJECT PROPERTY was published in the Daily Herald on or about February 17, 2020, all as required by the ordinances of the CITY 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, commencing on March 3, 2020, pursuant to said Notice; and

WHEREAS, at the Public Hearing, the APPLICANT provided testimony in support of its application, and all interested parties had an opportunity to be heard; and

WHEREAS, the corporate authorities of the CITY have received the recommendation of the Plan Commission/Zoning Board of appeals which contains specific findings of fact, pursuant to Recommendation No. 2020-RC-0001, 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. That this Ordinance shall constitute approval of the following documents with respect to the SUBJECT REALTY, copies of which are attached hereto as Exhibit "C", which are, by this reference, incorporated herein and consisting of:

A. The Final PUD Plan, consisting of one (1) sheet, prepared by CEC, Inc. dated April 2, 2019 with a final revision date of September 27, 2019.

B. The Site Plan (Sheets C201 and C202) prepared by CEC, Inc. dated April 2, 2019 with a final revision date of September 27, 2019.

C. The Final Landscape Plan (Sheets L1.0, L1.1, and L2.0) prepared by Kimley Horn and Associates dated May 1, 2019.

D. Building Elevations for Transfer Building Expansion, consisting of one (1) sheet, prepared by MJ Root Architects, dated October 4, 2018.

E. Building Elevation for Portable Toilet Building, consisting of one (1) sheet, prepared by MJ Root Architects, dated October 4, 2019.

F. Building Elevation for Fractions Building, consisting of one (1) sheet, prepared by MJ Roots Architects, dated October 4, 2019.

G. Bird Deterrent Wire Exhibit, consisting of one (1) sheet, prepared by CEC, Inc. dated February 27, 2020.

H. Bird Deterrent Wire Typical Section, consisting of one (1) sheet, dated stamped received February 27, 2020.

Section 2. That the documents referenced in Section 1 above shall supersede in all respects the documents approved in Section 4 of Ordinance 15-O-0019.

Section 3. All construction, use, operation, and maintenance of the SUBJECT PROPERTY shall be in substantial conformance with the documents listed above in Section 1 of this Ordinance, in addition to the terms and conditions set forth in Section 6 of this Ordinance.

Section 4. That the following deviations from the requirements of the City's Zoning Code previously approved by Ordinance 15-O-0019 are hereby reaffirmed and approved with respect to the SUBJECT PROPERTY:

A. A deviation from Section 11.2-2(C)(2) of the Zoning Code to reduce the minimum required side yard parking setback from fifteen (15) feet to nine (9) feet along the north lot line of the SUBJECT PROPERTY.

B. A deviation from Section 11.2-1(E) to allow the APPLICANT to construct and utilize multiple principal structures on the SUBJECT PROPERTY in compliance with all applicable building, fire and zoning and codes.

Section 5. That the following new deviations from the requirements of the City's Zoning Code of Ordinances are hereby granted with respect to the SUBJECT PROPERTY:

A. A deviation from Section 11.2-2(C)(6) to allow a transitional yard along the south property line as little as twenty-three (23) feet in lieu of the minimum required sixty (60) feet when adjacent to a business district.

B. A deviation from Section 14.9(A) to omit the two (2) required landscape islands on the east end of the two (2) proposed double parking rows located at the southwest corner of the property.

C. A deviation from Section 14.6(D) to omit the required curbing around the proposed parking area in the southwest corner of the property.

Section 6. That an amendment to the Preliminary and Final Planned Unit Development hereby granted subject to the following conditions, which are approved with respect to the SUBJECT PROPERTY:

A. The Conditions contained in Section 1 of Ordinance 05-O-0019 shall remain in full force and effect.

B. Bird deterrent wire shall be installed on the two detention ponds on the SUBJECT PROPERTY, in accordance with the plans attached hereto as Exhibit "C".

Section 7. That the recommendation and findings of fact 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 8. That all ordinances and resolutions, or parts thereof, shall, to the extend not expressly modified by the terms and conditions of this Ordinance, remain in full force and effect as therein provided.

Section 9. 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 _____, 2020.

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

APPROVED as to form: _____
City Attorney

APPROVED THIS _____ day of _____, 2020.

_____
Mayor Ruben Pineda

ATTEST:

_____
City Clerk Nancy M. Smith

EXHIBIT "A"

THAT PART OF THE NORTH 1/2 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS, TO WIT.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 32; THENCE NORTH 88 DEGREES 56 MINUTES 37 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 32, A D1STANCE OF 1331.65 FEET TO THE NORTH AND SOUTH DIVIDING LINE OF THE NORTHWEST 1/4 OF SAID SECTION 32; THENCE SOUTH 00 DEGREES 36 MINUTES 17 SECONDS WEST ALONG SAID DIVIDING LINE, A DISTANCE OF 500.00 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO THE DEFENSE PLANT CORPORATION BY DEED RECORDED IN BOOK 390 OF DEEDS ON PAGE 81 IN THE OFFICE OF THE DUPAGE COUNTY RECORDER; THENCE CONTINUING SOUTH 00 DEGREES 36 MINUTES 17 SECONDS WEST ALONG SAID DIVIDING LINE, A DISTANCE OF 685.0 FEET TO THE SOUTHWEST CORNER OF THE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED FEBRUARY 6, 2001 AS DOCUMENT NO. R2001-020758; THENCE NORTH 89 DEGREES 32 MINUTES 15 SECONDS EAST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 103.80 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 32 MINUTES 15 SECONDS EAST, ALONG SAID SOUTH LINE (SAID LINE BEING PARALLEL WITH THE SOUTH LINE OF SAID DEFENSE PLANT CORPORATION TRACT), A DISTANCE OF 1880.12 FEET TO THE WESTERLY RIGHT OF WAY LINE FOR THE CHICAGO AND NORTHWESTERN RAILWAY; THENCE NORTH 20 DEGREES 30 MINUTES 46 SECONDS WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 729.01 FEET TO THE SOUTHEAST CORNER OF SAID DEFENSE PLANT CORPORATION TRACT, THENCE SOUTH 89 DEGREES 32 MINUTES 15 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1650.66 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF POWIS ROAD PER DOCUMENT NO. R2003-146376, SAID POINT ALSO BEING 81.96 FEET EAST OF THE SOUTHWEST CORNER OF SAID DEFENSE PLANT CORPORATION; THENCE SOUTH 2 DEGREES 29 MINUTES 05 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 536.49 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, ALONG SAID EASTERLY RIGHT OF WAY LINE BEING THE ARC OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 739.00 FEET AND WHOSE CHORD HAS A BEARING OF SOUTH 3 DEGREES 47 MINUTES 33 SECONDS WEST, AN ARC DISTANCE OF 149.66 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Tax ID Numbers: 01-32-101-004 and 01-32-200-001

EXHIBIT "B"

RECOMMENDATION NO. 2020-RC-0001

TO: Honorable Mayor and City Council

SUBJECT: PC 19-16
Amendment to the Preliminary and Final Planned Unit Development Plan of 1655 Powis Road for Lakeshore Recycling Systems, LLC

DATE: March 3, 2020

DECISION: The Plan Commission/Zoning Board of Appeals (4-0 vote) recommended approval of the request.

RECOMMENDATION:

After holding a public hearing and after review of the requested amendment to the preliminary and final PUD of 1655 Powis Road, the Plan Commission/Zoning Board of Appeals (PC/ZBA) recommended approval, subject to the following conditions:

1. The site shall be developed in substantial compliance with the following plans:
   A. The Final PUD Plan, consisting of one (1) sheet, prepared by CEC, Inc. dated April 2, 2019 with a final revision date of September 27, 2019.
   B. The Site Plan (Sheets C201 and C202) prepared by CEC, Inc. dated April 2, 2019 with a final revision date of September 27, 2019.
   C. The Final Landscape Plan (Sheets L1.0, L1.1, and L2.0) prepared by Kimely Horn and Associates dated May 1, 2019.
   D. Building Elevations for Transfer Building Expansion, consisting of one (1) sheet, prepared by MJ Root Architects, dated October 4, 2018.
   E. Building Elevation for Portable Toilet Building, consisting of one (1) sheet, prepared by MJ Root Architects, dated October 4, 2019.
   F. Building Elevation for Fractions Building, consisting of one (1) sheet, prepared by MJ Roots Architects, dated October 4, 2019.
   G. Bird Deterrent Wire Exhibit, consisting of one (1) sheet, prepared by CEC, Inc. dated February 27, 2020.
   H. Bird Deterrent Wire Typical Section, consisting of one (1) sheet, dated stamped received February 27, 2020.
2. The Conditions contained in Section 1 of Ordinance 05-O-0019 shall remain in full force and effect.
3. Bird deterrent wire shall be installed on the detention ponds in substantial compliance with the Bird Deterrent Wire Section Profile Plan.

The recommendation is based on 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 which contemplates Industrial for this area. The amendment to the PUD for the construction of a additional structure, as well as additions to existing structure, is in keeping with the intent of the PUD to use the facility as a CCDD with outside storage.

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

   The petitioner has provided documentation indicating 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. City staff has reviewed the plans and documents for the proposal and determined that it adequately addresses the standards.

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:*

   A limited number of zoning deviations are being sought and have little impact on the surrounding area. The deviations related to the parking lot islands and curbing around the parking area will not have a detrimental effect on either the subject property or the surrounding properties and are consistent with the previously approved plan from 2015. The reduction in the required transitional yard along the south property line will have little impact on the adjacent property. The property to the south is owned by the DuPage Airport Authority and is a decommissioned landfill with minimal potential uses.

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 adequately addresses existing and proposed vehicular use areas and will not affect the existing access on Powis Road. The petitioner has taken steps to ensure the existing wetlands on the east portion of the property will not be impacted by the proposed changes. Required modifications will be made to the stormwater management area to accommodate the increase in the amount of hard surfaces on the property.

5. *The relationship and compatibility of the proposed plan to the adjacent properties and neighborhood:*

   The proposed plan is consistent with other uses and properties in the area. The Powis Road corridor is entirely industrial with manufacturing uses on the east side of the roadway and the DuPage Airport on the west side.

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

The proposed plan is designed to enhance the existing operation. This type of use is logical for a former brownfield site located on a roadway corridor consisting of industrial uses.

Respectfully submitted,

Steve Hale
Acting Chairperson

VOTE:

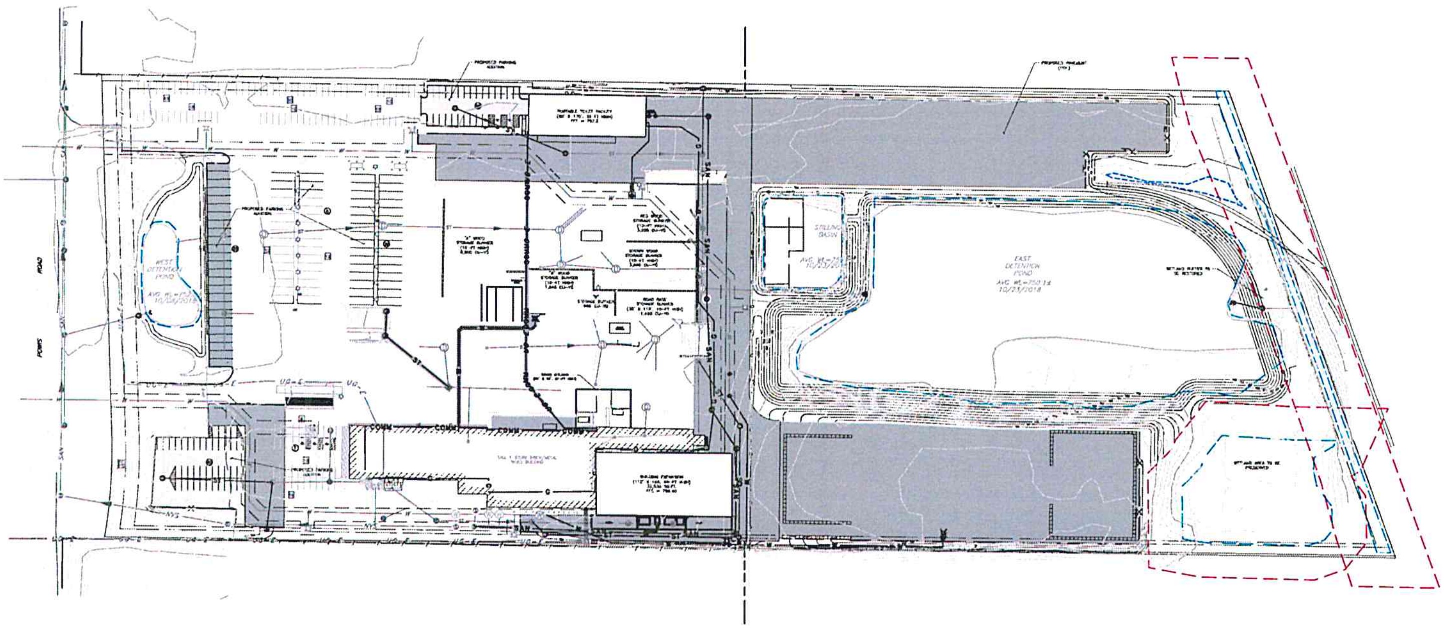
For	Against	Abstain	Absent
Hale			Devitt
Kasprak			Faught
Henkin			Laimins
Dettman			

EXHIBIT "C"

Final PUD Plan, Site Plan, Final Landscape Plan, Building Elevations, Bird Deterrent Wire Exhibit, Bird Deterrent Wire Typical Section

EXHIBIT "C"
1 of 11

NORTH



NOTES:

1. ACREAGE OF ENTIRE SITE: 27.75 ACRES
2. BREAKDOWN OF FLOOR AREA FOR EACH BUILDING & TOTAL FLOOR AREA FOR ENTIRE SITE INCLUDING FLOOR AREA RATIO:
   - 2.1. PORTABLE TOILET FACILITY = 0.234 ACRES
   - 2.2. EXISTING BUILDING = 0.925 ACRES
   - 2.3. BUILDING EXPANSION = 0.509 ACRES
   - 2.4. TOTAL FLOOR AREA = 1.668 ACRES
   - 2.5. FLOOR AREA RATIO = 6.01%
3. BUILDING, LANDSCAPE, AND PAVEMENT COVERAGE OF ENTIRE SITE:
   - 3.1. BUILDING = 1.668 ACRES
   - 3.2. LANDSCAPE = 3.46 ACRES
   - 3.3. PAVEMENT = 14.60 ACRES
4. EXISTING ZONING: M
5. MINIMUM REQUIRED SETBACKS & MAXIMUM BUILDING HEIGHTS:
   - 5.1. FRONT SETBACK = 40 FT.
   - 5.2. SIDE SETBACK = 9 FT. & 15 FT.
   - 5.3. REAR SETBACK = 20 FT.
   - 5.4. PORTABLE TOILET FACILITY BUILDING HEIGHT = 35 FT.
   - 5.5. EXISTING & ADDITIONAL BUILDING HEIGHT = 40 FT.
6. PREVIOUSLY APPROVED REDUCED SETBACKS
   - 6.1. 15 FT. SIDE YARD SETBACK FOR PARKING LOT
7. TOTAL PARKING PROVIDED & TOTAL PARKING REQUIRED
   - 7.1. PARKING PROVIDED = 275 SPACES
   - 7.2. PARKING REQUIRED: 1 SPACE PER 1,000 SF WHEN TOTAL IS LESS THAN 100,000 SF
     - 7.2.1. PARKING REQUIRED = 73 SPACES

REFERENCE:

1. SURVEY IS BASED UPON FIELD OBSERVATIONS MADE BETWEEN 10/08/2018 AND 01/12/2019, BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
2. THE BEARINGS SHOWN HEREON ARE BASED UPON ILLINOIS STATE PLANE EAST ZONE. VERTICAL DATUM OF SITE BASED UPON OBSERVATION OF DUPAGE COUNTY BENCHMARK DK3273 AND DK 3275 (NAVD 88 DATUM).
3. UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON FIELD OBSERVATIONS, VERBAL INFORMATION PROVIDED BY SITE PERSONNEL, AND AS-BUILT DRAWING BY TERRUGGE ENGINEERING DATED 1.20.16, AS-BUILT DATE JULY 7, 2016. NOT ALL STORM STRUCTURES WERE ABLE TO BE VISUALLY INSPECTED DUE TO WATER/DEBRIS IN STRUCTURES.

SCALE IN FEET
0 80 160

REVISION RECORD

NO	DATE	DESCRIPTION
1	04/03/2019	CITY AND COUNTY REVIEW COMMENTS

Civil & Environmental Consultants, Inc.
555 Butterfield Road, Suite 300 · Lombard, IL 60148
630-963-6026 · 877-963-6026
www.cecinc.com

LAKESHORE RECYCLING SYSTEMS, INC.
SITE IMPROVEMENTS
1655 POWIS ROAD
WEST CHICAGO, IL

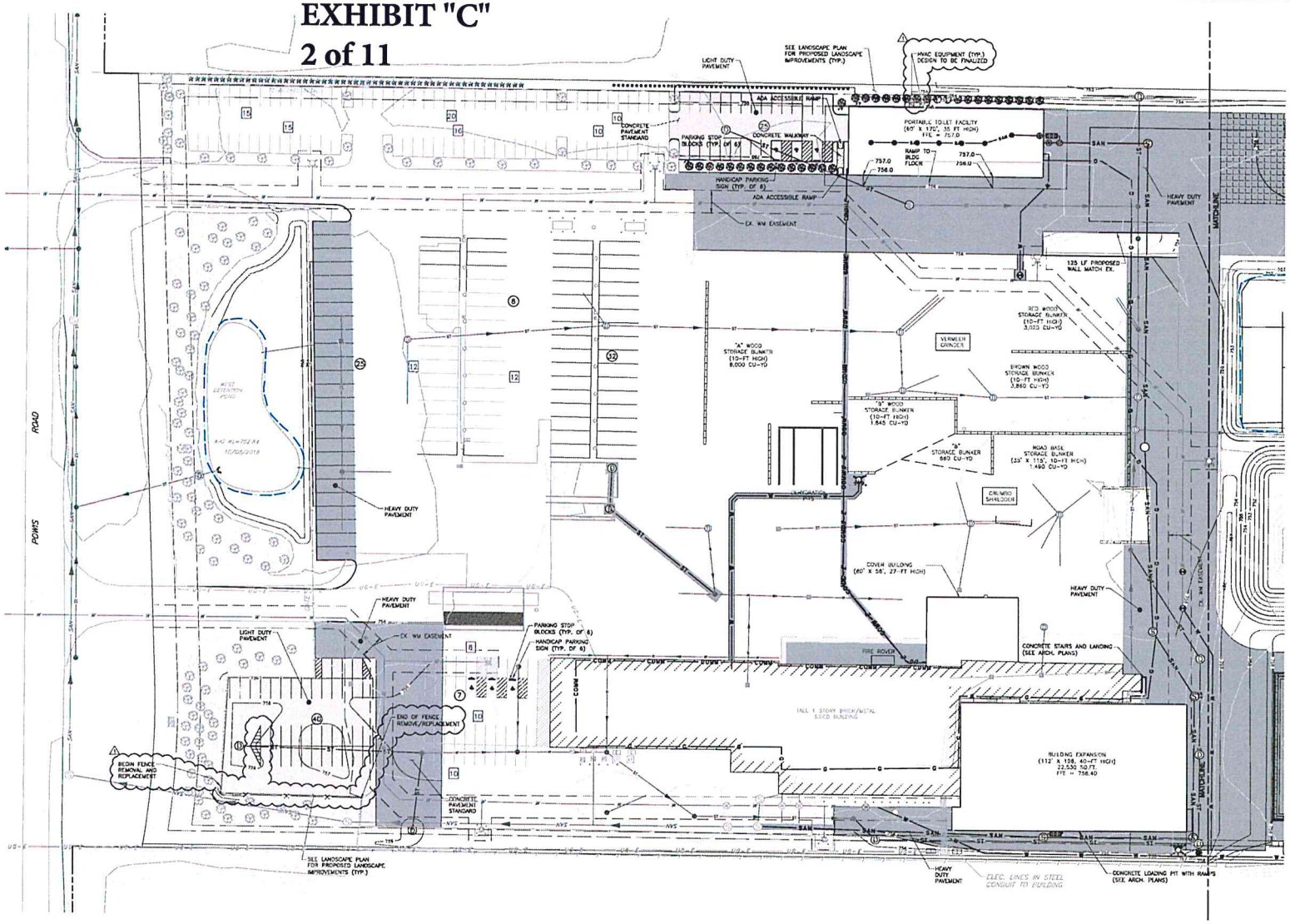
FINAL SITE PLAN

DATE:	04/02/2019	DRAWN BY:	SJV/CPIV
DWG SCALE:	1"=80'	CHECKED BY:	DAK
PROJECT NO:	163-899.0004		
APPROVED BY:	DAK		

DRAWING NO.: 1

SHEET 1 OF 1

EXHIBIT "C"



REFERENCE:

1. SURVEY IS BASED UPON FIELD OBSERVATIONS MADE BETWEEN 10/05/2016 AND 01/12/2016, BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
2. THE BEARINGS SHOWN HEREON ARE BASED UPON ILLINOIS STATE PLANE EAST ZONE. VERTICAL DATUM OF SITE BASED UPON DESIVATION OF DUPAGE COUNTY BENCHMARK DK 3273 AND DK 3278 (NAVD 88 DATUM)
3. UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON FIELD OBSERVATIONS, VERBAL INFORMATION PROVIDED BY SITE PERSONNEL, AND AS-BUILT DRAWING BY TESALOGIC ENGINEERING DATED JULY 7, 2016. NOT ALL STORM STRUCTURES WERE ABLE TO BE VISUALLY INSPECTED DUE TO WATER/DEBRIS IN STRUCTURES.

REVISION RECORD

NO.	DATE	DESCRIPTION
1	08/07/18	CITY REVISIONS PER COMMENTS

Civil & Environmental Consultants, Inc.
1220 East Diehl Road, Suite 200 - Naperville, IL 60563
630-983-6028 · 877-963-6028
www.cecinc.com

LAKESHORE RECYCLING SYSTEMS, INC.
SITE IMPROVEMENTS
1655 POWIS ROAD
WEST CHICAGO, IL

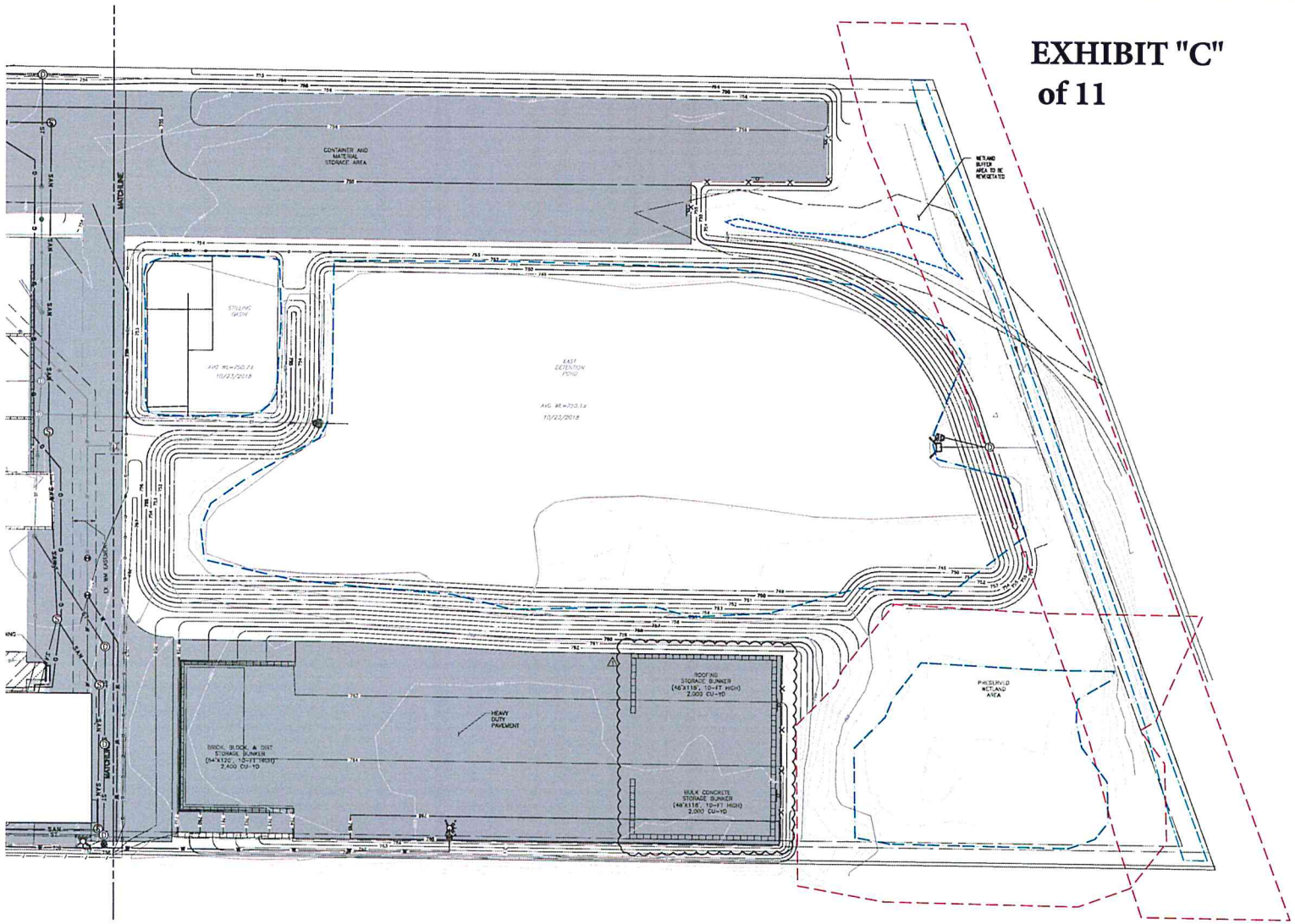
SITE PLAN WEST

DATE	04/02/2018	DRAWN BY: SJY/DPW
DWG SCALE	1"=40'	CHECKED BY: DJK
PROJECT NO.		163-999.0004
APPROVED BY		JEH

DRAWING NO.: C201

SHEET 8 OF 29

EXHIBIT "C"
of 11



REFERENCE:

1. SURVEY IS BASED UPON FIELD OBSERVATIONS MADE BETWEEN 10/5/2018 AND 01/12/2019, BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
2. THE BEARINGS SHOWN HEREON ARE BASED UPON ILLINOIS STATE PLANE EAST ZONE. VERTICAL DATUM OF SITE BASED UPON OBSERVATION OF DUPAGE COUNTY BENCHMARK DK373 AND DK 378 (NAVD 88 DATUM).
3. UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON FIELD OBSERVATIONS, VERBAL INFORMATION PROVIDED BY SITE PERSONNEL, AND AS-BUILT DRAWING BY TERNIDGE ENGINEERING DATED JULY 7, 2016. NOT ALL STORM STRUCTURES WERE ABLE TO BE VISUALLY INSPECTED DUE TO WATER/DEBRIS IN STRUCTURES.

REVISION RECORD

NO.	DATE	DESCRIPTION
1	06/07/19	CITY PRELIMINARY PLAN REVIEW COMMENTS

Civil & Environmental Consultants, Inc.
1230 East Diehl Road, Suite 200 - Naperville, IL 60563
630-983-6026 · 877-983-6026
www.cecinc.com

LAKESHORE RECYCLING SYSTEMS, INC.
SITE IMPROVEMENTS
1655 POWIS ROAD
WEST CHICAGO, IL

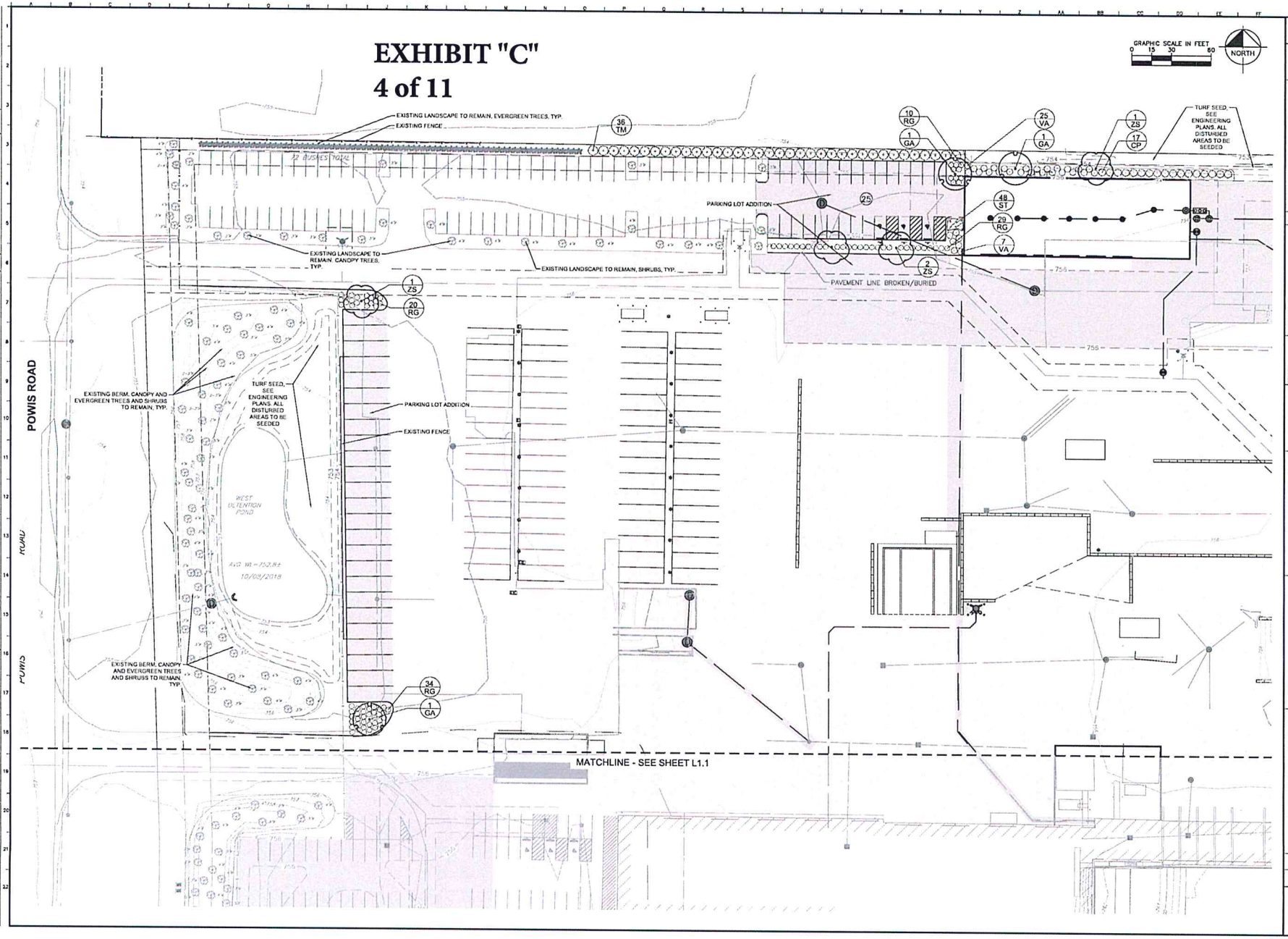
SITE PLAN EAST

DATE	04/02/2019
DRAWN BY	SJV/DPW
DWG SCALE	1"=40'
CHECKED BY	DAK
PROJECT NO.	183.999.0004
APPROVED BY	JEH

DRAWING NO.: C202

SHEET 9 OF 29

EXHIBIT "C"
4 of 11



No.	REVISIONS	DATE	BY

Kimley»Horn
9201 W. FOREST PRESERVE ROAD, STE. 100
CHICAGO, IL 60634
PHONE: 312-288-0580
www.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: AMF
DRAWN BY: AMF
CHECKED BY: KED

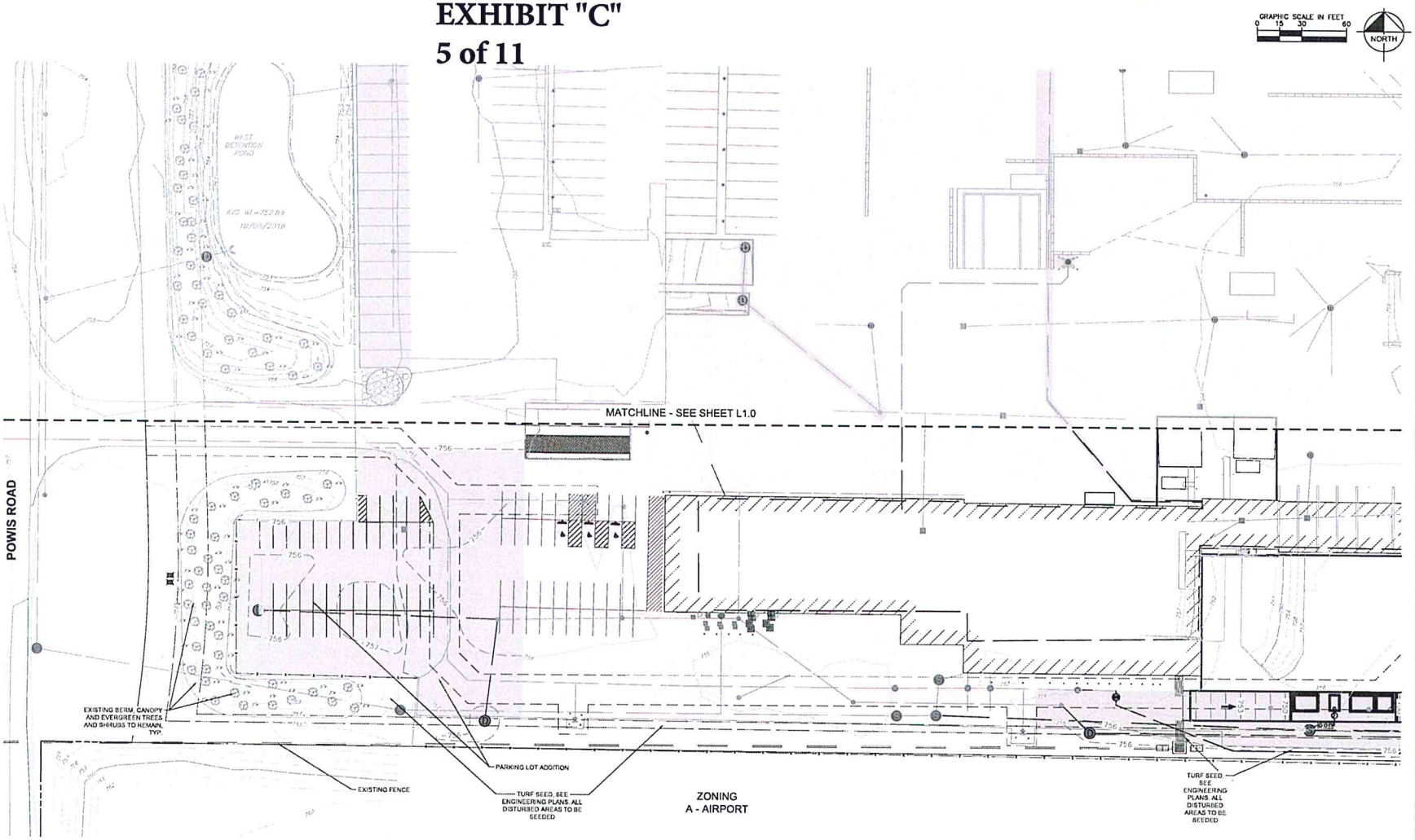
CEE
Civil & Environmental Consultants, Inc.

FINAL LANDSCAPE PLAN

LAKESHORE RECYCLING SYSTEMS, INC.
SITE IMPROVEMENTS
1555 POWIS ROAD WEST CHICAGO, IL

ORIGINAL ISSUE: 05/01/2019
KHA PROJECT NO. 168765000
SHEET NUMBER
L1.0

EXHIBIT "C"



No.	REVISIONS	DATE	BY

Kimley»Horn
© 2017 KIMLEY-HORN AND ASSOCIATES, INC.
1201 MARKET-PLACE BLVD., SUITE 330,
DALLAS, TX 75243
PHONE: 972-770-1300
www.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: AHF
DRAWN BY: AHF
CHECKED BY: KED

CEC
Civil & Environmental Consultants, Inc.
www.cecinc.com

FINAL LANDSCAPE PLAN

LAKESHORE RECYCLING SYSTEMS, INC.
SITE IMPROVEMENTS
1555 POWIS ROAD WEST CHICAGO, IL

ORIGINAL ISSUE: 05/01/2019
KHA PROJECT NO. 168795000
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L1.1

EXHIBIT "C"
6 of 11

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	GA	3	GINKGO BILOBA 'AUTUMN GOLD' TM	MAIDENHAIR TREE	B & B	3" CAL MIN	
	ZS	4	ZELKOVA SERRATA	SAWLEAF ZELKOVA	B & B	3" CAL MIN	

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	RG	93	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	-	SEE PLAN	18" HT MIN
	VA	32	VIBURNUM DENTATUM 'CHRISTOM'	BLUE MUFFIN VIBURNUM	-	SEE PLAN	36" HT MIN

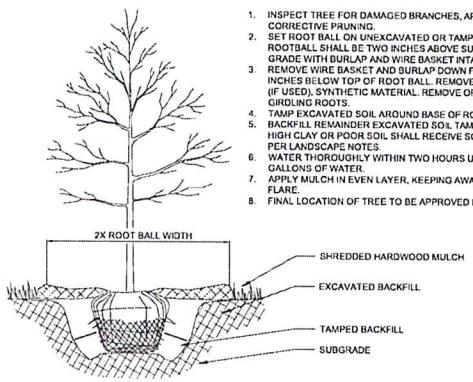
EVERGREEN	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	CP	17	CHAMAECYPARIS PISIFERA 'BOULEVARD'	DWARF BLUE CYPRESS	-	SEE PLAN	60" HT MIN
	TM	36	THUJA OCCIDENTALIS 'MISSION'	MISSION ARBORVITAE	B & B	SEE PLAN	6' HT MIN

GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPACING
	ST	48	SPOROBOLUS HETEROLEPIS 'TARA'	PRAIRIE DROPSEED	18" o.c.

Parking lot addition code requirements		
10.5.5 Landscape Standards		
10.5.5 F Landscape for Parking areas	1623 SF of landscape islands provided for every 20 parking stalls 92 new stalls 745 5 SF Required	1,004 SF Landscape Area Provided in new parking lot areas Parking lot Trees and Shrubs provided
14.9(B) Building Foundation	(Length of building perimeter in feet) X (4) = points required Where foundation landscape cannot be installed because of vehicular access with a 50% reduction in the number of points 461 x 4 = 1844 points 50% =922 1844 points - 922 = 922 required	2 Canopy Trees (each 100pts) = 200 pts 49 Tall Shrubs (each 15pts) = 735 pts 48 Ornamental Grasses (each 1pt) = 48 Total 983 Provided

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
4. ALL NURSERY STOCK SHALL BE WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. DECIDUOUS TREES SHALL BE FREE OF FRESH SCARS. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS A PART OF THIS CONTRACT.
5. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
6. AMENDED SOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
7. PLANTING AREA SOIL SHALL BE AMENDED WITH 25% SPHANGUM PEATMOSS, 5% HUMUS AND 65% PULVERIZED SOIL FOR ALL SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS. AMENDED TURF AREA SOIL SHALL BE STANDARD TOPSOIL.
8. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
9. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
10. WEED FABRIC SHALL ONLY BE APPLIED UNDER DECORATIVE STONE APPLICATIONS.
11. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 15' FROM UTILITY STRUCTURES. SHRUBS SHALL NOT BE LOCATED CLOSER THAN 10 FEET FROM UTILITY STRUCTURE. PERENNIALS SHALL NOT BE LOCATED CLOSER THAN 5 FEET FROM UTILITY STRUCTURE.
12. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
13. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
14. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
15. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.
16. PLANTING INSTALLATION DETAILS AND ALL PLANT SIZES AND CONDITIONS SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK LATEST EDITION.

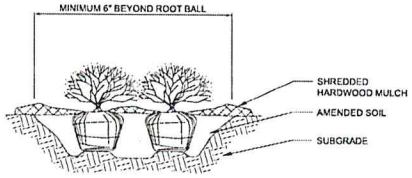


NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

① TREE PLANTING

NTS

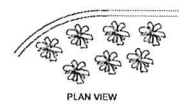


NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

② SHRUB PLANTING

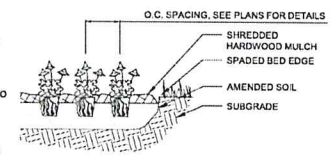
NTS



PLAN VIEW

NOTES:

1. EXCAVATE PLANTING BED.
2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
3. REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
2. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
3. PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
4. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUNDCOVER EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.
5. SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.



SECTION

③ PERENNIAL PLANTING

NTS

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
10201 W. PARKSIDE ROAD, SUITE 300
LOCAL IL 60060-3550
PHONE: 847-490-5550
www.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: AMF
DRAWN BY: AMF
CHECKED BY: KED

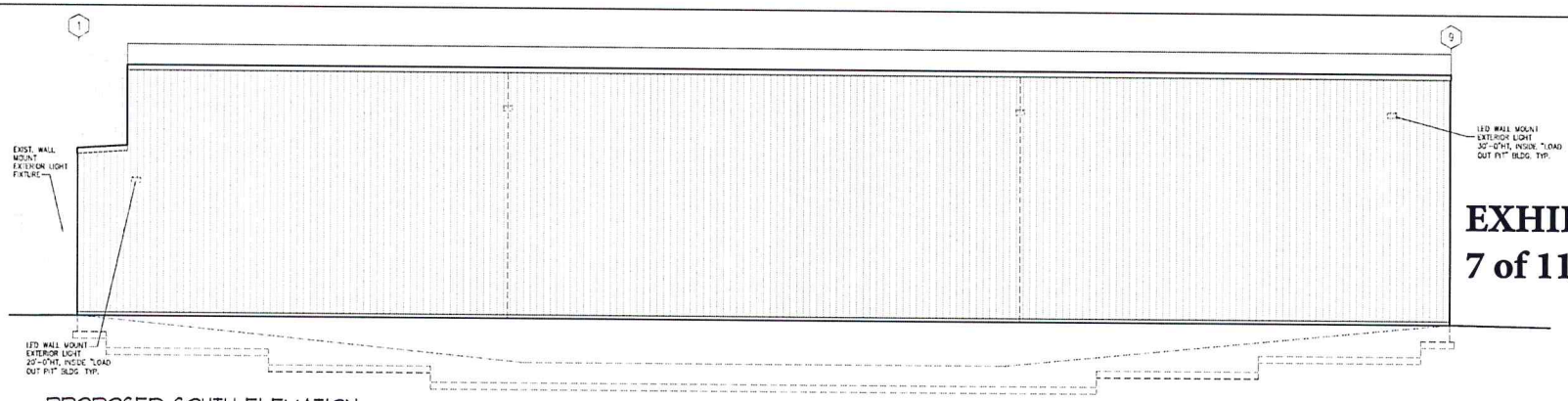
CEE
Civil & Environmental Consultants, Inc.
www.cecinc.com
847-888-8100

LANDSCAPE NOTES AND DETAILS

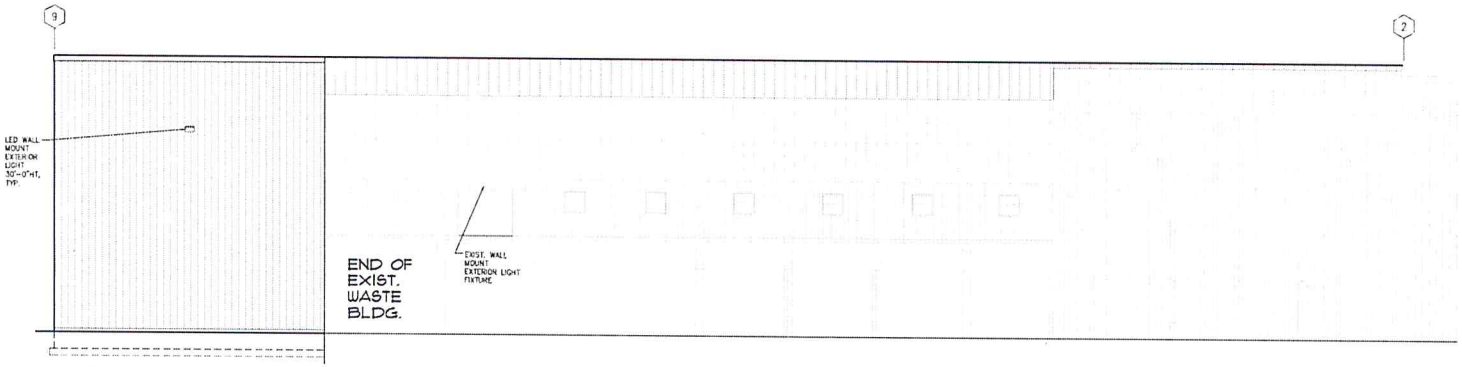
LAKESHORE RECYCLING SYSTEMS, INC.
SITE IMPROVEMENTS
1655 POINTS ROAD WEST CHICAGO, IL

ORIGINAL ISSUE: 05/01/2019
KHA PROJECT NO. 168795000
SHEET NUMBER
L2.0

EXHIBIT "C"
7 of 11



PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED NORTH ELEVATION
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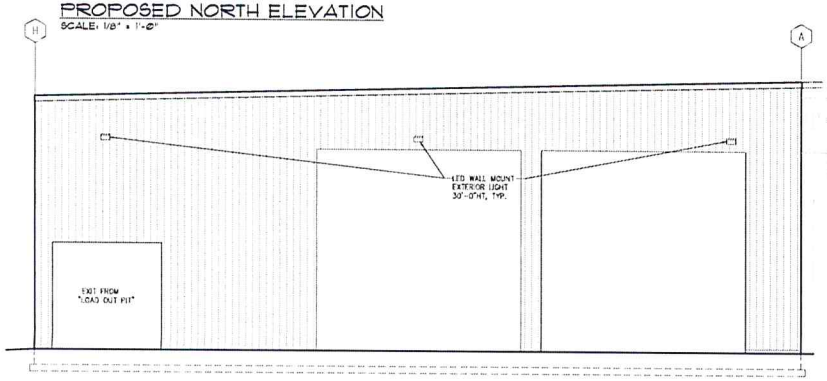

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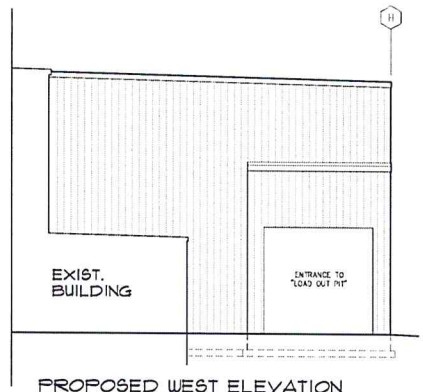


PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"

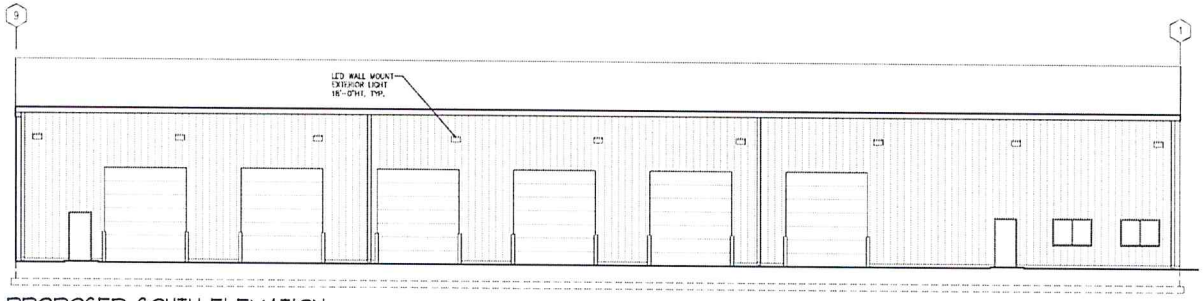
10/4/19
11/30/20

Lakeshore Recycling Systems
TRANSFER EXPANSION BUILDING
1635 POWIS RD. WEST CHICAGO, IL 60185

m.j.root • architect
324 center rd. frankfort, illinois 60423 815-464-0777

date OCT. 4, 2019
revised
drawing 3 of

EXHIBIT "C"
8 of 11



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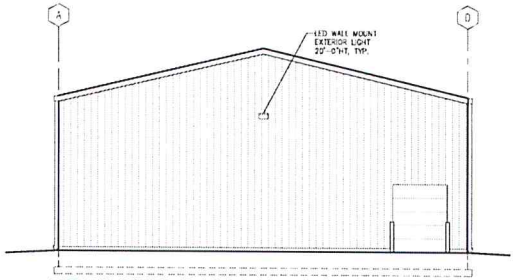

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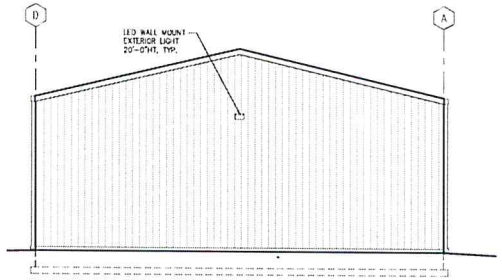

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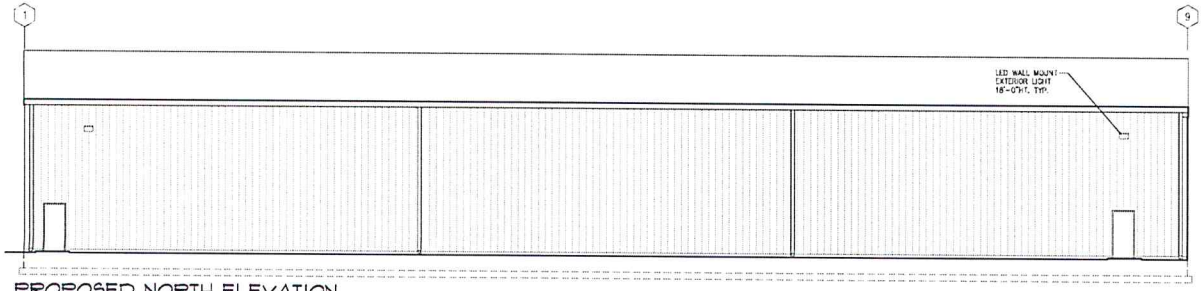


PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"

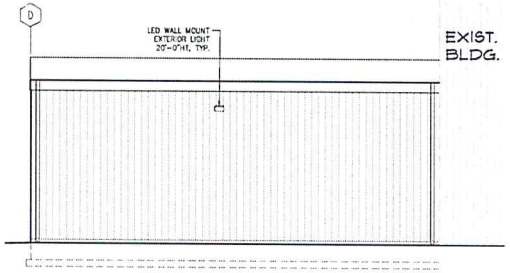
10/4/19
11/30/20

Lakeshore Recycling Systems
PORTABLE TOILET BUILDING
1635 POWIS RD. WEST CHICAGO, IL 60185

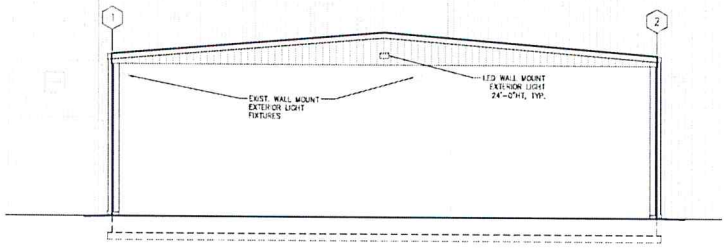
m.j.root • architect
324 center rd. frankfort, illinois 60423 815.464.0777

date: OCT. 4, 2019
revised:
drawing: 3
of

EXHIBIT "C"
9 of 11



PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



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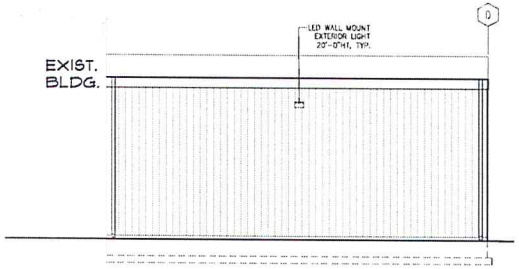

PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"

10/4/19
11/30/20

Lakeshore Recycling Systems
FRACTIONS BUILDING
1635 POWIS RD. WEST CHICAGO, IL 60185
m.j.root • architect
324 center rd. frankfort, illinois 60423 815.464.0777

date OCT. 4, 2019
revised
drawing 3
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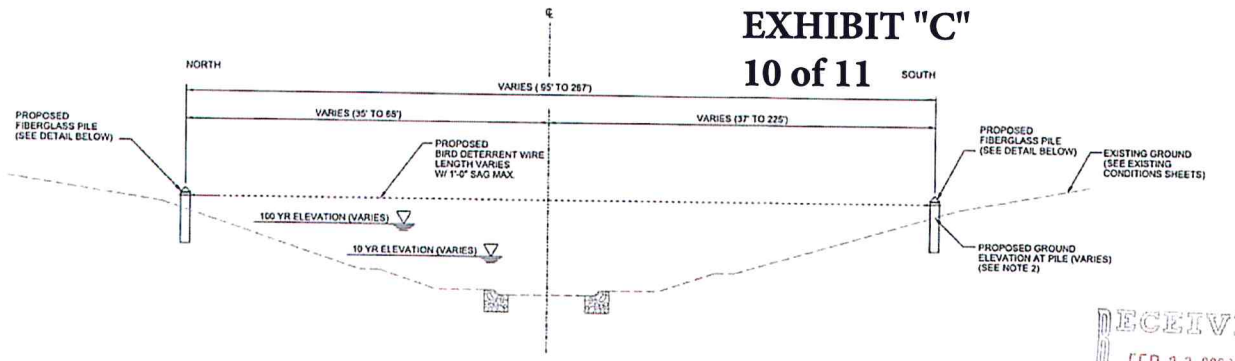
EXHIBIT "C"

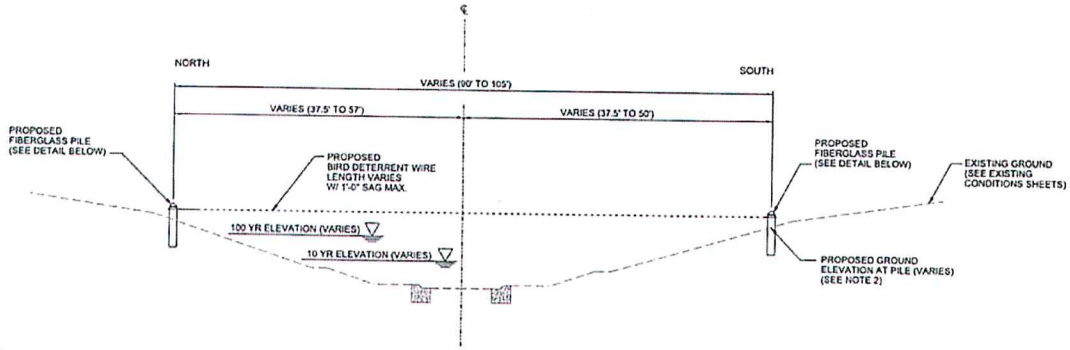


BIRD DETERRENT WIRE TYPICAL SECTION

(N.T.S.)

STA. 14+52 TO STA. 32+35

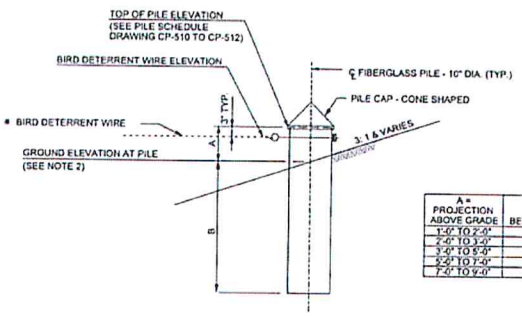
RECEIVED
FEB 27 2020
BY:



BIRD DETERRENT WIRE TYPICAL SECTION

(N.T.S.)

STA. 77+10 TO STA. 99+19



A = PROJECTION ABOVE GRADE	B = DEPTH BELOW GRADE
1'-0" TO 2'-0"	4'-0"
2'-0" TO 3'-0"	5'-0"
3'-0" TO 5'-0"	7'-0"
5'-0" TO 7'-0"	9'-0"
7'-0" TO 9'-0"	11'-0"

FIBERGLASS PILE DETAIL

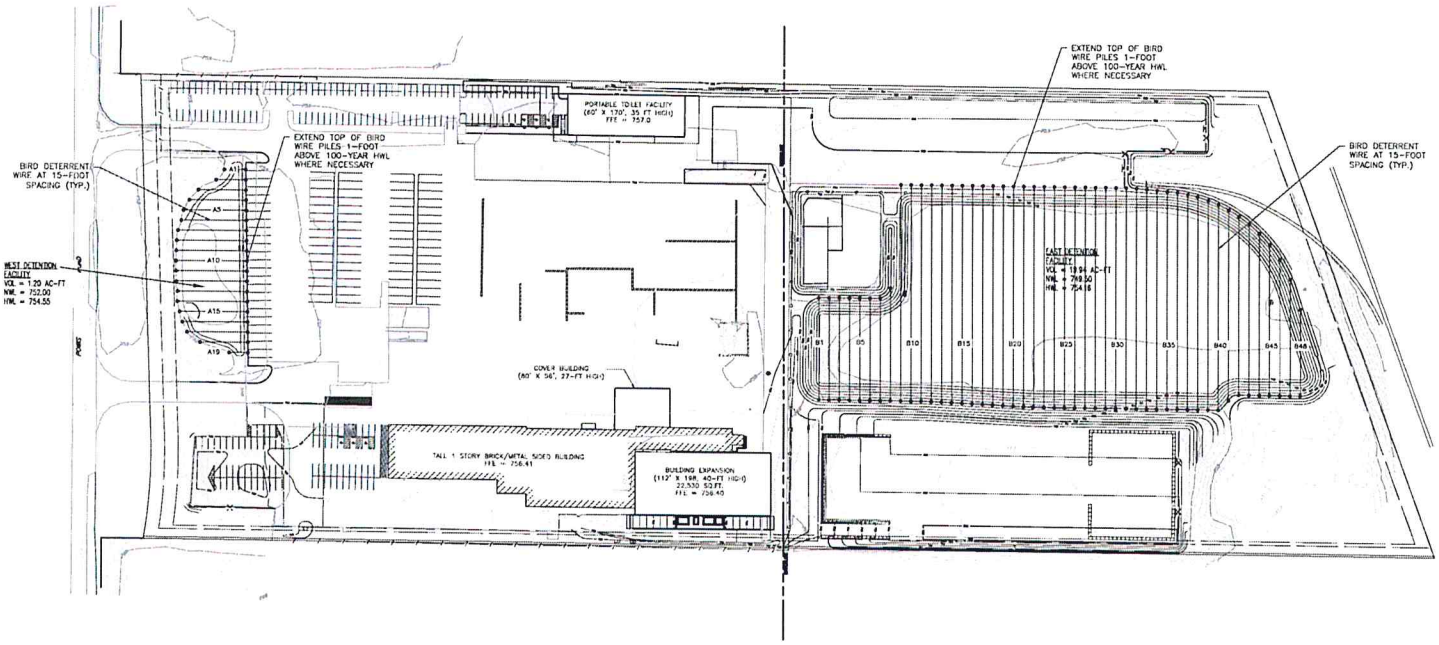
(N.T.S.)

NOTES:

1. FOR THE BIRD DETERRENT WIRES LAYOUT AND PILE PLACEMENT SEE SHEETS CP-503 TO CP-507
2. FOR PROPOSED GROUND ELEVATION AT PILE, SEE SHEETS CP-510 TO CP-512
3. CONTRACTOR MUST SUBMIT SHOP DRAWINGS AND DESIGN OF BIRD DETERRENT WIRE CONNECTIONS TO THE PROPOSED 10" DIA. FIBERGLASS PILE FOR REVIEW AND APPROVAL BY THE DIRECTOR.
4. TERMINATE AND ANCHOR BIRD DETERRENT WIRE ON EACH PILE USING TERMINATION HARDWARE AND PROCEDURES AS RECOMMENDED BY THE PILE AND BIRD DETERRENT WIRE MANUFACTURER.

* PART NUMBER PS29-1x7x.100J PHILLYSTRAN
JACKETED DIAMETER = 0.16 IN
INSTALLATION LINE TENSION = 140 LBS WITH 1'-0" SAG MAX.

EXHIBIT "C"
11 of 11



REFERENCE:

1. SURVEY IS BASED UPON FIELD OBSERVATIONS MADE BETWEEN 10/08/2018 AND 01/03/2019, BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
2. THE BEARINGS SHOWN HEREON ARE BASED UPON ILLINOIS STATE PLANE EAST ZONE. VERTICAL DATUM OF SITE BASED UPON OBSERVATION OF DUPAGE COUNTY BENCHMARK DK3273 AND DK 3271 (NAVD 88 DATUM).

NOTE:

1. REFER TO BIRD DETERRENT WIRE SPECIFICATION 15292 AND BIRD DETERRENT WIRE TYPICAL SECTION/INSTALLATION REQUIREMENTS.

REVISION RECORD

NO.	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
1230 East Diehl Road, Suite 200 - Naperville, IL 60563
630-983-6026 - 877-983-6026
www.cecinc.com

LAKESHORE RECYCLING SYSTEMS, INC.
SITE IMPROVEMENTS
1655 POWIS ROAD
WEST CHICAGO, IL

BIRD DETERRENT WIRE EXHIBIT

DATE	02/27/2020	DRAWN BY: MWK
DWG SCALE	1"=60'	CHECKED BY: MWK
PROJECT NO.	193-999.0004	DATE

EXHIBIT: EX01

SHEET 1 OF 1

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY	
ITEM TITLE: Zoning Ordinance (Appendix A) Text Amendment Sec. 7.13(B) and (C) – Design Standards and Review Ordinance No. 20-O-0003	**AGENDA ITEM NUMBER:** 4.B. **FILE NUMBER:** **COMMITTEE AGENDA DATE:** Mar. 9, 2020 **COUNCIL AGENDA DATE:**
STAFF REVIEW: Tom Dabareiner, AICP **APPROVED BY CITY ADMINISTRATOR:** Michael Guttman	**SIGNATURE** **SIGNATURE**

ITEM SUMMARY:

The City's *Design Standards and Review* section of the Zoning Ordinance considers the exterior appearance of all new single and multi-family residential developments, as well as commercial developments. These provisions suggest that they apply only to new commercial developments, which would potentially limit the City's ability to apply them to exterior renovations of existing commercial buildings. Amending the Zoning Ordinance would clarify that the City's intent is to prohibit the painting and staining of brick to both new and existing commercial buildings. The new requirement would not apply retroactively.

Members of the Planning Commission/ZBA considered this item at their March 3, 2020 meeting and voted unanimously (4-0) in favor of the amendments.

ACTION PROPOSED:

Consideration of the amendments to Sec. 7.13(B) and (C) of Appendix A of the Municipal Code.

COMMITTEE RECOMMENDATION:

ATTACHMENTS:
Draft Ordinance

ORDINANCE NO. 20-O-0003

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF WEST CHICAGO – APPENDIX A ARTICLE VII OF THE ZONING CODE RELATING TO DESIGN STANDARDS AND REVIEW

WHEREAS, Article VII of the West Chicago Zoning Code provides the requirements for the exterior appearance of all new single-family residential, multi-family residential and commercial developments in the B-1, B-2, B-3, and ORI districts; and

WHEREAS, these provisions, however, are applied to new construction only and do not apply to exterior remodeling, renovation, or rehabilitation of existing buildings; and

WHEREAS, renovations and exterior remodels are an opportunity for the City to improve existing buildings by requiring conformance with the City's Design Standards; and

WHEREAS, requiring existing buildings that perform exterior renovations and remodels to comply with these Standards, the exterior appearance throughout the City will be significantly improved; and

WHEREAS, doing so will lessen the amount of existing buildings that do not meet the requirements of the City's Design Standards; and

WHEREAS, the City's Design Standards and Review prohibit the painting of brick and stone; and

WHEREAS, this prohibition has always been interpreted to restrict also the staining of brick and stone; and,

WHEREAS, the City Council believes it is in the best interest of the City to clarify Article VII of the Zoning Code to clearly prohibit the staining of brick and stone; and,

WHEREAS, Notice of Public Hearing on said text amendment was published in the Daily Herald on or about February 17, 2020, as required by the ordinances of the City of West Chicago and the statutes of the State of Illinois; and

WHEREAS, a Public Hearing was conducted by the Plan Commission/Zoning Board of Appeals of the City of West Chicago, commencing on March 3, 2020, pursuant to said Notice; and,

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

WHEREAS, the corporate authorities of the City of West Chicago have received the recommendation of the Plan Commission/Zoning Board of Appeals which contains specific findings of fact, pursuant to Recommendation No. 20-RC-0004, a copy of which is attached hereto as Exhibit "A" which is, by this reference, made a part hereof.

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

Section 1. That Appendix A, Article VII, Section 7.13(B), Supplementary Use and Bulk Regulations – Design Standards and Review, of the Code of Ordinances of the City of West Chicago entitled "Applicability" is hereby amended by adding and deleting the following text:

> The design standards shall apply to all new construction, ~~and~~ addition(s), exterior rehabilitation and exterior remodeling of principal buildings for single-family residential, ~~any~~ multi-family residential ~~development,~~ and to all other types of development~~s~~ within the B-1, B-2, B-3 and ORI zoning classifications, except for those developments located within the East Washington Historic District. Design guidelines approved by the city council from time to time shall also serve as a reference for development within specific historic districts and other areas.

Section 2. That Appendix A, Article VII, Section 7.13(C), Supplementary Use and Bulk Regulations – Design Standards and Review, of the Code of Ordinances of the City of West Chicago entitled "Building and Structure Design" is hereby amended by adding the following language:

> (4) Brick or stone shall be used for all sides of new commercial structures. Brick shall, at a minimum, extend from ground level to tops of windows, with minor accents allowed in place of brick, subject to meeting building codes. Brick or stone shall not be painted nor stained. No mansard roofs shall be permitted.

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

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

PASSED this _____ day of _____, 2020.

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

APPROVED as to form: _____
City Attorney

APPROVED THIS _____ day of _____, 2020.

_____
Mayor Ruben Pineda

ATTEST:

_____
City Clerk Nancy M. Smith

PUBLISHED: _____

EXHIBIT "A"

RECOMMENDATION # 20-RC-0004

TO: The Honorable Mayor and City Council

SUBJECT: PC 19-27
Text Amendment
Design Standards and Review

DATE: March 3, 2020

DECISION: The motion to approve the amendment was approved by a vote of four (4) "yes" and zero (0) "no".

RECOMMENDATION:

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

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

Respectfully submitted,

Steve Hale
Acting Chairman

VOTE:

	For	Against	Abstain	Absent
Hale	X			
Kasprak	X			
Dettman	X			
Henkin	X			
Laimins				X
Devitt				X
Faught				X

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY	
ITEM TITLE: Amendment to Preliminary and Final PUD Plat of Consolidation 1800 Joliet Street Umiya Mataji Santha Chicago Midwest Ordinance No. 20-O-0004 Resolution No. 20-R-0014	**AGENDA ITEM NUMBER:** 5.A. **FILE NUMBER:** **COMMITTEE AGENDA DATE:** Mar. 9, 2020 **COUNCIL AGENDA DATE:**
STAFF REVIEW: Tom Dabareiner, AICP	**SIGNATURE**
APPROVED BY CITY ADMINISTRATOR: Michael Guttman	**SIGNATURE**

ITEM SUMMARY:

Umiya Mataji Santha Chicago Midwest seeks an amendment to its PUD for 1800 Joliet Street to allow construction of a two-story, 67,000 square foot worship facility with added parking. A Plat of Consolidation is also requested to make one 7-acre parcel out of the two existing parcels.

The existing facility, annexed in 2010, is composed of a 9,150 square foot worship building and 42 parking stalls with a single access point onto Joliet Street. The petitioner has owned the site since 2017.

The proposal is in four phases. The first phase, which does not require zoning approval, involves upgrading the sanitary infrastructure on-site. Phase Two consists of adding 192 parking spaces on the north and west portions of the property, along with a new full access drive onto Joliet Street toward the property's north end. At the same time, the required stormwater detention basin would be constructed at the north side of the property, which is proposed to serve the entire future development. The third phase is the 2-story worship facility of 67,000 square feet. Phase Four involves removing the existing building and parking lot, then adding 114 parking stalls.

Currently, left turns from the site are prohibited by signage at the single driveway exit. A traffic study submitted by the petitioner recommends a "pork chop" design to further encourage this restricted movement. In addition, the study indicates that the new entrance to the north should include the addition of a northbound-to-westbound left turn lane from Joliet Street into the site, providing needed storage and allowing through-traffic on Joliet Street to continue to move passed the site. Without it, significant backups and delays would occur. The petitioner has agreed to these traffic-related enhancements.

As part of the amendment to the PUD, the petitioner requires a large deviation from the City's parking requirement. Only 306 parking stalls are proposed instead of the 1,500 required by the Zoning Ordinance for places of assembly of 67,000 square feet and a building with capacity sufficient for 3,000 people. Current attendance is about 300 which, based on a parking study submitted by the petitioner, suggests the need for just 133 parking spaces and a much smaller floor area. As insufficient space exists on the property for adding parking stall numbers commensurate with the building size, Staff

recommends a smaller facility.

All other site design components are considered satisfactory by Staff and there are no issues with the Plat of Consolidation. If approval is recommended by the Development Committee with the large parking deviation, Staff requests a condition that would incorporate the site and building plans as part of any approval, along with the needed traffic enhancements. However, Staff recommends continuing any consideration so that more discussion with the petitioner may occur regarding building size and parking demand.

On March 3, 2020, members of the Planning Commission/ZBA voted unanimously (4-0) in favor of the development as proposed, with the plans incorporated and the traffic enhancements included.

ACTION PROPOSED:

Consideration of the Amendment to the Preliminary and Final PUD and a Plat of Consolidation.

COMMITTEE RECOMMENDATION:

ATTACHMENTS:
Draft Ordinance
Draft Resolution

ORDINANCE NO. 20-O-0004

AN ORDINANCE APPROVING AN AMENDMENT TO
THE PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT
FOR UMIYA MATAJI SANSTHA CHICAGO MIDWEST
1800 JOLIET STREET

WHEREAS, on or about October 2, 2019, Umiya Mataji Sanstha Chicago Midwest (the "APPLICANT"), filed an application for amendment to the Preliminary and Final Planned Unit Development plan for 1800 Joliet Street, with respect to the property legally described on Exhibit "A" attached hereto and incorporated herein (the "SUBJECT PROPERTY"); and

WHEREAS, the corporate authorities of the City of West Chicago (the "CITY") approved the Preliminary and Final Planned Unit Development plan for the SUBJECT PROPERTY on December 6, 2010 according to Ordinance 10-O-0104; and

WHEREAS, Notice of Public Hearing on the proposed amendment to the Preliminary and Final Planned Unit Development of the SUBJECT PROPERTY was published in the Daily Herald on or about February 17, 2020, all as required by the ordinances of the CITY 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, commencing on March 3, 2020, pursuant to said Notice; and

WHEREAS, at the Public Hearing, the APPLICANT provided testimony in support of its application, and all interested parties had an opportunity to be heard; and

WHEREAS, the corporate authorities of the CITY have received the recommendation of the Plan Commission/Zoning Board of appeals which contains specific findings of fact, pursuant to Recommendation No. 2020-RC-0002, 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. That this Ordinance shall constitute approval of the following documents with respect to the SUBJECT REALTY, copies of which are attached hereto as Exhibit "C", which are, by this reference, incorporated herein and consisting of:

A. Final PUD Plan (Sheet PUD-1) prepared by Advantage Consulting Engineers, dated August 12, 2019 with a final revision date of January 14, 2020

B. Geometric Site Plan (Sheet L1) prepared by Advantage Consulting Engineers, dated August 12, 2019 with a final revision date of January 14, 2020

C. Phasing Site Plan (Sheet PH1) prepared by Advantage Consulting Engineers, dated August 12, 2019 with a final revision date of January 14, 2020

D. Final Landscape Plan for Phase 2, consisting of one (1) sheet, prepared by Gary R. Weber Associates, dated August 8, 2019 with a final revision date of January 14, 2020

E. Building Floor Plans (Sheets A3.0 and A3.1) prepared by Purohit Architects, dated May 26, 2019 with a final revision date of January 14, 2020

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

Section 2. That the documents referenced in Section 1 above shall supersede in all respects the documents approved in Section 2 of Ordinance 10-O-0104.

Section 3. All construction, use, operation, and maintenance of the SUBJECT PROPERTY shall be in substantial conformance with the documents listed above in Section 1 of this Ordinance, in addition to the terms and conditions set forth in Section 5 of this Ordinance.

Section 4. That a deviation from Section 13.3 (A)(2)(b) of the City's Zoning Code to allow 306 parking stalls in lieu of the minimum 1,500 parking stalls required for a place of assembly is hereby granted with respect to the SUBJECT PROPERTY.

Section 5. That an amendment to the Preliminary and Final Planned Unit Development hereby granted subject to the following conditions, which are approved with respect to the SUBJECT PROPERTY:

1. The Conditions contained in Section 2 of Ordinance 10-O-0104 are hereby rescinded.
2. Phase 4, as indicated on the Phasing Plan attached as Exhibit C, shall be completed within one (1) year of the completion of Phase 3, as indicated on the Phasing Plan attached as Exhibit C.
3. The left turn lane, as recommended in the petitioner's Traffic Impact Study, shall be installed at the proposed north entrance for northbound Joliet Street traffic during Phase 2 of the project, as indicated on the Phasing Plan attached hereto as Exhibit "C". A building permit for the proposed worship facility shall not be issued until this turn lane is completed.
4. The right-in/right-out channelized island, as recommended in the petitioner's Traffic Impact Study, shall be installed at the existing entrance on Joliet Street on the south end of the property during Phase 2 of the project, as indicated on the Phasing Plan attached as Exhibit "C". Said channelized island shall be installed prior to the issuance of an occupancy permit, whether temporary or final, for the proposed worship facility.
5. A final landscape plan for Phase 3 and 4, as indicated on the Phasing Plan attached as Exhibit "G", shall be submitted with the building permit application for the proposed worship facility. Said landscape plan must be approved by City staff prior to the issuance of a permit for the proposed worship facility.
6. The proposed worship facility shall be reduced in size, and additional parking shall be added, to be consistent with the maximum anticipated amount of attendance at the worship facility.

Section 6. That the recommendation and findings of fact 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 7. That all ordinances and resolutions, or parts thereof, shall, to the extend not expressly modified by the terms and conditions of this Ordinance, remain in full force and effect as therein provided.

Section 8. 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 _____, 2020.

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

APPROVED as to form: _____
City Attorney

APPROVED THIS _____ day of _____, 2020.

_____
Mayor Ruben Pineda

ATTEST:

_____
City Clerk Nancy M. Smith

EXHIBIT "A"

THAT PART OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 5 OF FAIRBANK-WARD ASSESSMENT PLAT RECORDED ON MARCH 20, 1957 AS DOCUMENT 836136, SAID POINT BEING ON THE CENTERLINE OF JOLIET STREET, THENCE SOUTH 86 DEGREES 57 MINUTES 00 SECONDS WEST, RECORDED AND MEASURED ALONG THE NORTH LINE OF SAID LOT 5, 54.13 FEET RECORDED, 54.41 FEET MEASURED TO THE WESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 59 WHICH IS A CONCAVED CURVE TO THE EAST, HAVING A RADIUS OF 1517.40 FEET RECORDED AND MEASURED DRAWN CONCENTRIC WITH AND 85.00 FEET RECORDED AND MEASURED, RADIALLY DISTANT WESTERLY OF THE CENTERLINE OF SAID ROUTE 59, FOR A POINT OF BEGINNING; THENCE CONTINUING ALONG A PROLONGATION OF THE LAST DESCRIBED COURSE, 316.19 FEET MEASURED TO THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 22; THENCE NORTH 01 DEGREE 25 MINUTES 16 SECONDS WEST, RECORDED AND MEASURED, 450.00 FEET RECORDED AND MEASURED TO A LINE DRAWN PARALLEL WITH THE NORTH LINE OF SAID LOT 5; THENCE CONTINUING ALONG A PROLONGATION OF THE LAST DESCRIBED COURSE, 194.20 FEET RECORDED AND MEASURED TO A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 5, WHICH IS 644.20 FEET NORTH OF THE NORTH LINE OF SAID LOT 5 (AS MEASURED ALONG THE WEST LINE OF THE SAID NORTHWEST QUARTER OF SECTION 22); THENCE NORTH 86 DEGREES 57 MINUTES 00 SECONDS EAST, RECORDED AND MEASURED ALONG SAID PARALLEL LINE, 299.53 FEET RECORDED AND MEASURED TO THE WEST LINE OF JOLIET STREET (S.A. ROUTE 6) SAID LINE BEING A CONCAVED CURVE TO THE WEST, HAVING A RADIUS OF 2819.93 FEET RECORDED AND MEASURED; THENCE ALONG A CHORD BEARING SOUTH 07 DEGREES 28 MINUTES 25 DEGREES EAST, FOR AN ARC DISTANCE OF 194.74 FEET TO A JOG IN THE WESTERLY RIGHT-OF-WAY LINE OF SAID JOLIET STREET SAID JOG BEING A PARALLEL LINE WITH THE NORTH LINE OF SAID LOT 5, WHICH IS 450.00 FEET RECORDED AND MEASURED NORTHERLY OF (AS MEASURED ALONG THE WEST LINE OF THE SAID NORTHWEST QUARTER OF SECTION 22) SAID LINE ALSO BEING 45.00 FEET WESTERLY OF AND PARALLEL WITH THE SAID CENTERLINE OF JOLIET STREET; THENCE NORTH 86 DEGREES 57 MINUTES 00 SECONDS EAST, RECORDED AND MEASURED ALONG SAID PARALLEL LINE 5.00 FEET RECORDED AND MEASURED TO A LINE 40.00 FEET WESTERLY OF AND PARALLEL WITH THE SAID CENTERLINE OF JOLIET STREET; THENCE SOUTHERLY ON A CONCAVED CURVE TO THE WEST, HAVING A RADIUS OF 2824.93 FEET RECORDED AND MEASURED, SUBTENDING A CHORD BEARING SOUTH 03 DEGREES 08 MINUTES 01 SECONDS EAST, RECORDED AND MEASURED ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF JOLIET ROAD, 179.01 FEET RECORDED AND MEASURED TO THE WESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 59; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT HAVING A CHORD BEARING

SOUTH 19 DEGREES 53 MINUTES 30 SECONDS WEST, FOR AN ARC DISTANCE OF 41.49 FEET RECORDED, 40.65 FEET MEASURED, TO THE POINT OF BEGINNING, EXCEPT THAT PART USED FOR ROADWAY PURPOSES, ALL IN DUPAGE COUNTY, ILLINOIS

Tax ID Number: 04-22-100-012

AND

THAT PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED BY COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER AND RUNNING THENCE SOUTH ON THE WEST LINE THEREOF 705.10 FEET FOR A PLACE OF BEGINNING. THENCE CONTINUING SOUTH ON SAID WEST LINE, 389.41 FEET TO A POINT WHICH IS 644.20 FEET NORTH OF THE NORTH LINE OF LOT 5 IN FAIRBANK-WARD ASSESSMENT PLAT; THENCE NORTH 88 DEGREES 22 MINUTES 17 SECONDS EAST, PARALLEL WITH SAID NORTH LINE 344.81 FEET TO THE CENTER LINE OF JOLIET ROAD (S.A. ROUTE 6). THENCE NORTHERLY ON SAID CENTER LINE, BEING A CURVE TO THE LEFT HAVING A RADIUS OF 2864.93 FEET, A DISTANCE OF 309.62 FEET TO THE POINT OF TANGENCY, THENCE NORTH 14 DEGREES 06 MINUTES 41 SECONDS WEST ON THE TANGENT TO SAID CURVE 92.29 FEET; THENCE SOUTH 86 DEGREES 59 MINUTES 28 SECONDS WEST (RECORD SOUTH 88 DEGREES 35 MINUTES WEST) 263.16 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Tax ID Number 04-22-100-011

EXHIBIT "B"

RECOMMENDATION NO. 2020-RC-0001

TO: Honorable Mayor and City Council

SUBJECT: PC 19-22
Amendment to the Preliminary and Final Planned Unit Development Plan of 1800 Joliet Street for Lakeshore Recycling Systems, LLC

DATE: March 3, 2020

DECISION: The Plan Commission/Zoning Board of Appeals (4-0 vote) recommended approval of the request.

RECOMMENDATION:

After holding a public hearing and after review of the requested amendment to the preliminary and final PUD of 1800 Joliet Street, the Plan Commission/Zoning Board of Appeals (PC/ZBA) recommended approval, subject to the following conditions:

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

   A. Final PUD Plan (Sheet PUD-1) prepared by Advantage Consulting Engineers, dated August 12, 2019 with a final revision date of January 14, 2020

   B. Geometric Site Plan (Sheet L1) prepared by Advantage Consulting Engineers, dated August 12, 2019 with a final revision date of January 14, 2020

   C. Phasing Site Plan (Sheet PH1) prepared by Advantage Consulting Engineers, dated August 12, 2019 with a final revision date of January 14, 2020

   D. Final Landscape Plan for Phase 2, consisting of one (1) sheet, prepared by Gary R. Weber Associates, dated August 8, 2019 with a final revision date of January 14, 2020

   E. Building Floor Plans (Sheets A3.0 and A3.1) prepared by Purohit Architects, dated May 26, 2019 with a final revision date of January 14, 2020

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

2. The Conditions contained in Section 2 of Ordinance 10-O-0104 are hereby rescinded.

3. Phase 4, as indicated on the Phasing Plan attached as Exhibit C, shall be completed within one (1) year of the completion of Phase 3, as indicated on the Phasing Plan attached as Exhibit C.

3. The left turn lane, as recommended in the petitioner's Traffic Impact Study, shall be installed at the proposed north entrance for northbound Joliet Street traffic during Phase 2 of the project, as indicated on the Phasing Plan attached hereto as Exhibit "G". A building permit for the proposed worship facility shall not be issued until this turn lane is completed.

4. The right-in/right-out channelized island, as recommended in the petitioner's Traffic Impact Study, shall be installed at the existing entrance on Joliet Street on the south end of the property during Phase 2 of the project, as indicated on the Phasing Plan attached as Exhibit "C". Said channelized island shall be installed prior to the issuance of an occupancy permit, whether temporary or full, for the proposed worship facility.

4. A final landscape plan for Phase 3 and 4, as indicated on the Phasing Plan attached as Exhibit "G", shall be submitted with the building permit application for the proposed worship facility. Said landscape plan must be approved by City staff prior to the issuance of a permit for the proposed worship facility.

5. Land-banked parking shall be added to the southeast corner of the property where the existing single-family residence is located. Within two (2) years of completion of Phase 4, a parking study shall be conducted and submitted to the City for review and determination if landbanked parking is required to be installed.

The recommendation is based on 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 which contemplates institutional uses for this area. The amendment to the PUD for the construction of a new facility will meet the purpose and intent of the PUD regulations for some of the objectives including providing environmental design of natural features, such as wetlands, and allowing for phasing of the development. For the proposed plan to meet the objective of not being detrimental to the public health, safety, morals, comfort of the general welfare, certain conditions must be met. These conditions include construction of a left turn lane on Joliet Street at the proposed north access, construction of a right-in/right-out channelized island at the existing south access, and an increase in the amount of parking with land-banked parking.

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

   The proposed plan generally meets the requirement and standards of the PUD regulations with the exception of providing adequate access to minimize traffic congestion on public streets and satisfying the parking requirements. These two items, however, can be accomplished with the construction of a left turn lane, the construction of a right-in/right-out channelized island, and an increase in the amount of off-street parking with land-banked parking.

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:*

All dimension, area, bulk and use requirements have been met. The petitioner is seeking a deviation from the parking requirements to allow 306 parking stalls in lieu of the minimum required 1,500 parking stalls based on the maximum occupancy of the building. The degree of this deviation can and should be reduced by providing land-banked parking.

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:*

   Based on the traffic impact study submitted by the petitioner, the proposed plan will have an impact on the existing roadway network as it will add traffic during both the pre-service and post-service times on Sundays. To address this impact, a left turn lane for the proposed north entrance shall be constructed to prevent vehicular back-ups for northbound Joliet Street. Furthermore, the existing entrance at the south portion of the property shall include a channelized island restricting access to right-in/right-out to reduce any backups at the intersection of Route 59 and Joliet Street.

5. *The relationship and compatibility of the proposed plan to the adjacent properties and neighborhood:*

   The proposed plan does not change the use of the property, which has been a place of worship for over 20 years. This is an appropriate use for the R-3 Zoning District. Negative impacts on the adjacent properties and the neighborhood will occur, including delays in traffic from members accessing the site and on-street parking as a result of insufficient parking on site. These items can be mitigated through the previously mentioned conditions of installing a left turn lane at the north access on Joliet Street and providing land-banked parking.

6. *The desirability of the proposed plan in regards to physical development, tax base and economic well-being of the City:*

   Although places of worship do not expand the tax base or necessarily increase the economic vitality of the City, they are typical components of a community. If the aforementioned conditions are met, the physical development of the property will be satisfactory.

Respectfully submitted,

Steve Hale
Acting Chairperson

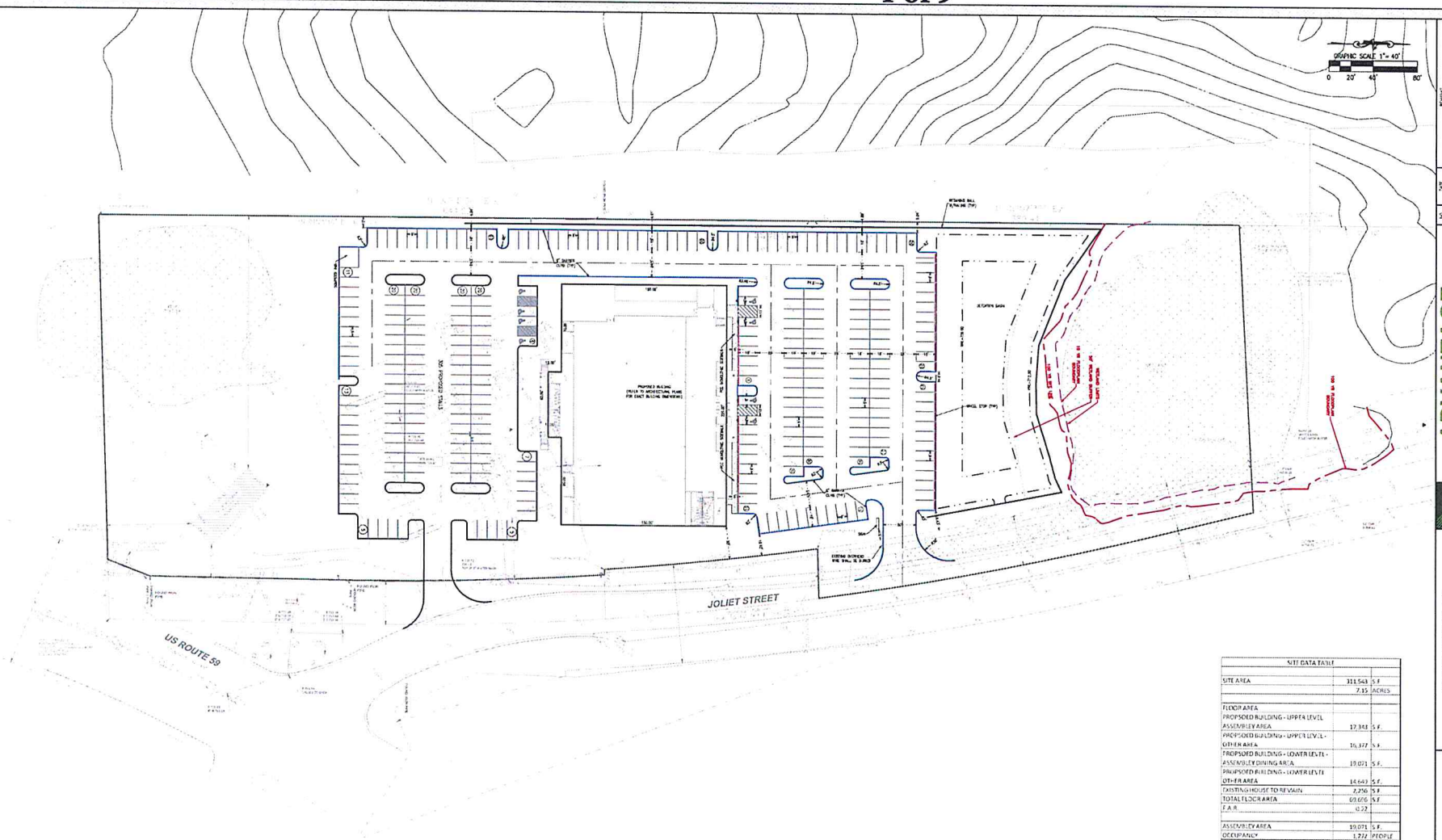
VOTE:

For	Against	Abstain	Absent
Hale			Devitt
Kasprak			Faught
Henkin			Laimins
Dettman			

EXHIBIT "C"

Final PUD Plan, Geometric Site Plan, Phasing Site Plan, Final Landscape Plan for Phase 2, Building Floor Plans, Building Elevations

Exhibit "C"



SITE DATA TABLE		
SITE AREA	311,543	S.F.
	7.15	ACRES
FLOOR AREA		
PROPOSED BUILDING - UPPER LEVEL		
ASSEMBLEY AREA	17,348	S.F.
PROPOSED BUILDING - UPPER LEVEL -		
OTHER AREA	16,377	S.F.
PROPOSED BUILDING - LOWER LEVEL -		
ASSEMBLEY DINING AREA	19,071	S.F.
PROPOSED BUILDING - LOWER LEVEL		
OTHER AREA	14,643	S.F.
EXISTING HOUSE TO REMAIN	2,256	S.F.
TOTAL FLOOR AREA	69,676	S.F.
F.A.R.	0.22	
ASSEMBLEY AREA	19,071	S.F.
OCCUPANCY	1,272	PEOPLE
BUILDINGS	37,724	S.F.
LANDSCAPE AREA	167,767	S.F.
PAVEMENT	107,112	S.F.
EXISTING ZONING	R-3	
SETBACKS		
FRONT	30	FEET
REAR	30	FEET
SIDE	10	FEET
BUILDING HEIGHT	30	FEET
PREVIOUSLY APPROVED SETBACK	N/A	
TOTAL PARKING PROVIDED	305	STALLS
TOTAL PARKING REQUIRED	316	STALLS

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NO.	DATE	REVISIONS
1	10/17/19	REVISED PER DUPAGE COUNTY
2	11/22/19	REVISED PER WEST CHICAGO/DUPAGE COUNTY
3	01/14/20	REVISED TO CITY OF WEST CHICAGO

ADVANTAGE
CONSULTING ENGINEERS
60 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
847-350-4788 www.acelp.us

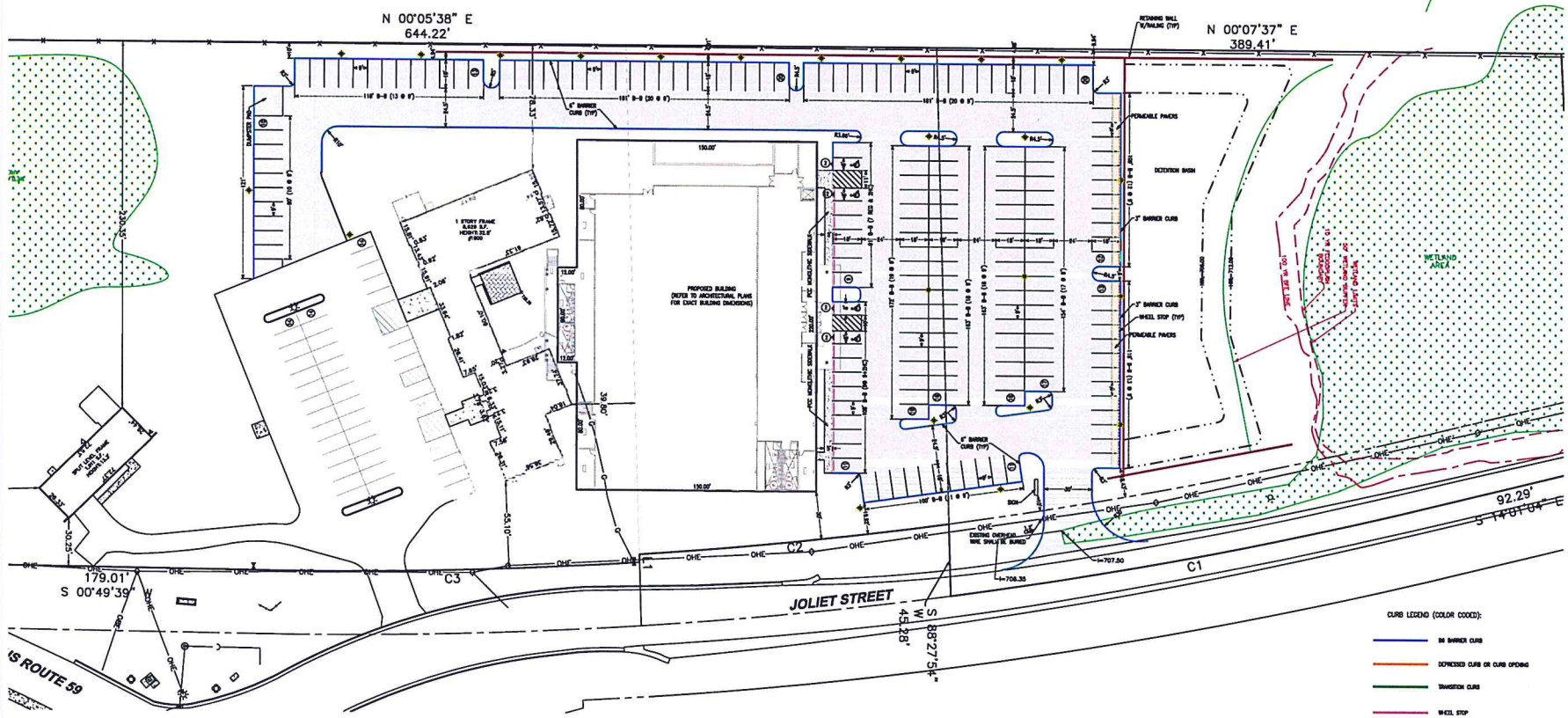
FINAL PUD PLAN
UMIYA MATAJI TEMPLE
1800 JOLIET STREET
WEST CHICAGO, ILLINOIS

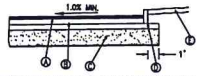
UMIYA MATAJI TEMPLE CHICAGO
1800 JOLIET STREET
WEST CHICAGO, IL 60185

AUGUST 12, 2019
JOB: 18-005

SHEET:
PUD-1
1 OF 14

Exhibit "C"
2 of 9





		STRUCTURAL NUMBER
A	2" BITUMINOUS CONCRETE, SURFACE COURSE, HOT MIX ASPHALT, MIX. D, N50	
B	2" BITUMINOUS CONCRETE, BINDER COURSE, HOT MIX ASPHALT, IL19, N50	
C	12" ASPHALT BORDONS BASE COURSE WITH 4" CAA CAP	3.0 X 0.40= 0.80
D	CONC. CURB, TYPE B, 6"	3.0 X 0.33= 0.99
E	6" TOPSOIL AND SEEDING	15.0 X 0.13= 1.95
		TOTAL= 3.73

PAVEMENT SECTION – PARKING AREA

CURB LEGEND (COLOR CODED):

- 6" BARRIER CURB
- DEPRESSED CURB OR CURB OPENING
- TRANSITION CURB
- WHEEL STOP

NOTES:

1. ALL SIDEWALKS INTERSECTING WITH CURB SHALL BE CONSTRUCTED WITH HANDICAPPED RAMP.
2. ALL CURB FACE AT INTERSECTIONS TO BE 3' UNLESS NOTED OTHERWISE.
3. ALL PAVEMENT DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
4. THE CROSS SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 1.5%.
5. ANY DAMAGE TO THE PAVEMENT, CURB, PARKWAY, UTILITIES OR OTHER ITEMS LOCATED WITHIN THE RIGHT-OF-WAY OCCURRING AS A RESULT OF ANY CONSTRUCTION ACTIVITY RELATED TO THIS SITE, INCLUDING BUT NOT LIMITED TO LOADING AND UNLOADING OF EQUIPMENT AND MATERIALS SHALL BE REPLACED IN KIND. ANY BITUMINOUS PAVEMENT THAT IS DAMAGED OR MARKED WITH CLEAT MARKS MUST BE MILLED AND RESURFACED WITH A SINGLE RECTANGULAR PATCH ENCOMPASSING THE ENTIRE AREA THAT IS DAMAGED FOR A MINIMUM DEPTH OF TWO (2) INCHES.

SIGN LEGEND:

1. STOP SIGN, (R1-1, 30")
2. HANDICAP SIGN WITH $350 FINE SIGN

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NO.	DATE	REVISIONS
1.	10/17/19	REVISED FOR DUPAGE COUNTY
2.	11/25/19	REVISED FOR WEST CHICAGO/DUPAGE COUNTY
3.	8/14/20	REVISED FOR CITY OF WEST CHICAGO

ADVANTAGE
CONSULTING ENGINEERS
8 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
847-254-4138 www.acelemont.com

GEOMETRIC PLAN
UMIYA MATAJI TEMPLE
1800 JOLIET STREET
WEST CHICAGO, ILLINOIS

UMIYA MATAJI TEMPLE CHICAGO
1800 JOLIET STREET
WEST CHICAGO, IL 60185

AUGUST 12, 2019
JOB: 18-005

SHEET:
L1
3 OF 14

Exhibit "C"

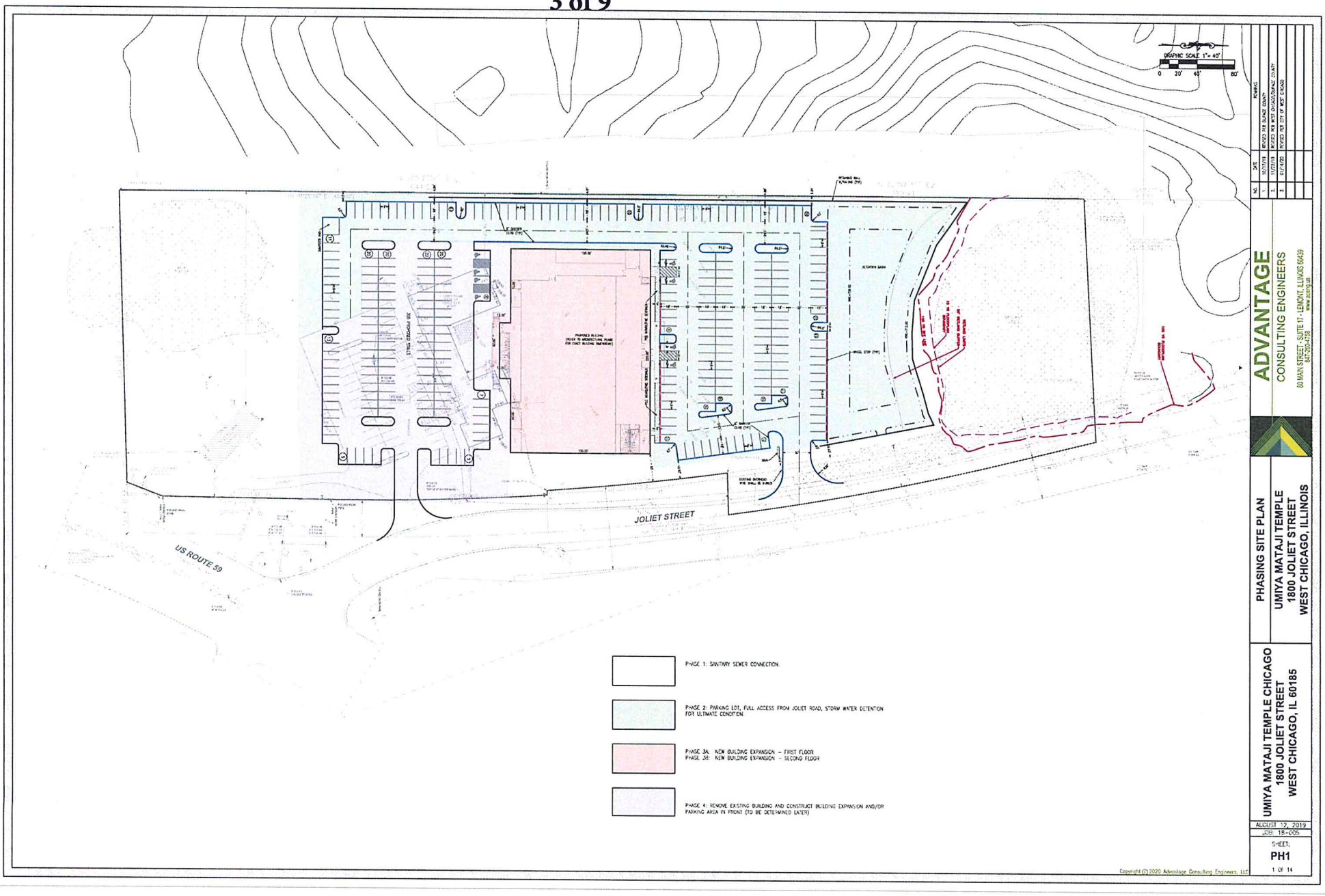
GRAPHIC SCALE 1" = 40'
0 20' 40' 80'
JOLIET STREET
US ROUTE 59
PHASE 1: SANITARY SEWER CONNECTION.
PHASE 2: PARKING LOT, FULL ACCESS FROM JOLIET ROAD, STORM WATER DETENTION FOR ULTIMATE CONDITION.
PHASE 3A: NEW BUILDING EXPANSION - FIRST FLOOR
PHASE 3B: NEW BUILDING EXPANSION - SECOND FLOOR
PHASE 4: REMOVE EXISTING BUILDING AND CONSTRUCT BUILDING EXPANSION AND/OR PARKING AREA IN FRONT (TO BE DETERMINED LATER)
ADVANTAGE
CONSULTING ENGINEERS
60 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
PHASING SITE PLAN
UMIYA MATAJI TEMPLE
1800 JOLIET STREET
WEST CHICAGO, ILLINOIS
UMIYA MATAJI TEMPLE CHICAGO
1800 JOLIET STREET
WEST CHICAGO, IL 60185
AUGUST 12, 2019
JOB: 18-005
SHEET:
PH1
1 OF 14
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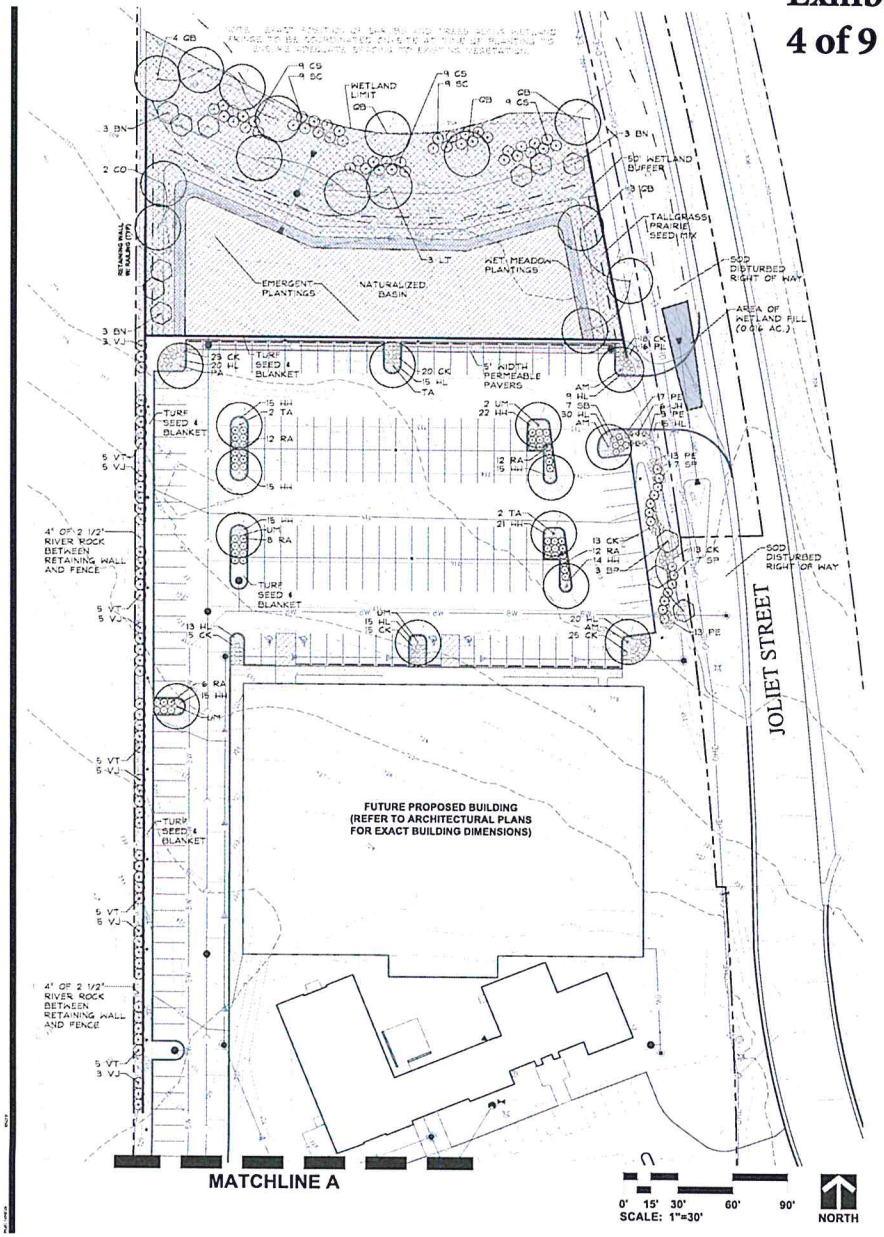
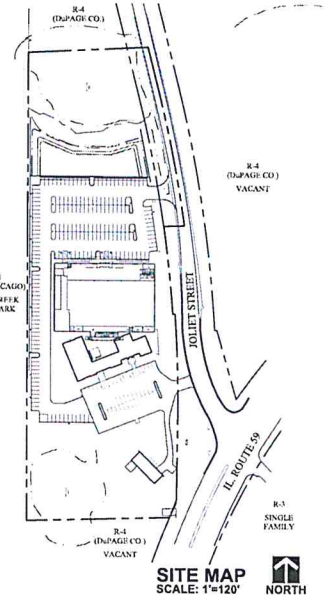
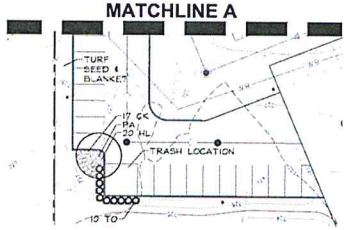
Exhibit "C"
4 of 9





SITE MAP
SCALE: 1"=120'
NORTH

MATCHLINE A



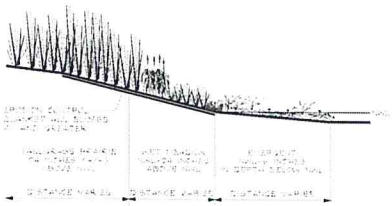
0' 15' 30' 60' 90'
SCALE: 1"=30'
NORTH

SITE NOTES:

GENERAL NOTES

PLANT LIST

NATIVE AREA LEGEND



PLANT COMMUNITY SECTION
NOT TO SCALE

GRWA
GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

CIVIL ENGINEER
ADVANTAGE CONSULTING ENGINEERS
50 MAN STREET, SUITE 17
LEMONT, ILLINOIS 60439

UMIYA MATAJI TEMPLE
DuPAGE COUNTY
WEST CHICAGO, ILLINOIS 60185
PHASE 2 - FINAL LANDSCAPE PLAN

4	1.14.20
3	12.19.19
2	11.22.19
1	10.18.19

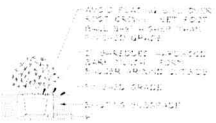
REVISIONS

DATE	8.08.19
PROJECT NO.	AC1954
DRAWN	TRC
CHECKED	GRW/JCT
SHEET NO.	1 OF 2

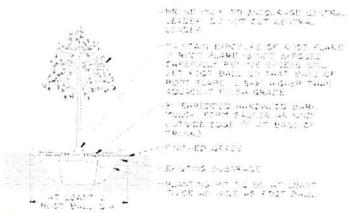
Exhibit "C"
5 of 9

PLANTING DETAILS

PERENNIALS AND GROUNDCOVERS
NOT TO SCALE



DECIDUOUS AND EVERGREEN SHRUBS
NOT TO SCALE



DECIDUOUS TREES
NOT TO SCALE

EVERGREEN TREES
NOT TO SCALE

GRWA
GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

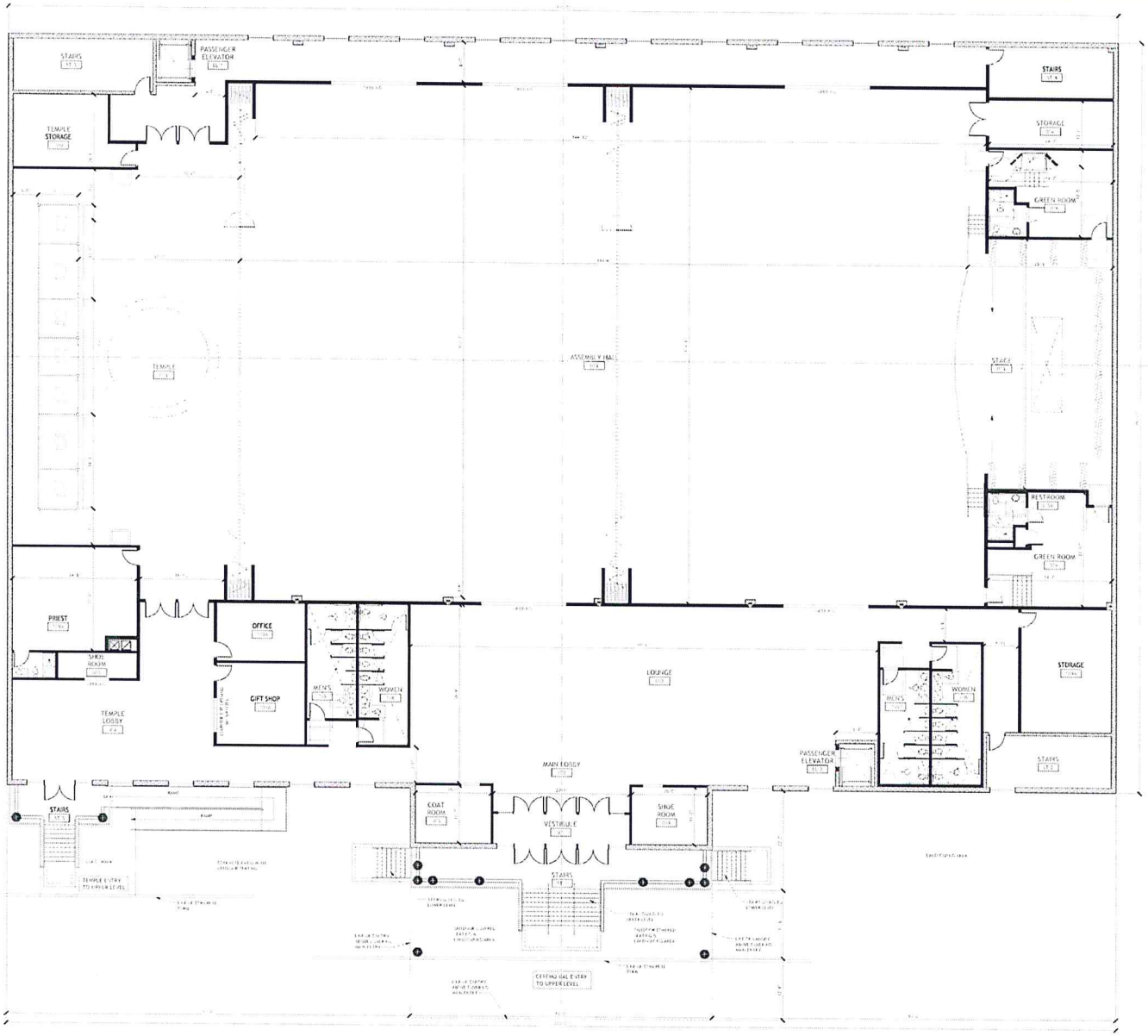
Civil Engineer:
ADVANTAGE CONSULTING ENGINEERS
80 MAIN STREET, SUITE 17
LEMONT, ILLINOIS 60439

UMIYA MATAJI TEMPLE
DuPAGE COUNTY
WEST CHICAGO, ILLINOIS 60185
LANDSCAPE SPECIFICATIONS

REVISIONS	
4	1.14.20
3	12.19.19
2	11.22.19
1	10.18.19

DATE	8.08.19
PROJECT NO.	AC1954
DRAWN	TRC
CHECKED	GRW/CT
SHEET NO.	2 OF 2

Exhibit "C"
6 of 9



PROPOSED UPPER FLOOR PLAN
SCALE: 1/8"= 1'-0"

1

MILESTONE DATES
Owner's Review - Preliminary Design: May 28, 2019
Owner's Revisions - Preliminary Design: June 05, 2019
Owner's Revisions - Preliminary Design: June 19, 2019
Owner's Revisions - Preliminary Design: June 25, 2019
Owner's Revisions - Preliminary Design: June 26, 2019
Owner's Revisions - Preliminary Design: July 14, 2019
Village Revisions - Preliminary Design: November 11, 2019
Village Revisions - Seating Layout Added: November 25, 2019
Village Revisions - Seating Layout Added: January 14, 2020

PROFESSIONAL DESIGN FIRM ARCHITECT CORPORATION LICENSE NO. 184-001944
PA
PUROHIT ARCHITECTS
2020 E. Algonquin Rd., Suite 302
Schaumburg, IL 60173
Tel. (847) 496-6322
Cell. (847) 737-1818
shilpa@purohitarchitects.com
www.purohitarchitects.com

- PROPOSED NEW BUILDING FOR:
- **Umiya Mataji Temple Chicago**
- AT 1800 JOLIET STREET, WEST CHICAGO, IL 60185

Issue Date: January 14, 2020
Drawn By:
Email:

PROPOSED UPPER FLOOR PLAN
A3.0

PA: PROJECT NUMBER
19126.00

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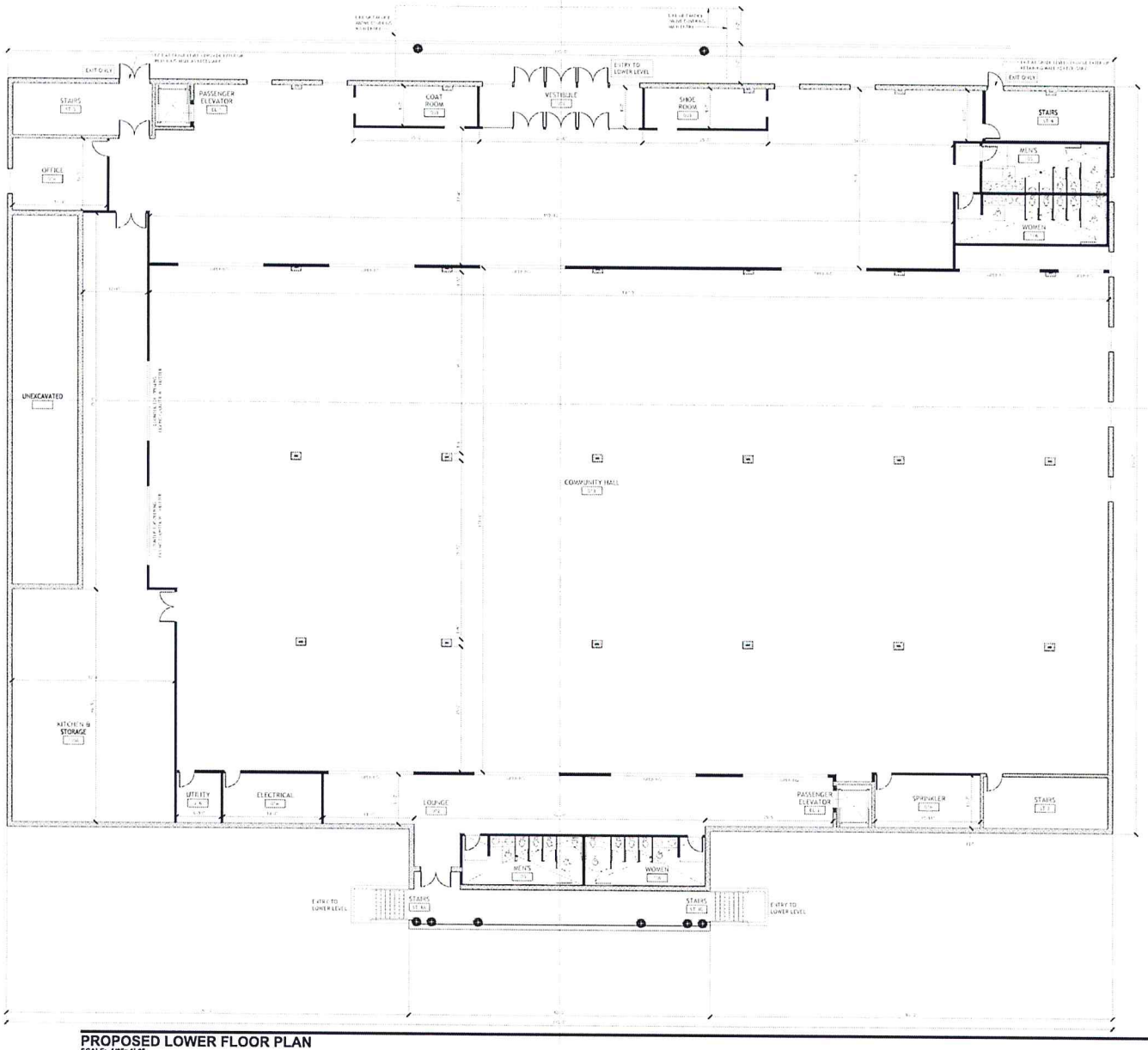
Exhibit "C"
7 of 9



PROPOSED LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0"

1

MILESTONE DATES:
Owner's Review - Preliminary Design:
May 28, 2019
Owner's Revisions - Preliminary Design:
June 06, 2019
Owner's Revisions - Preliminary Design:
June 19, 2019
Owner's Revisions - Preliminary Design:
June 23, 2019
Owner's Revisions - Preliminary Design:
June 26, 2019
Owner's Revisions - Preliminary Design:
July 17, 2019
Village Revisions - Preliminary Design:
November 11, 2019
Village Revisions - Seating Layout Added:
November 20, 2019
Village Revisions - Seating Layout Added:
January 14, 2020

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PUROHIT ARCHITECTS

2020 E. Algonquin Rd., Suite 302
Schaumburg, IL 60173

Tel. (847) 495-6322
Cell. (847) 737-1618
shilpa@purohitarchitects.com
www.purohitarchitects.com

PROPOSED NEW BUILDING FOR:

Umiya Mataji Temple
Chicago

AT 1800 JOLIET STREET, WEST CHICAGO, IL 60185

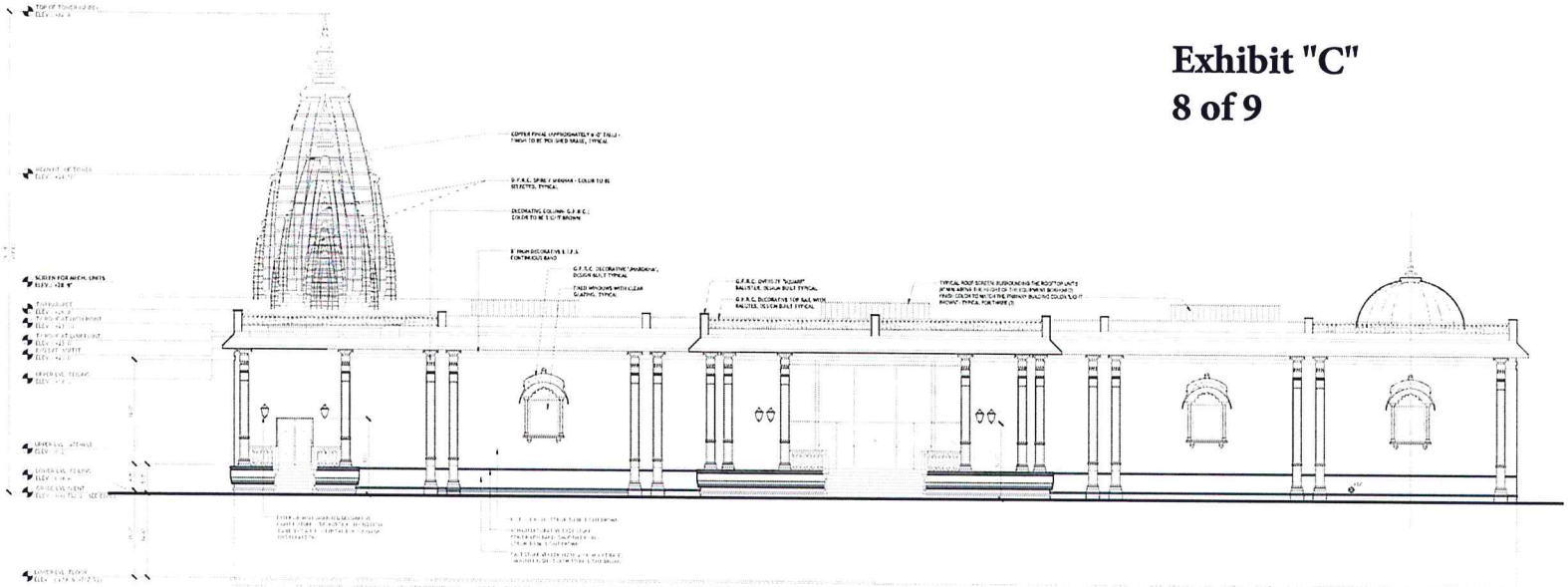
Issue Date: January 14, 2020
Drawn By:
Sheet:

PROPOSED LOWER FLOOR PLAN

A3.1

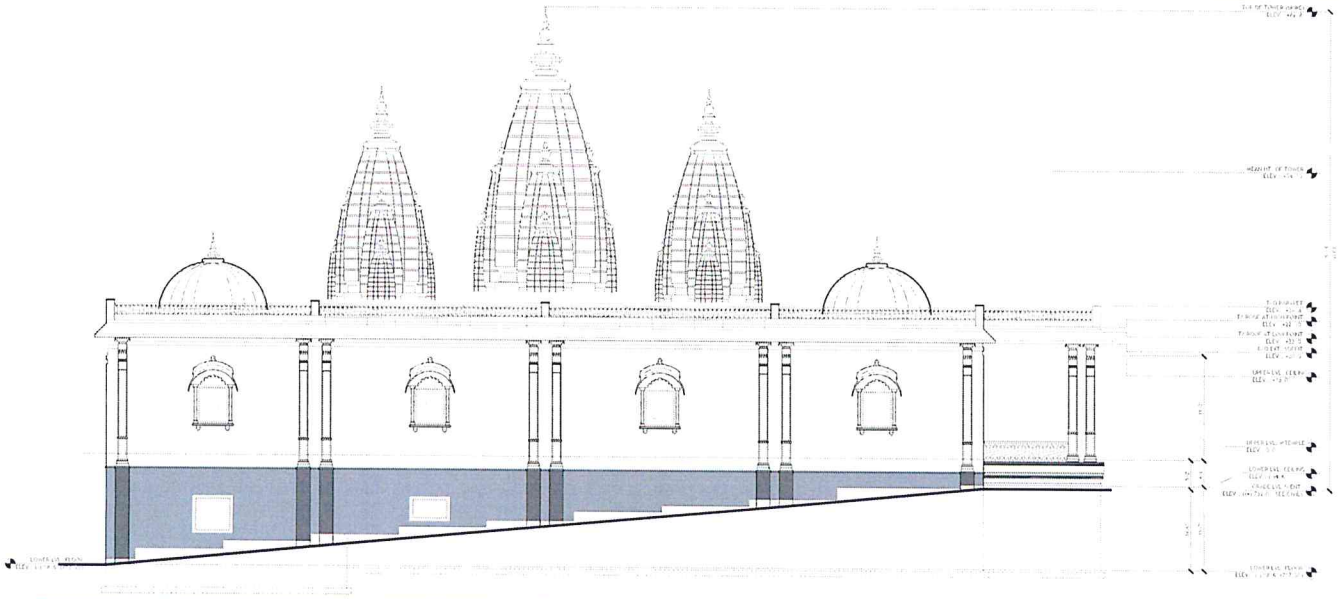
PAI PROJECT NUMBER:
19126.00

Exhibit "C"
8 of 9



PROPOSED SOUTH ELEVATION
SCALE: 1/8"= 1'-0"

1



PROPOSED WEST ELEVATION
SCALE: 1/8"= 1'-0"

2

MILESTONE DATES:
Owner's Review - Preliminary Design:
May 28, 2019
Owner's Revisions - Preliminary Design
June 06, 2019
Owner's Revisions - Preliminary Design
June 19, 2019
Owner's Revisions - Preliminary Design
June 23, 2019
Owner's Revisions - Preliminary Design
June 26, 2019
Owner's Revisions - Preliminary Design
July 14, 2019
Village Revisions - Preliminary Design:
November 11, 2019
Village Revisions - Seating Layout Added
November 23, 2019
Village Revisions - Seating Layout Added
January 14, 2020

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PA
PUROHIT ARCHITECTS
2020 E. Algonquin Rd., Suite 302
Schaumburg, IL 60173
Tel: (847) 495-6322
Cell: (847) 757-1418
shilpa@purohitarchitects.com
www.purohitarchitects.com

PROPOSED NEW BUILDING FOR:
Umiya Mataji Temple
Chicago
AT 1800 JOLIET STREET, WEST CHICAGO, IL 60185

Issue Date: January 14, 2020
Drawn By:
Email:

PROPOSED ELEVATIONS

A6.0

PA: PROJECT NUMBER
19126.00

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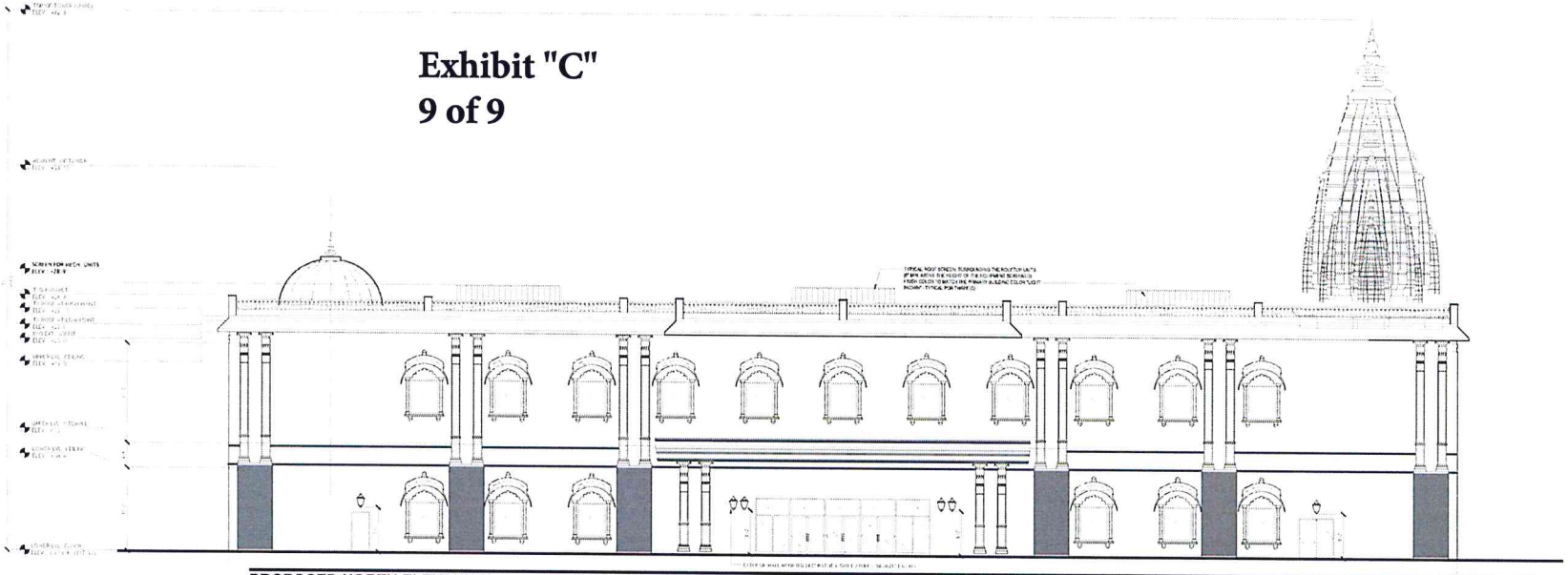
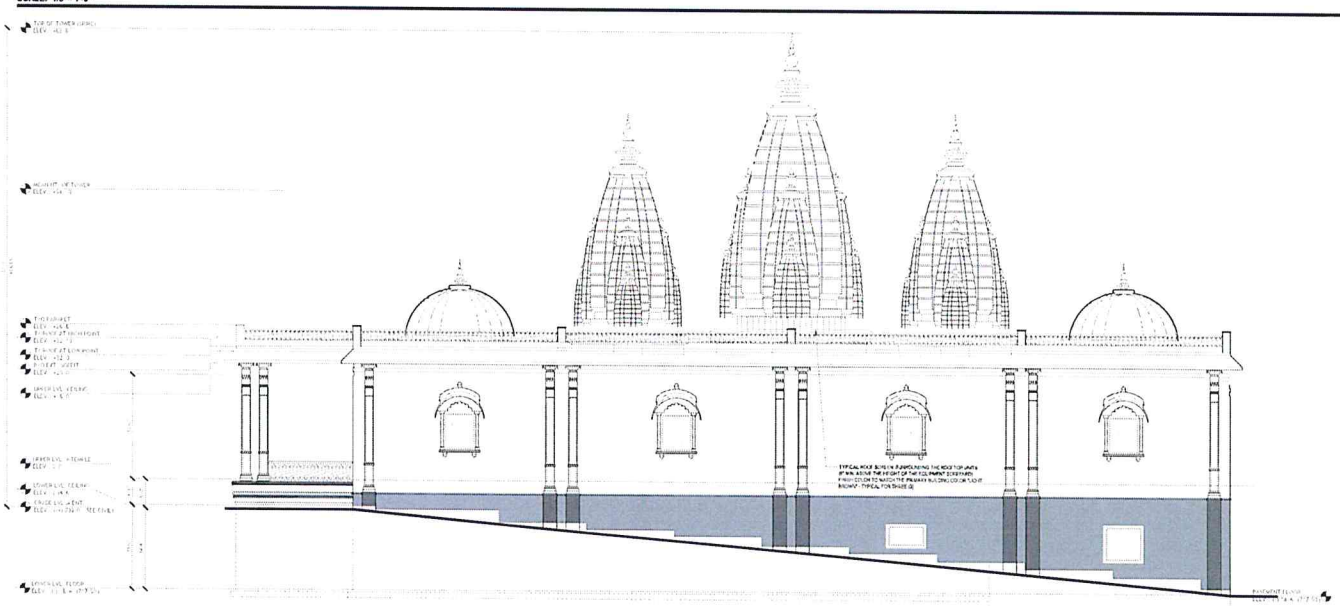
Exhibit "C"
9 of 9



PROPOSED NORTH ELEVATION
SCALE: 1/8"= 1'-0"

1



PROPOSED EAST ELEVATION
SCALE: 1/8"= 1'-0"

2

MILESTONE DATES
Owner's Review - Preliminary Design
May 28, 2019
Owner's Revisions - Preliminary Design
June 06, 2019
Owner's Revisions - Preliminary Design
June 19, 2019
Owner's Revisions - Preliminary Design
June 23, 2019
Owner's Revisions - Preliminary Design
June 26, 2019
Owner's Revisions - Preliminary Design
July 17, 2019
Village Revisions - Preliminary Design
November 11, 2019
Village Revisions - Seating Layout Added
November 22, 2019
Village Revisions - Seating Layout Added
January 14, 2020

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PUROHIT ARCHITECTS
2020 E. Algonquin Rd., Suite 302
Schaumburg, IL 60173
Tel: (847) 496-6322
Cell: (847) 757-1618
shilpa@purohitarchitects.com
www.purohitarchitects.com

PROPOSED NEW BUILDING FOR:
Umiya Mataji Temple Chicago
AT 1800 JOLIET STREET, WEST CHICAGO, IL 60185

Issue Date: January 14, 2020
Drawn By:
Sheet:
PROPOSED ELEVATIONS

A6.1

PAI PROJECT NUMBER
19126.00

RESOLUTION NO. 20-R-0014

A RESOLUTION APPROVING UMIYA MATAJI SANSTHA CHICAGO MIDWEST
PLAT OF CONSOLIDATION
1800 JOLIET STREET

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

Section 1. That the Umiya Mataji Sanstha Chicago Midwest Plat of Consolidation, as prepared by JLH Land Surveying, Inc., consisting of two (2) sheets 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. 20-RC-0003, 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 _____, 2020.

AYES: _____

NAYES: _____

ABSTAIN: _____

ABSENT: _____

_____
Mayor Ruben Pineda

ATTEST:

_____
City Clerk Nancy M. Smith

EXHIBIT "A"

Insert Plat of Consolidation

EXHIBIT "B"

RECOMMENDATION NO. 2020-RC-0003

TO: Honorable Mayor and City Council

SUBJECT: PC 19-22
Lot Consolidation
Umiya Mataji Sanstha Chicago Midwest
1800 Joliet Street

DATE: March 3, 2020

DECISION: By a vote of four (4) "yes" and zero (0) "no", the Plan Commission/Zoning Board of Appeals recommended approval of a Plat of Consolidation for two (2) adjacent parcels.

RECOMMENDATION:

After a review of the proposed Umiya Mataji Sanstha Chicago Midwest Plat of Consolidation, the Plan Commission/Zoning Board of Appeals recommends approval of the proposed Lot Consolidation.

There are no specific findings of fact for consideration of a Lot Consolidation. Rather, the PC/ZBA verifies that the submitted Plat of Consolidation complies with the City's Subdivision regulations. The PC/ZBA finds that the Plat of Consolidation complies with these regulations.

Respectfully submitted,

Steve Hale
Acting Chairperson

VOTE:

For	Against	Abstain	Absent
Hale			Devitt
Kasprak			Faught
Henkin			Laimins
Dettman			

PINS:

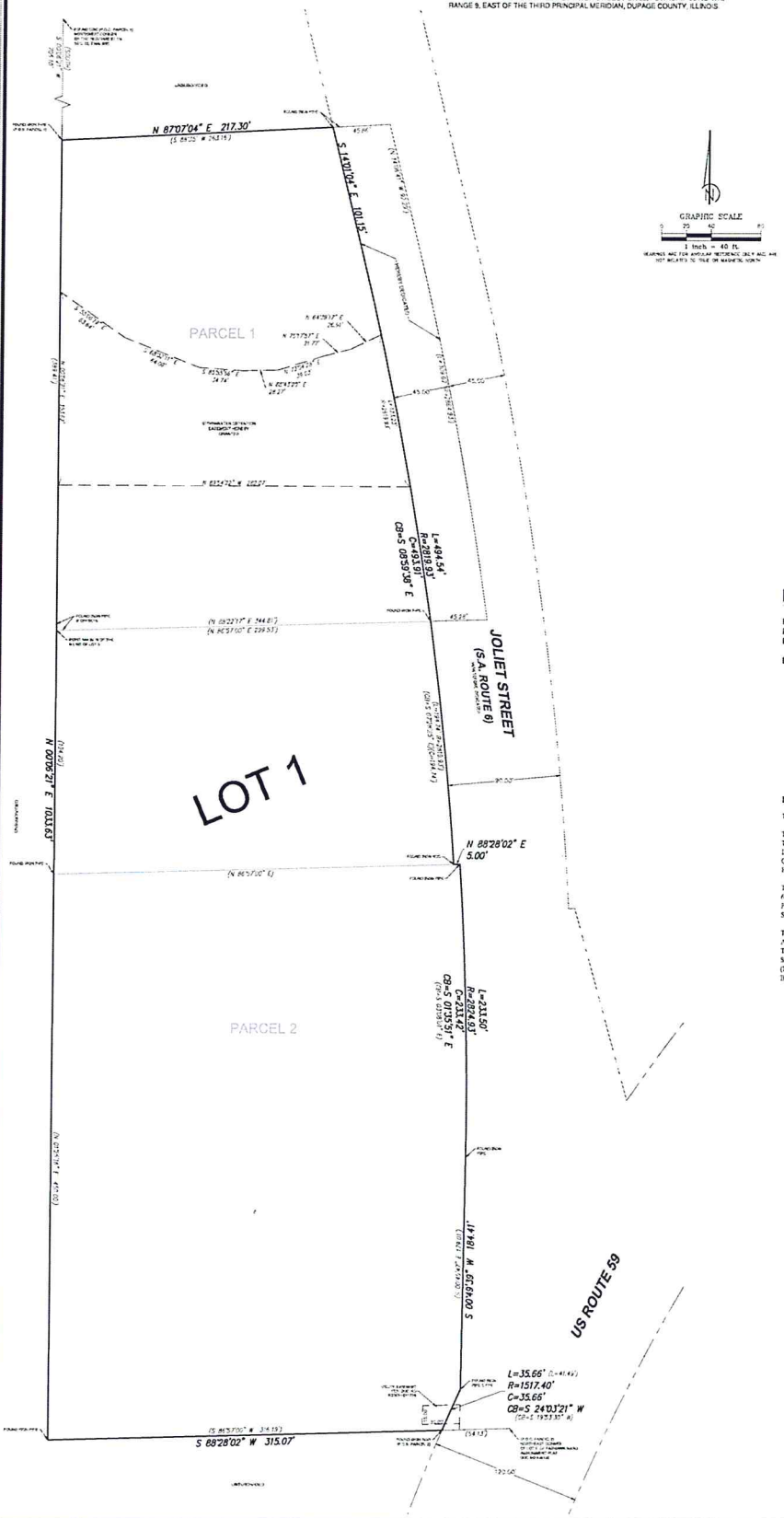
04-22-100-011
04-22-100-012

FINAL PLAT OF SUBDIVISION

UMIYA TEMPLE

BEING PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS

EXHIBIT "A"
1 of 2



LAND AREA:

PARCEL 1: 120,947.36 SF± OR 2.78 ACRES±
PARCEL 1 ROW: 18,064.20 SF± OR 0.41 ACRES±
PARCEL 2: 208,660.03 SF± OR 4.79 ACRES±

LOT 1: 311,543.19 SF± OR 7.15 ACRES±

LEGAL DESCRIPTION FOR RIGHT-OF-WAY DEDICATION:

THE EAST 45.00 FEET OF THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER AND RUNNING THENCE SOUTH ON THE WEST LINE THEREOF 765.16 FEET FOR A PLACE OF BEGINNING;

THENCE CONTINUING SOUTH ON SAID WEST LINE, 389.41 FEET TO A POINT WHICH IS 644.20 FEET NORTH OF THE NORTH LINE OF LOT 5 IN FAIRBANK-WARD ASSESSMENT PLAT; THENCE NORTH 88 DEGREES 22 MINUTES 17 SECONDS EAST, PARALLEL WITH SAID NORTH LINE 344.81 FEET TO THE CENTER LINE OF JOLIET ROAD (S.A. ROUTE 6);

THENCE NORTHERLY ON SAID CENTER LINE, BEING A CURVE TO THE LEFT HAVING A RADIUS OF 2864.93 FEET, A DISTANCE OF 309.62 FEET TO THE POINT OF TANGENCY; THENCE NORTH 14 DEGREES 06 MINUTES 41 SECONDS WEST ON THE TANGENT TO SAID CURVE 92.29 FEET; THENCE SOUTH 88 DEGREES 56 MINUTES 29 SECONDS WEST (RECORD SOUTH 88 DEGREES 35 MINUTES WEST) 263.16 FEET, TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

SHEET 1 OF 2	FINAL PLAT OF SUBDIVISION		
	1800 JOLIET STREET		
18-632-108	WEST CHICAGO, ILLINOIS		

DATE	REVISIONS	BY
11/13/19	CITY COMMENTS	JLH
01/17/20	CITY COMMENTS	JLH

PREPARED FOR:
UMIYA MATAJI TEMPLE
1S260 JOLIET ROAD
WEST CHICAGO, ILLINOIS

ADVANTAGE CONSULTING ENGINEERS

JLH LAND SURVEYING INC.
Illinois Professional Design Firm No. 184 007120
910 Geneva Street, Shorewood, Illinois 60404
815.729.4000 www.jlhsurvey.com

PINS:

04-22-100-011
04-22-100-012

EXHIBIT "A"

2 of 2

FINAL PLAT OF SUBDIVISION

UMIYA TEMPLE

BEING PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS

PLAT SUBMITTED BY AND SHALL BE RETURNED TO

THE CITY OF WEST CHICAGO,
475 MAIN STREET,
WEST CHICAGO, IL 60185

STORM WATER DRAINAGE, DETENTION AND RETENTION RESTRICTIONS AND EASEMENTS:

FOR THE PURPOSE OF PROMOTING SUFFICIENT DRAINAGE AND FLOOD CONTROL FOR THE BENEFIT OF THE PROPERTY AND THE PUBLIC GENERALLY, THE FOLLOWING EASEMENTS AND RESTRICTIONS ARE HEREBY DECLARED TO RUN WITH THE LAND AND BE BINDING UPON THE OWNER OF THE PROPERTY SHOWN ON THIS PLAT AND ITS SUCCESSORS, HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS.

1. A PERPETUAL EASEMENT FOR STORM WATER DRAINAGE, DETENTION AND RETENTION PURPOSES IS HEREBY GRANTED TO THE CITY OF WEST CHICAGO, AND THE PUBLIC GENERALLY, IN, OVER, UNDER, ACROSS, ALONG, THROUGH AND UPON THE AREAS BOUNDED BY THE LOT LINES AND DOTTED LINES SHOWN ON THIS PLAT AND ITS AND INDICATED AS "DRAINAGE EASEMENT", "DRAINAGE" AND UTILITY EASEMENT" AND/OR "STORM WATER DETENTION AND DRAINAGE EASEMENT". SAID GRANT OF EASEMENT SHALL INCLUDE THE RIGHTS, BUT NOT THE OBLIGATION, FROM TIME TO TIME, TO INSPECT, MAINTAIN, CONSTRUCT, RECONSTRUCT, IMPROVE, KEEP, OPERATE, REPAIR, REPLACE, ENLARGE, RENEW, RELOCATE, REMOVE AND/OR INCREASE THE SIZE, NUMBER AND OR TYPE OF DRAINAGE FACILITIES AND APPURTENANCES THERETO IN, OVER, UNDER, ACROSS, ALONG, THROUGH AND UPON SAID EASEMENT AREAS, AND TO ENTER UPON SAID EASEMENT AREAS FOR THOSE PURPOSES.

2. NOTWITHSTANDING THE FOREGOING, THE OWNER(S) OF EACH LOT UPON WHICH SAID EASEMENT AREAS ARE LOCATED, AND/OR THEIR SUCCESSORS, HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, SHALL MAINTAIN SAID EASEMENT AREAS UPON SUCH LOT, AND ANY AND ALL DRAINAGE FACILITIES AND APPURTENANCES THERETO, LOCATED IN, OVER, UNDER, THROUGH AND/OR UPON SUCH LOT, INCLUDING, BUT NOT LIMITED TO, TREE ROOT AND VEGETATION REMOVAL, SOIL EROSION CONTROL, DITCH PROFILING, STORM SEWER CLEANING, BLOCKAGE REMOVAL AND REPLACEMENT OF STORM SEWER GRATES. NO OBSTRUCTIONS SHALL BE PLACED, NOR ALTERATIONS MADE, WHICH IN ANY MANNER IMPEDE OR DIMINISH STORM WATER DRAINAGE, OR DETENTION OR RETENTION IN, OVER, UNDER, ACROSS, ALONG, THROUGH OR UPON SAID EASEMENT AREAS. AS A MATTER OF RIGHT, BUT NOT OBLIGATION, THE CITY OF WEST CHICAGO IS HEREBY GRANTED THE RIGHT TO ENTER UPON SAID EASEMENT AREAS AND PERFORM ANY SUCH MAINTENANCE, REMOVE ANY SUCH OBSTRUCTIONS AND/OR CORRECT ANY SUCH ALTERATIONS ON SAID EASEMENT AREAS, AND ANY EXPENSES INCURRED BY THE CITY IN THE EXERCISE OF SAID RIGHT SHALL BE A LIEN UPON THE PROPERTY WHEREON SUCH MAINTENANCE IS PERFORMED, SUCH OBSTRUCTIONS ARE REMOVED AND/OR SUCH ALTERATIONS ARE CORRECTED.

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF WEST CHICAGO AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE INCLUDING, BUT NOT LIMITED TO, COMMONWEALTH EDISON COMPANY, SBC, NICOR GAS COMPANY, A.T.&T. CABLE COMPANY AND THEIR SUCCESSORS AND ASSIGNS OVER ALL THE AREAS MARKED "PUBLIC UTILITY AND DRAINAGE EASEMENT" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS TRANSMISSION AND DISTRIBUTION SYSTEMS INCLUDING STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OVER, UPON, ALONG, UNDER, AND THROUGH, SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, PLANTS, OR OTHER APPURTENANCES ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT STRUCTURES SHALL BE PLACED ON SAID EASEMENT BUT SAME MAY BE USED AT THE OWNER'S RISK FOR GARDENS, SHRUBS, LANDSCAPING, OR OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED BOTH FOR VILLAGE AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE OTHER RESOLUTIONS OF THE VILLAGE OF WEST CHICAGO. THESE PROVISIONS GRANT CERTAIN RIGHTS TO THE VILLAGE OF WEST CHICAGO; HOWEVER THE MAINTENANCE RESPONSIBILITY FOR THESE IMPROVEMENTS IS BORNE BY THE LAND OWNER.

DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF WEST CHICAGO AND THEIR SUCCESSORS AND ASSIGNS OVER ALL THE AREAS MARKED "DRAINAGE EASEMENT" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS TRANSMISSION AND DISTRIBUTION SYSTEMS INCLUDING OVERLAND FLOOD ROUTES, DETENTION FACILITIES, STORM SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OVER, UPON, ALONG, UNDER, AND THROUGH, SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF HE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, PLANTS, OR OTHER APPURTENANCES ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS, OR OTHER DRAINAGE FACILITIES. NO PERMANENT STRUCTURES SHALL BE PLACED ON SAID EASEMENT BUT SAME MAY BE USED AT THE RISK OF THE OWNER FOR GARDENS, SHRUBS, LANDSCAPING, OR OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. THESE PROVISIONS GRANT CERTAIN RIGHTS TO THE VILLAGE OF WEST CHICAGO, HOWEVER THE MAINTENANCE RESPONSIBILITY FOR THESE IMPROVEMENTS IS BORNE BY THE LAND OWNER.

UTILITY EASEMENT PROVISIONS

EASEMENTS ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF WEST CHICAGO AND THEIR SUCCESSORS AND ASSIGNS OVER ALL THE AREAS MARKED "UTILITY EASEMENT" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY LINES, INCLUDING BUT NOT LIMITED TO, SANITARY SEWERS, WATER MAINS, STORM SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CONNECTIONS, APPLIANCES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OVER, UPON, ALONG, UNDER, AND THROUGH, SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF HE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, PLANTS, OR OTHER APPURTENANCES ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE UTILITIES. NO PERMANENT STRUCTURES SHALL BE PLACED ON SAID EASEMENT BUT SAME MAY BE USED AT THE RISK OF THE OWNER FOR GARDENS, SHRUBS, LANDSCAPING, OR OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE VILLAGE OF WEST CHICAGO. THESE PROVISIONS GRANT CERTAIN RIGHTS TO THE VILLAGE OF WEST CHICAGO, HOWEVER THE MAINTENANCE RESPONSIBILITY FOR THESE IMPROVEMENTS IS BORNE BY THE LAND OWNER.

WATERMAIN EASEMENT PROVISIONS

EASEMENTS ARE RESERVED FOR AND GRANTED TO THE CITY OF WEST CHICAGO, DUPAGE COUNTY, ILLINOIS, FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITY, TRANSMISSION AND DISTRIBUTION SYSTEMS INCLUDING WATER MAINS, VALVE VAULTS, CONNECTIONS AND HYDRANTS TOGETHER WITH ANY OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY OF WEST CHICAGO OVER, UPON, ALONG, UNDER, OR THROUGH THE DESCRIBED AREA, AS NOTED BY A "W" (WATERMAIN EASEMENT) OR "U" (UTILITY EASEMENT) TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM, OR REMOVE TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, TREES, PAVEMENT, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS, EACH LOT OWNER SHALL BE RESPONSIBLE FOR LANDSCAPE RESTORATION, AND REPLACEMENT OF ALL PAVEMENT, CURB AND GUTTER, ETC AS NECESSITATED BY UTILITY REPAIR WORK.

WHERE AN EASEMENT IS USED FOR BOTH SEWER AND/OR WATER MAINS AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE CITY OF WEST CHICAGO. THE ABOVE DESCRIBED EASEMENT PROVISION ALSO APPLIES TO THOSE PUBLIC COMMUNICATION SYSTEMS UNDER FRANCHISE TO THE CITY OF WEST CHICAGO. UTILITY INSTALLATIONS, OTHER THAN THOSE MANAGED BY THIS CITY OF WEST CHICAGO, SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF WEST CHICAGO, AS TO DESIGN AND LOCATION, AND ALL OTHER INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE CITY OF WEST CHICAGO.

MAYOR AND CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

MAYOR AND CITY COUNCIL OF THE CITY OF WEST CHICAGO, COUNTY OF DUPAGE, STATE OF ILLINOIS, HEREBY CERTIFY THAT THE SAID COUNCIL HAS DULY APPROVED THE FINAL PLAT OF _____ ATTACHED HERETO BY RESOLUTION NO. _____, DULY AUTHENTICATED AS PASSED THIS _____ DAY OF _____, 2020.

_____
MAYOR

ATTEST:

_____
CITY CLERK

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, _____, COLLECTOR OF THE CITY OF WEST CHICAGO, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED THIS ___ DAY OF _____ A.D. 2020.

_____
BY: CITY COLLECTOR

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE ___ DAY OF _____ A.D. 2020, AT _____ O'CLOCK __M AS DOCUMENT NUMBER _____.

_____
DUPAGE COUNTY RECORDER

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, _____, CITY ENGINEER OF THE CITY OF WEST CHICAGO DO HEREBY CERTIFY THAT ALL MATTERS PERTAINING TO PUBLIC IMPROVEMENT REQUIREMENTS AS PRESCRIBED IN THE REGULATIONS GOVERNING PLATS ADOPTED BY THE CITY COUNCIL OF THE CITY OF WEST CHICAGO, ILLINOIS, INSOFAR AS THEY PERTAIN TO THE SUBJECT PLAT HAVE BEEN COMPLED WITH.

I FURTHER CERTIFY THAT THE REQUIRED LETTER OF CREDIT IS POSTED FOR THE COMPLETION OF THE STORMWATER MANAGEMENT AND PUBLIC IMPROVEMENTS, BASED ON ENGINEER'S PLANS AND SPECIFICATIONS PREPARED BY A LICENSED PROFESSIONAL ENGINEER AND APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION.

DATED AT WEST CHICAGO, DUPAGE COUNTY, ILLINOIS THIS _____DAY OF _____, A.D. 2020

DATED THIS _____ DAY OF _____, 2020.

_____
ENGINEER

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, _____, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THIS PLAT, GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS.

DATED THIS ___ DAY OF _____ A.D. 2020.

_____
BY: COUNTY CLERK

ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATION AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, A.D. 2020

_____
ILLINOIS LICENSED PROFESSIONAL ENGINEER
LICENSE NO. _____
LICENSE EXPIRES _____

SURVEYOR'S PERMISSION TO RECORD

STATE OF ILLINOIS)
COUNTY OF WILL) SS.

I, JAMES L. HARPOLE, A PROFESSIONAL LAND SURVEYOR HAVE PREPARED THE FINAL PLAT OF SUBDIVISION NAMED UMIYA TEMPLE AND DO HEREBY GRANT PERMISSION TO THE CITY OF WEST CHICAGO TO RECORD SAID FINAL PLAT OF SUBDIVISION AT THE OFFICE OF THE DUPAGE COUNTY RECORDER OF DEEDS.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D. 2020

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3190
LICENSE EXPIRES NOVEMBER 30, 2020

PROFESSIONAL DESIGN FIRM LICENSE NO. 184.007120
LICENSE EXPIRES APRIL 30, 2021

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____) SS.

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND THIS PLAT PREPARED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

ALSO

TO THE BEST OF THE OWNER'S KNOWLEDGE THE SCHOOL DISTRICT IN WHICH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES IS:

GRADE SCHOOL DISTRICT 33 AND HIGH SCHOOL DISTRICT 94.

DATED THIS _____ DAY OF _____, 2020.

_____
OWNER

_____
ADDRESS

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____) SS.

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY

THAT _____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2020.

_____
NOTARY PUBLIC

LAND SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS

THIS IS TO CERTIFY THAT I, JAMES L. HARPOLE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3190, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY AS SHOWN BY THIS PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION; ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.

PARCEL 1:

THAT PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER AND RUNNING THENCE SOUTH ON THE WEST LINE THEREOF 705.10 FEET FOR A PLACE OF BEGINNING;

THENCE CONTINUING SOUTH ON SAID WEST LINE, 355.41 FEET TO A POINT WHICH IS 644.20 FEET NORTH OF THE NORTH LINE OF LOT 5 IN FAIRBANK-WARD ASSESSMENT PLAT; THENCE NORTH 88 DEGREES 22 MINUTES 17 SECONDS EAST, PARALLEL WITH SAID NORTH LINE 344.81 FEET TO THE CENTER LINE OF JOLIET ROAD (S.A. ROUTE 6);

THENCE NORTHERLY ON SAID CENTER LINE, BEING A CURVE TO THE LEFT HAVING A RADIUS OF 2664.93 FEET, A DISTANCE OF 309.42 FEET TO THE POINT OF TANGENCY, THENCE NORTH 16 DEGREES 06 MINUTES 41 SECONDS WEST ON THE TANGENT TO SAID CURVE 92.29 FEET, THENCE SOUTH 86 DEGREES 56 MINUTES 28 SECONDS WEST (RECORD SOUTH 88 DEGREES 35 MINUTES WEST) 263.16 FEET, TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 5 OF FAIRBANK-WARD ASSESSMENT PLAT RECORDED ON MARCH 20, 1957 AS DOCUMENT 836136, SAID POINT BEING ON THE CENTERLINE OF JOLIET STREET; THENCE SOUTH 86 DEGREES 57 MINUTES 00 SECONDS WEST, RECORDED AND MEASURED ALONG THE NORTH LINE OF SAID LOT 5, 54.13 FEET RECORDED, 54.41 FEET MEASURED TO THE WESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 59 WHICH IS A CONCAVED CURVE TO THE EAST, HAVING A RADIUS OF 1517.40 FEET RECORDED AND MEASURED DRAWN CONCENTRIC WITH AND 85.00 FEET RECORDED AND MEASURED, RADIALLY DISTANCE WESTERLY OF THE CENTERLINE OF SAID ROUTE 59, FOR A POINT OF BEGINNING;

THENCE CONTINUING ALONG A PROLONGATION OF THE LAST DESCRIBED COURSE, 316.19 FEET MEASURED TO THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 22, THENCE NORTH 01 DEGREES 25 MINUTES 16 SECONDS WEST, RECORDED AND MEASURED, 450.00 FEET RECORDED AND MEASURED TO A LINE DRAWN PARALLEL WITH THE NORTH LINE OF SAID LOT 5, THENCE CONTINUING ALONG A PROLONGATION OF THE LAST DESCRIBED COURSE, 194.29 FEET RECORDED AND MEASURED TO A LINE DRAWN PARALLEL WITH THE NORTH LINE OF SAID LOT 5, WHICH IS 644.20 FEET NORTH OF THE NORTH LINE OF SAID LOT 5 (AS MEASURED ALONG THE WEST LINE OF THE SAID NORTHWEST QUARTER OF SECTION 22); THENCE NORTH 86 DEGREES 57 MINUTES 00 SECONDS EAST, RECORDED AND MEASURED ALONG SAID PARALLEL LINE, 299.53 FEET RECORDED AND MEASURED TO THE WEST LINE OF JOLIET STREET (S.A. ROUTE 6) SAID LINE BEING A CONCAVED CURVE TO THE WEST, HAVING A RADIUS OF 2819.93 FEET RECORDED AND MEASURED; THENCE ALONG A CHORD BEARING SOUTH 07 DEGREES 28 MINUTES 25 SECONDS EAST, FOR AN ARC DISTANCE OF 194.74 FEET TO A JOG IN THE WESTERLY RIGHT-OF-WAY LINE OF SAID JOLIET STREET SAID JOG BEING A PARALLEL LINE WITH THE NORTH LINE OF SAID LOT 5, WHICH IS 450.00 FEET RECORDED AND MEASURED NORTHERLY OF (AS MEASURED ALONG THE WEST LINE OF THE SAID NORTHWEST QUARTER OF SECTION 22) SAID LINE ALSO BEING 45.00 FEET WESTERLY OF AND PARALLEL WITH THE SAID CENTERLINE OF JOLIET STREET; THENCE NORTH 86 DEGREES 57 MINUTES 00 SECONDS EAST, RECORDED AND MEASURED ALONG SAID PARALLEL LINE 5.00 FEET RECORDED AND MEASURED TO A LINE 40 FEET WESTERLY OF A PARALLEL WITH THE SAID CENTERLINE OF JOLIET STREET; THENCE SOUTHERLY ON A CONCAVED CURVE TO THE WEST, HAVING A RADIUS OF 2824.93 FEET RECORDED AND MEASURED, SUBTENDING A CHORD BEARING SOUTH 03 DEGREES 08 MINUTES 01 SECONDS EAST, FOR AN ARC DISTANCE OF 239.50 FEET, THENCE SOUTH 00 DEGREES 45 MINUTES 47 SECONDS EAST, RECORDED AND MEASURED ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF JOLIET ROAD, 179.01 FEET RECORDED AND MEASURED TO THE WESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 59; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT HAVING A CHORD BEARING SOUTH 19 DEGREES 53 MINUTES 30 SECONDS WEST, FOR AN ARC DISTANCE OF 41.49 FEET RECORDED, 40.85 FEET MEASURED, TO THE POINT OF BEGINNING, EXCEPT THAT PART USED FOR ROADWAY PURPOSES, ALL IN DUPAGE COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT BASED ON EXAMINATION OF THE FEDERAL EMERGENCY AGENCY FLOOD INSURANCE RATE MAP, PANEL NUMBER 17043C0127J, EFFECTIVE DATE OF 06/01/2019, THAT THE PARCEL INCLUDED IN THIS RECORD OF DEED IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

DATED AT WILL COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D. 2020.

_____
JAMES L. HARPOLE, ILLINOIS PROFESSIONAL
LAND SURVEYOR NO. 3190
LICENSE EXPIRES NOVEMBER 30, 2020

SHEET 2 of 2

FINAL PLAT OF SUBDIVISION
1800 JOLIET STREET
WEST CHICAGO, ILLINOIS

JLH LAND SURVEYING INC.
Illinois Professional Design Firm No. 184.007120
910 Geneva Street, Shorewood, Illinois 60404
815.729.4000 www.jlhsurvey.com

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE
AGENDA ITEM SUMMARY

ITEM TITLE: Final Development Plan 2575 Enterprise Circle Greco DeRosa Investment Group Resolution No. 20-R-0015	**AGENDA ITEM NUMBER:** 5. B. **FILE NUMBER:** **COMMITTEE AGENDA DATE:** Mar. 9, 2020 **COUNCIL AGENDA DATE:**
STAFF REVIEW: Tom Dabareiner, AICP	**SIGNATURE**
APPROVED BY CITY ADMINISTRATOR: Michael Guttman	**SIGNATURE**

ITEM SUMMARY:

Greco DeRosa Investment Group (GDIG) requests Final Development Plan approval to allow construction of a speculative distribution building, along with related site improvements, at 2575 Enterprise Circle in the DuPage Business Center. This is the first phase of a two-phase effort, with grading to get underway for a second building at 2595 Enterprise Circle, as well.

The new building is 295,641 square feet. It is designed to host up to four tenants. These tenants may include divisions of Greco & Sons, a national distributor of food products.

In accordance with the Intergovernmental Agreement (IGA) with the DuPage Airport Authority (DAA), both the DAA and City shall approve any development proposal within the DBC that meets requirements. The DAA Board will consider the GDIG Final Development Plan at its March 18, 2010 meeting, meaning that the City Council will need to consider the matter at its next available meeting on April 6, 2020.

The attached draft Resolution references specific site plans and building elevations for the proposed development. The terms of the IGA require the City Council to approve the final development plan (and any amendments thereto) if it is in conformance with all of the controlling documents (the City's Airport Zoning District regulations and the DAA's Minimum Design Standards). City staff acknowledges that the proposed development plans comply.

ACTION PROPOSED:

Consideration of the Final Development Plan for 2575 Enterprise Circle.

COMMITTEE RECOMMENDATION:

ATTACHMENTS:
Draft Resolution
Site Plan, Elevations

RESOLUTION NO. 20-R-0015

A RESOLUTION APPROVING THE FINAL DEVELOPMENT PLAN FOR
GRECO DEROSA INVESTMENT GROUP, 2595 ENTERPRISE CIRCLE
DUPAGE BUSINESS CENTER

WHEREAS, the City Council of the City of West Chicago shall consider proposed development within the DuPage Business Center to determine compliance with the applicable codes and ordinances of the City of West Chicago; and,

WHEREAS, the DuPage Airport Authority conditionally approved the final development plan for the Greco DeRosa Investment Group development by Resolution 2020-XXXX on March 18, 2020; and,

WHEREAS, the City Council of the City of West Chicago has determined that the proposed Final Development Plan for the Greco DeRosa Investment Group development does comply with the applicable codes and ordinances of the City of West Chicago.

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

Section 1. That the Final Development Plan for the Greco DeRosa Investment Group development is hereby approved in accordance with the following plans, attached hereto as Exhibit "A":

1. The Site Plan prepared by Spaceco, Inc. dated October 11, 2019 with a last revision date of December 18, 2019.
2. The Landscape Plans prepared by Metz and Company Landscape Architects dated October 28, 2019 with a last revision date of January 22, 2020.
3. The Building Elevations prepared by Ware Malcomb Architects, Inc. dated October 28, 2019 with a last revision date of December 18, 2020.

Section 3. That if the City Staff determines the parapet wall does not adequately screen rooftop mechanical units, individual screening shall be installed around the visible units to prevent views from the adjacent public rights-of-way.

Section 4. That all resolutions, or parts thereof, in conflict with the provisions of this Resolution are, to the extent of such conflict, expressly repealed.

Section 5. That this Resolution shall be in full force and effect from and after its adoption and approval as provided by law.

APPROVED this ____ day of _____ 2020.

AYES: _____

NAYES: _____

ABSTAIN: _____

ABSENT: _____

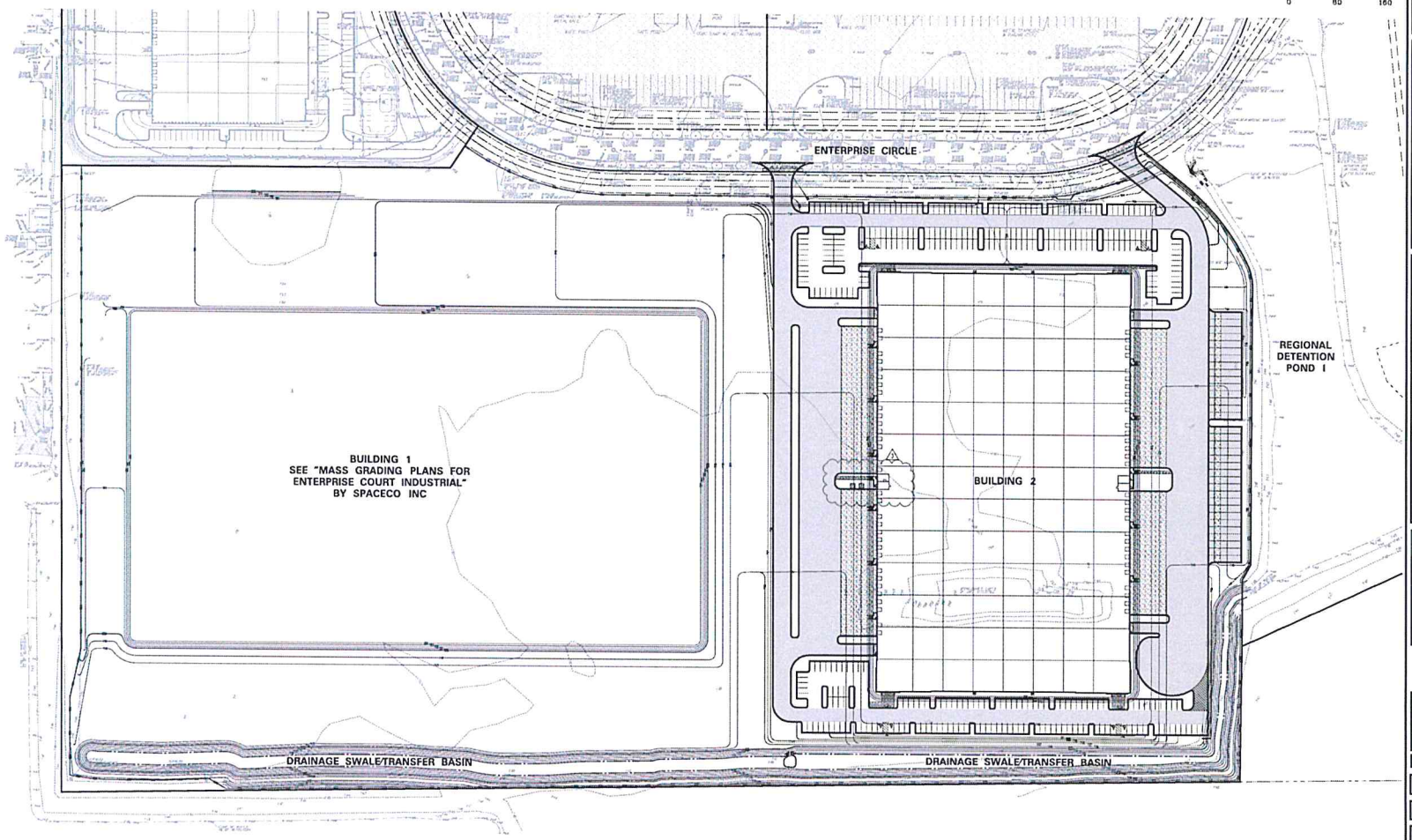
_____
Mayor Ruben Pineda

ATTEST:

_____
City Clerk Nancy M. Smith

Exhibit "A"

(insert Site Plan, Landscape Plans, and Building Elevation Plan here)



NO.	DATE	REMARKS

NO.	DATE	REMARKS
2	01/28/20	REVISIONS PER CITY
1	10/22/19	REVISIONS PER OWNER

OVERALL SITE PLAN

ENTERPRISE COURT INDUSTRIAL
WEST CHICAGO, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 720,
Rosemont, Illinois 60018
Phone: (847) 696-0450 Fax: (847) 696-0545

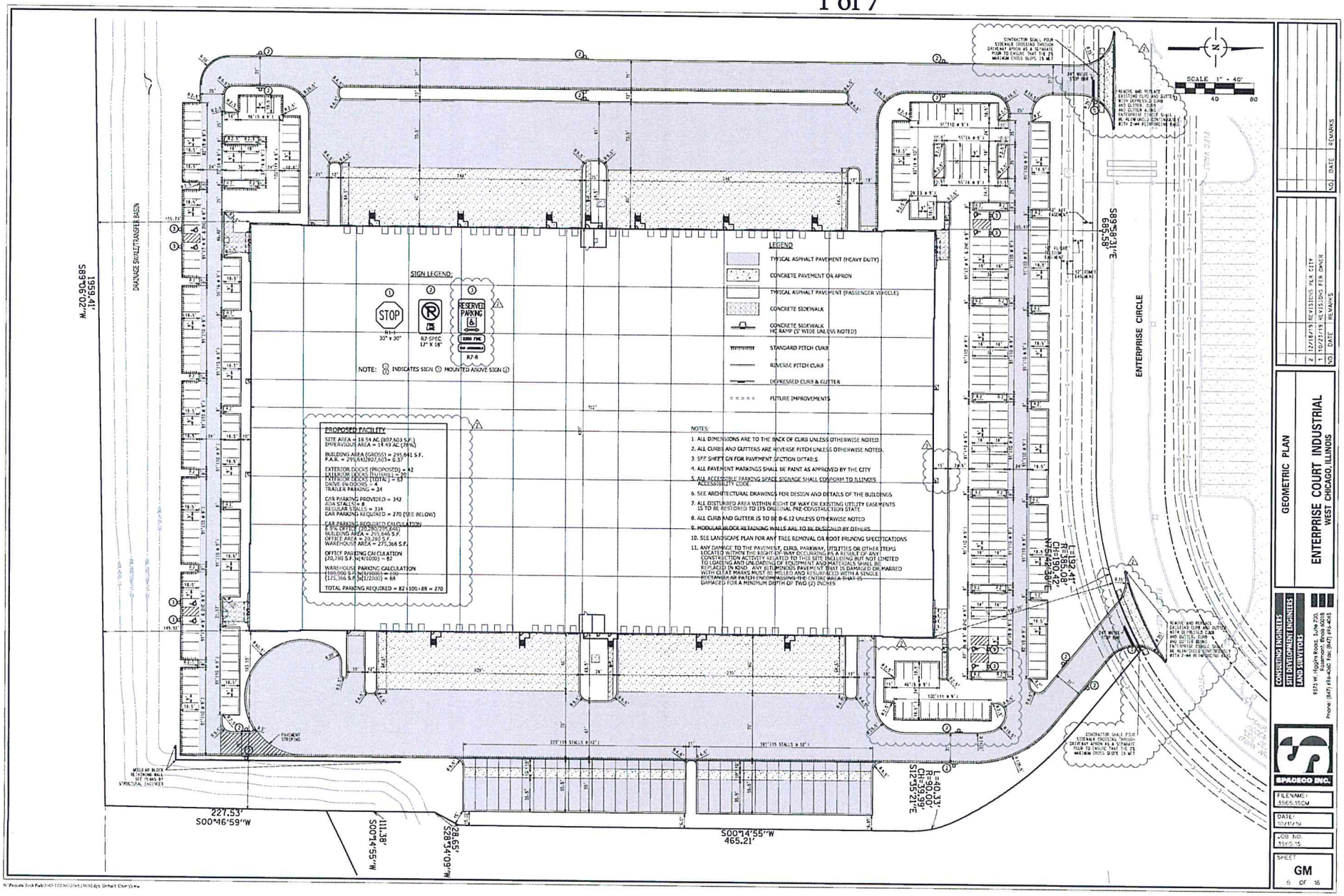
SPACECO INC.

FILENAME: 3565 150VST

DATE: 10/11/19

JOB NO. 3565.15

SHEET
OVST
4 OF 17


GEOMETRIC PLAN
ENTERPRISE COURT INDUSTRIAL
WEST CHICAGO, ILLINOIS
SPACECO INC.
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9525 W. Higgins Road, Suite 220
Rosemont, Illinois 60018
Phone: (847) 696-4400 Fax: (847) 696-4455
FILENAME: 1565.15.DM
DATE: 10/13/15
JOB NO. 1565.15
SHEET GM
5 OF 16
NO. DATE REMARKS
2 12/18/15 REVISIONS PER CITY
1 10/27/15 REVISIONS PER OWNER
SCALE 1" = 40'
40 80
ENTERPRISE CIRCLE
DRAINAGE SWALE/TRANSFER BASIN
LEGEND
TYPICAL ASPHALT PAVEMENT (HEAVY DUTY)
CONCRETE PAVEMENT OR APRON
TYPICAL ASPHALT PAVEMENT (PASSENGER VEHICLE)
CONCRETE SIDEWALK
CONCRETE SIDEWALK HC RAMP (5' WIDE UNLESS NOTED)
STANDARD PITCH CURB
REVERSE PITCH CURB
DEPRESSED CURB & GUTTER
FUTURE IMPROVEMENTS
SIGN LEGEND:
STOP
R1-1 30" x 30"
R7-5FEC 12" X 18"
RESERVED PARKING
R7-8
NOTE: INDICATES SIGN MOUNTED ABOVE SIGN
PROPOSED FACILITY
SITE AREA = 18.54 AC (807,603 S.F.)
IMPERVIOUS AREA = 14.49 AC (78%)
BUILDING AREA (GROSS) = 295,641 S.F.
F.A.R. = 295,641/807,603= 0.37
EXTERIOR DOCKS (PROPOSED) = 42
EXTERIOR DOCKS (FUTURE) = 20
EXTERIOR DOCKS (TOTAL) = 62
DRIVE-IN DOORS = 4
TRAILER PARKING = 34
CAR PARKING PROVIDED = 342
ADA STALLS = 8
REGULAR STALLS = 334
CAR PARKING REQUIRED = 270 (SEE BELOW)
CAR PARKING REQUIRED CALCULATION
6.9% OFFICE (20,280/295,641)
BUILDING AREA = 295,641 S.F.
OFFICE AREA = 20,280 S.F.
WAREHOUSE AREA = 275,366 S.F.
OFFICE PARKING CALCULATION
(20,280 S.F.)(4/1000) = 82
WAREHOUSE PARKING CALCULATION
(100,000 S.F.)(4/1000) = 100
(175,366 S.F.)(1/2000) = 88
TOTAL PARKING REQUIRED = 82+100+88 = 270
NOTES:
1. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURBS AND GUTTERS ARE REVERSE PITCH UNLESS OTHERWISE NOTED.
3. SEE SHEET GN FOR PAVEMENT SECTION DETAILS.
4. ALL PAVEMENT MARKINGS SHALL BE PAINT AS APPROVED BY THE CITY
5. ALL ACCESSIBLE PARKING SPACE SIGNAGE SHALL CONFORM TO ILLINOIS ACCESSIBILITY CODE
6. SEE ARCHITECTURAL DRAWINGS FOR DESIGN AND DETAILS OF THE BUILDINGS
7. ALL DISTURBED AREA WITHIN RIGHT OF WAY OR EXISTING UTILITY EASEMENTS IS TO BE RESTORED TO ITS ORIGINAL PRE-CONSTRUCTION STATE
8. ALL CURB AND GUTTER IS TO BE B-6.12 UNLESS OTHERWISE NOTED
9. MODULAR BLOCK RETAINING WALLS ARE TO BE DESIGNED BY OTHERS
10. SEE LANDSCAPE PLAN FOR ANY TREE REMOVAL OR ROOT PRUNING SPECIFICATIONS
11. ANY DAMAGE TO THE PAVEMENT, CURB, PARKWAY, UTILITIES OR OTHER ITEMS LOCATED WITHIN THE RIGHT-OF-WAY OCCURRING AS A RESULT OF ANY CONSTRUCTION ACTIVITY RELATED TO THIS SITE, INCLUDING BUT NOT LIMITED TO LOADING AND UNLOADING OF EQUIPMENT AND MATERIALS SHALL BE REPLACED IN KIND. ANY BITUMINOUS PAVEMENT THAT IS DAMAGED OR MARRED WITH CLEAT MARKS MUST BE MILLED AND RESURFACED WITH A SINGLE RECTANGULAR PATCH ENCOMPASSING THE ENTIRE AREA THAT IS DAMAGED FOR A MINIMUM DEPTH OF TWO (2) INCHES
227.53'
S00°46'59"W
111.38'
S00°14'55"W
128.65'
S28°34'09"W
S00°14'55"W
465.21'
L=40.33'
CH=59.99'
S12°35'21"E
L=192.41'
R=365.08'
CH=190.42'
N15°24'23"E
S89°56'13"E
689.58'
PAVEMENT STRIPING
MODULAR BLOCK RETAINING WALL SEE PLANS BY STRUCTURAL ENGINEER
CONTRACTOR SHALL POUR SIDEWALK CROSSING THROUGH DRIVEWAY APRON AS A SEPARATE POUR TO ENSURE THAT THE 2% MAXIMUM CROSS SLOPE IS MET
REMOVE AND REPLACE EXISTING CURB AND GUTTER WITH DEPRESSED CURB AND GUTTER. CURB AND GUTTER ALONG ENTERPRISE CIRCLE SHALL BE ALIGNED CONTINUOUSLY WITH 2-#4 REINFORCING BAR

FINAL LANDSCAPE PLAN FOR:

ENTERPRISE CIRCLE INDUSTRIAL

BUILDING 2

Exhibit "A"
2 of 7

Site Location Map

SHEET INDEX

SHEET	TITLE
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE PLAN
L-3	LANDSCAPE DETAILS & NOTES
L-4	LANDSCAPE SPECIFICATIONS

Landscape Architect:
Metz & Company
826 E. Maple Street
Lombard, IL 60148
630.561.3903

Architect:
Ware Malcomb
1315 W. 22nd Street, Suite 410
Oak Brook, IL 60523
630.218.0063

Engineer:
Spaceco Inc.
9575 W. Higgins Road, Suite 700
Rosemont, IL 60018
847.696.4060

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REVISIONS

2	CITY COMMENTS	01-22-20
1	PERMIT COMMENTS	12-18-19

ENTERPRISE CIRCLE INDUSTRIAL
BUILDING #2
2595 ENTERPRISE DRIVE
WEST CHICAGO, ILLINOIS

SEAL:
STATE OF ILLINOIS
RANDY F. METZ
No. 157-000422
LICENSED LANDSCAPE ARCHITECT

METZ & COMPANY
826 East Maple Street
Lombard, Illinois 60148
PH: 630.561.3903
Email: metz landarch@comcast.net

TITLE
COVER SHEET

PROJECT NO.: 19-116
DATE: 10-28-19
SCALE: AS NOTED

SHEET
CS-1

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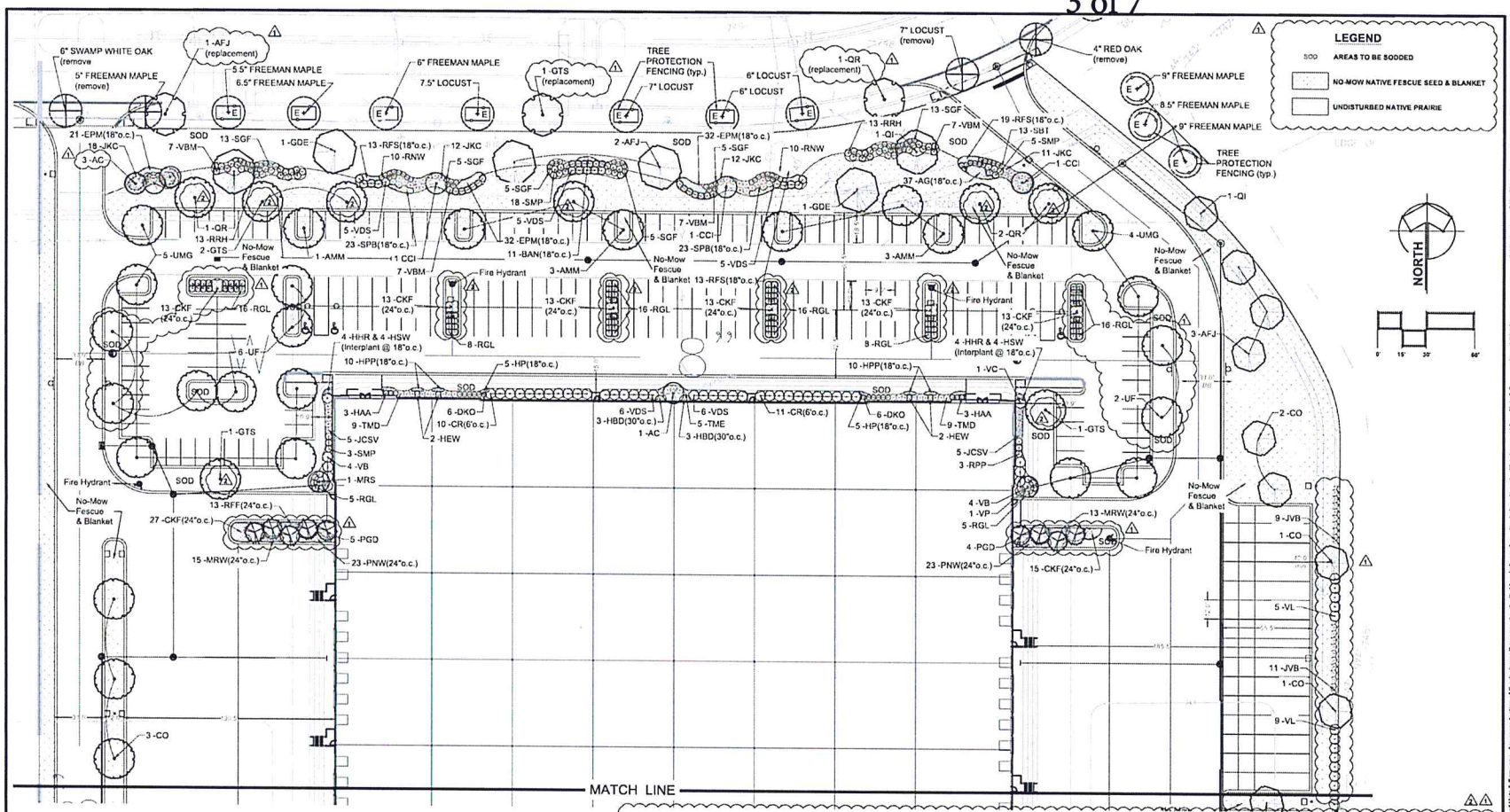
Exhibit "A"
3 of 7



LANDSCAPE CALCULATIONS: (Section 10.5.5)

ENTERPRISE CIR. FRONT YARD - 617.4' less 60' (driveways) = 557.5
(557.4 divided by 100 = 5.6) PROVIDED
Shade Tree @ 1/100' : 5.6 x 1 = 5.6 or 6 trees 6
Orn./Evergreen Tree @ 1/100' : 5.6 x 1 = 5.6 or 6 trees 6
Shrubs @ 10/25' - 557.5 divided by 25 = 22.3
22.3 x 10 = 223 shrubs 224

SOUTH REAR YARD - 781.2'
(781.2 divided by 100 = 7.8)
Shade Tree @ 1/100' : 7.8 x 1 = 7.8 or 8 trees 8

WEST SIDE YARD - 1199.0'
(1,199 divided by 100 = 12.0)
Shade Tree @ 1/100' : 12 x 1 = 12 trees 12

EAST SIDE YARD - Future Expansion N/A

PARKING AREAS
All parking stalls runs are less than 20 stalls with a landscape island at both ends of each run. Each intermediate parking lot island is 9' x 18' or larger and contains one (1) shade tree and sod unless there is a fire hydrant located in the island. Each 9' x 36' end parking lot island contains two (2) shade trees and sod, while each 9' x 36' center parking lot island specifies only sod. Ten (10) additional trees were added to the east side loading dock median.

FOUNDATION - 2,257 L.F.
2,257 x 30% = 677 L.F of Required Plantings 821' (36.3%)

PARKWAY (Enterprise Blvd.)
8 - Required Trees 10 (7 - existing & 3 - replacement)

LANDSCAPE CALCULATIONS: (MDS - DuPage Bus. Center)

SOD/NATIVE GRASS/LANDSCAPE BED	TOTAL AREA = 184,254 Sq.Ft.
Landscape Bed Area	2,365 Sq.Ft. (1.3%)
Sod Area	49,749 Sq.Ft. (27.0%) [27.3%]
Native Grasses Area (No-Mow Native Fescue - 70,965 s.f.) (Existing Native Vegetation - 61,175 s.f.)	132,140 Sq.Ft. (71.7%) [72.7%]
[%] SOD / NATIVE GRASSES PERCENTAGE	

ENTERPRISE CIR - FRONT YARD	PROVIDED
223 Shrubs required per the Section 10.5.5 of the West Chicago Code of Ordinances. Therefore 223 ornamental grasses/perennials are required as well.	83 Orn. Grasses 141 Perennials 224 Total

DECIDUOUS TO EVERGREEN TREE RATIO

Total Trees Provided	97 (100%)
Deciduous Shade Trees	79 (81%)
Evergreen Trees	18 (19%)

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/ TYPE
		DECIDUOUS SHADE TREES		
AFJ	10	Acer f. 'Jeffersred'	Autumn Blaze Freeman Maple	3" B&B
AMM	11	Acer m. 'Marion'	State Street Maple	3" B&B
CO	12	Celtis occidentalis	Hackberry	3" B&B
GTS	11	Gleditsia t. 'Skyline'	Skyline Honeylocust	3" B&B
GTSM	4	Gleditsia t. 'Shade Master'	Shade Master Honeylocust	3" B&B
GD	3	Gymnocladus dioicus	Kentucky Coffeetree	3" B&B
GDE	2	Gymnocladus d. 'Espresso'	Espresso Kentucky Coffeetree	3" B&B
QBi**	1	Quercus bicolor	Swamp White Oak	3" B&B
Q	2	Quercus imbricaria	Shingle Oak	3" B&B
QBO	1	Quercus macrocarpa	Burr Oak	3" B&B
QR	8	Quercus rubra	Red Oak	3" B&B
UF	12	Ulmus 'Frontier'	Frontier Elm	3" B&B
UAC	11	Ulmus 'Morton'	Accolade Elm	3" B&B
		EVERGREEN TREES		
PGD	18	Picea p. 'Densata'	Black Hills Spruce	10' B&B
		DECIDUOUS ORNAMENTAL TREES		
AC	4	Amelanchier canadensis	Shadblow Serviceberry	6' B&B
CK	2	Cornus kousa	Pagoda Dogwood	2.5" B&B
CKGG	3	Cornus m. 'Golden Glory'	Cornelian Cherry Dogwood	6' B&B
CO	3	Crataegus phaenopyrum inermis	Washington Hawthorn	6' B&B
MGS	1	Magnolia s. 'Royal Star'	Star Magnolia	6' B&B
VP	1	Viburnum prunifolium	Blackhaw Viburnum	6' B&B
		DECIDUOUS SHRUBS & SHRUB ROSES		
CR	22	Cornus racemosa	Gray Dogwood	3 B&B
CAH	7	Corylus americana	American Hazelnut	3 B&B
DKO*	12	Diervilla t. 'GZ48544'	Orange Kodiak Diervilla	#3
FJM	10	Forsythia x. 'Minnemiss'	Dwarf Bloom Forsythia	#3
HAM*	6	Hydrangea a. 'Annabelle'	Annabelle Hydrangea	#3
RGL	50	Rhus a. 'Gro-Low'	Gro-Low Sumac	#5
ROK	4	Rosa 'Radkor'	Double Knockout Shrub Rose	#3
RNW	30	Rosa 'Nearly Wild'	Nearly Wild Shrub Rose	#3
RRH	26	Rosa r. 'Hansa'	Hansa Rose	#5
RPP	3	Rosa r. 'Purple Pavement'	Purple Pavement Rose	#3
SGF	45	Spiraea x.b. 'Goldflame'	Goldflame Spirea	#3 18"
SGM	14	Spiraea x.b. 'Green Mound'	Green Mound Spirea	#3 18"
SMP	30	Syringa m. 'Palibin'	Dwarf Korean Lilac	24" B&B
VC	2	Viburnum carlesii	Koreanspice Viburnum	30" B&B
VB	16	Viburnum x burkwoodii 'Mohawk'	Burkwood Viburnum	30" B&B
VBM	28	Viburnum d. 'Cardinal'	Blue Muffin Arrowwood Viburnum	30" B&B
VL	28	Viburnum lentago	Nannyberry Viburnum	4' B&B
VGS	27	Viburnum d. 'Synnestedt'	Chicago Lustre Viburnum	3' B&B
		EVERGREEN SHRUBS		
JKC	81	Juniperus x. 'Kallay's'	Kallay's Compact Juniper	18" B&B
JCSV	10	Juniperus c. sargentii 'Viridis'	Green Sargent Juniper	18" B&B
JVB	31	Juniperus x. 'Bukis'	Bukis Juniper	18" B&B
TMD*	18	Taxus m. 'Densiformis'	Dense Yew	18" B&B
TME*	5	Taxus m. 'Emerald'	Emerald Yew	18" B&B
		BROAD LEAF EVERGREENS		
LFS	5	Euonymus f. 'Sarcoxie'	Sarcoxie Euonymus	#5
		ORNAMENTAL GRASS		
AG	37	Andropogon gerardii	Big Bluestem	#1
CKF	142	Calamagrostis a. 'Karl Foerster'	Feather Reed Grass	#1
DCG	14	Deschampsia c. 'Goldtau'	Golden Dew Tufted Hair Grass	#1
MSV	4	Miscanthus s. 'Variegatus'	Variegated Silver Grass	#1
PNW	62	Panicum v. 'Northwind'	Northwind Switch Grass	#1
SPB	48	Schizachyrium s. 'Prairie Blues'	Prairie Blues Little Bluestem	#1
		PERENNIALS		
ASB	8	Allium 'Summer Beauty'	Summer Beauty Onion	#1
BAN	11	Baptisia australis 'Nana'	Dwf.s False Aster	#1
ECS	24	Echinacea 'Cheyenne Spirit'	Cheyenne Spirit Coneflower	#1
EPM	85	Echinacea x. 'EBG Cone 2'	Pixie Meadowbrite Coneflower	#1
HHR	14	Hemerocallis 'Happy Returns'	Happy Returns Daylily	#1
HSW	14	Hemerocallis 'Summer Wine'	Summer Wine Daylily	#1
HPP	20	Heuchera 'Purple Petticoats'	Purple Petticoats Coralbells	#1
HGD	8	Hosta 'Big Daddy'	Big Daddy Hosta	#1
HEW	4	Hosta 'Empress Wu'	Empress Wu Hosta	#3
HP	10	Hosta 'Patriot'	Patriot Hosta	#1
MRW	58	Monarda d. 'Raspberry Wine'	Raspberry Wine Beebalm	#1
RFF	28	Rudbeckia f. var fulgida	Black-eyed Susan	#1
RFS	45	Rudbeckia f. var sullivantii	Showy Black-eyed Susan	#1

* Plant material selected for shade tolerance on north side of building
** Replacement Parkway Tree - Location along Enterprise Circle to be determined by the City of West Chicago Public Works Department

MATERIAL & LABOR LIST

QTY	ITEM	DESCRIPTION
7,885 SY	Native Seed w/ Straw Blanket	No Mow Fescue Seed Mix 575 lb North American Greenstar equal
780 SY	Native Seed w/ Straw Blanket	Swale Seed Mix 575 lb North American Greenstar equal
1,335 SY	Sod	Kentucky Bluegrass Blend (topsoil base)
101 CY	Mulch	Shredded Hardwood Bark
12 CY	Mulch	Compost (Yard Waste or Mushroom)

REVISIONS

2	CITY COMMENTS	01-22-20
1	PERMIT COMMENTS	12-18-19

ENTERPRISE CIRCLE INDUSTRIAL

BUILDING #2

2595 ENTERPRISE DRIVE
WEST CHICAGO, ILLINOIS

SEAL

METZ & COMPANY
626 East Maple Street
Lombard, Illinois 60148
PH: 630.501.3003
Email: metz_landarch@comcast.net

TITLE
FINAL LANDSCAPE PLAN

PROJECT NO.: 19-116

DATE: 10-28-19

SCALE: 1"=30'

SHEET
L-1

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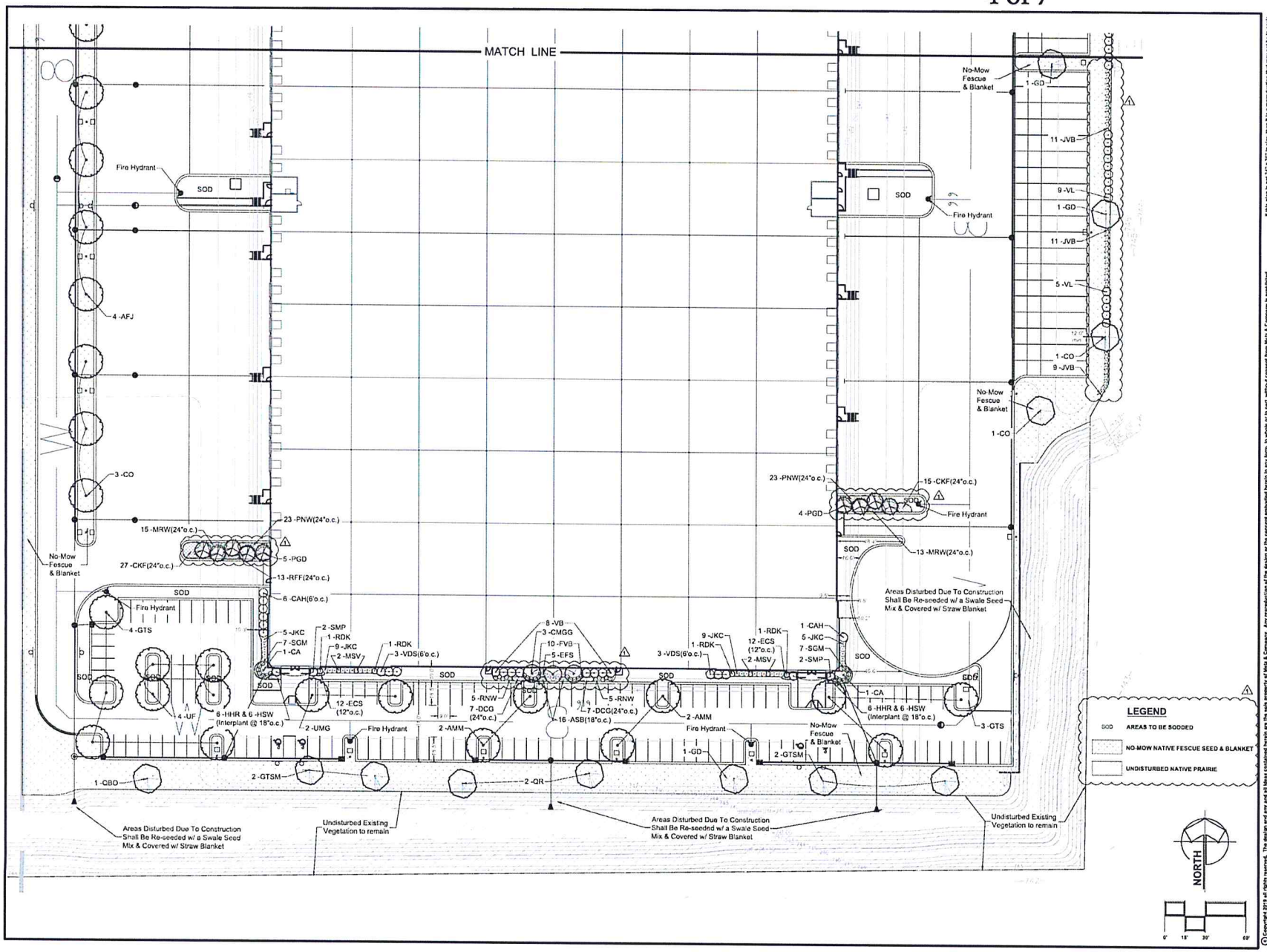

REVISIONS

2	CITY COMMENTS	01-22-20
1	PERMIT COMMENTS	12-18-19

ENTERPRISE CIRCLE INDUSTRIAL

BUILDING #2

2595 ENTERPRISE DRIVE
WEST CHICAGO, ILLINOIS

SEAL

METZ & COMPANY
826 East Maple Street
Lombard, Illinois 60148
PH: 630 561 3903
Email: metz.lombard@comcast.net

TITLE
FINAL LANDSCAPE PLAN

PROJECT NO.: 19-116
DATE: 10-28-19
SCALE: 1"=30'

SHEET
L-2

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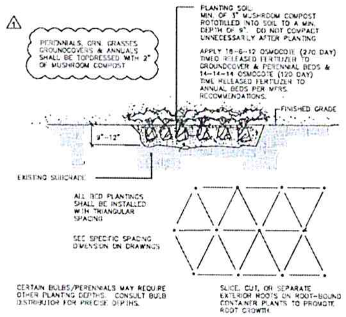
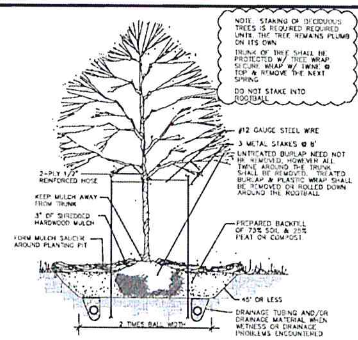
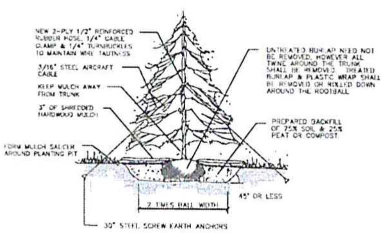
Exhibit "A"
5 of 7



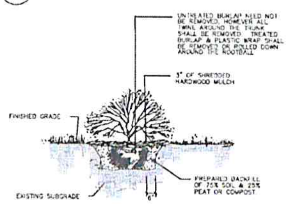
BED PLANTING DETAIL
(PERENNIALS, ORNAMENTAL GRASSES VINES, GROUNDCOVERS & ANNUALS)
NTS



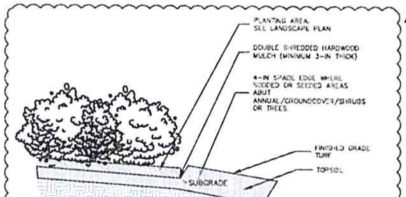
DECIDUOUS TREE
NTS



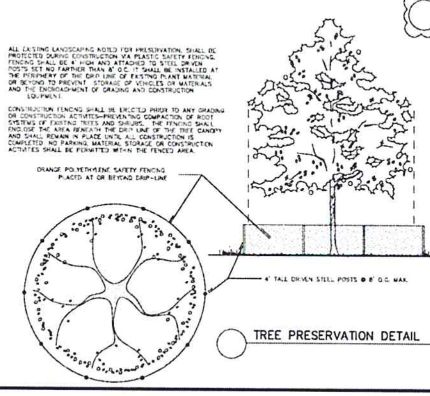
EVERGREEN TREE
NTS



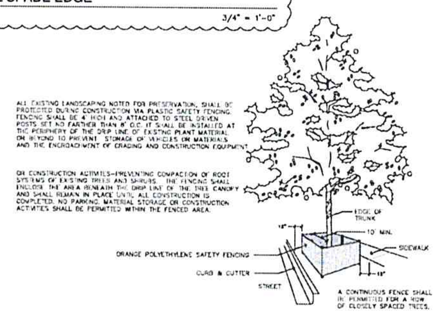
SHRUBS
NTS



NATURAL SPADE EDGE
3/4" = 1'-0"



TREE PRESERVATION DETAIL
NTS



PARKWAY TREE PRESERVATION DETAIL
NTS

"No-Mow" Maintenance Program

Mowing

"No-Mow" lawns may require occasional mowing during the first two (2) years of establishment to control weeds, especially with lawns that are seeded in spring. Most annual weeds can be controlled by mowing at a heightof four inches (4") in the first growing season. If biennial weeds such as sweet clover, Queen Anne's Lace, burdock, etc. are a problem in the second year, they should be mowed at four inches (4") just as they begin to flower, usually around mid June. This carefully timed mowing will kill most biennials. A few may survive the mowing, and should be mowed at four inches (4") a second time when they re-bloom later in the season.

Once the "No-Mow" lawn is established there are four (4) basic mowing options:

- No mowing at all
- One late spring mowing, usually in early June when the seedheads appear
- Fall mowing with a mulching mower, especially in wooded areas to chop up fallen leaves
- Regular mowing, usually monthly, to maintain a more "cropped" appearance

No Mowing: This will result in a turf whose leaves grow to about six inches (6") in height that will drape over one another to create a low-growing meadow effect. Seedheads about two feet (2') tall will appear in early to mid June, creating a nice meadow effect. The seedheads will typically fall to the ground by late summer, and the lawn will revert to its normal height of about five to six inches.

Late Spring Mowing: Mowing the "No-Mow" lawn once a year in June when the seedheads appear at a height of four (4) to five (5) inches to remove the seedheads and the turf will re-grow to its normal height.

Fall Mowing: This as a good option for seedlings under or in open woodlands. The fescue grasses usually will not form seedheads when growing in shade, so June mowing is not required to maintain a normal height. However, leaves from deciduous trees must either be raked up and removed, or chopped up with a mulching mower in order to prevent smothering of the turf over winter.

Regular Mowing: For a traditional manicured lawn look, regular mowing can be done every three (3) to four (4) weeks, or when the grass reaches a height of six inches (6"). Most fine fescues do not tolerate close mowing, and should be mowed no lower than 3.5 inches. Never remove more than one third of the total leaf material, or the turf will be damaged. Always cut grass with a sharp mower blade to minimize tearing of the leaves which will cause additional stress to the grass plant.

De-Thatching

Fine fescues tend to develop a thatch layer near the soil surface over time. Thatch is composed of dead grass that does not decompose. It can smother the growth of new grass shoots, reducing the density of the lawn and creating dead spots. The thatch layer also tends to retain moisture at the ground level, which can encourage the growth of fungal diseases. Thatch development is encouraged by high levels of soil Nitrogen, and is more common in rich soils and lawns that are regularly fertilized. If thatch builds up to a point where dead grass is visible and grass begins to thin out, the lawn should be de-thatched.

De-thatching can be accomplished using a mechanical de-thatcher or power rack, or by hand using a de-thatching rake. Set mechanical de-thatchers to a depth where they lift the the tch without digging up the soil. If the thatch is particularly thick, the de-thatcher will need to be set deeper, and some soil disturbance will likely occur. The thatch should be racked out of the lawn and removed. If open soil is visible following de-thatching, the affected areas should then be over-seeded with "No-Mow" lawn mix.

Timing of de-thatching is very important. Cool season fescue lawns should be de-thatched in mid-spring after the grass has greened up and begun active growth. De-thatching in early spring before the lawn begins to grow tends to encourage weeds.

ON-GOING LANDSCAPE MAINTENANCE PROGRAM

1. All required landscaping shall be the responsibility of the property owner and shall be maintained by the lot owner.
2. Any damaged or dead trees, shrubs or groundcover shall be promptly replaced.
3. Maintenance of landscaped areas include, but not limited to weeding, mowing, trimming, pruning, edging seeding, fertilization, watering, pest control and anything else necessary to ensure healthy, vigorous plant growth.
4. Landscape plant material overhanging sidewalks, pedestrian paths and seating areas shall be pruned to a minimum height of eight (8) feet.
5. Landscape plant material overhanging streets and , vehicular traffic areas shall be pruned to a minimum height of fifteen (15) feet.
6. If the developments and buildings are not maintained in accordance with the approved landscape plan, the occupant of the property shall be notified by the city
7. If the required maintenance is not improved within thirty (30) days from date of notice, the City of West Chicago may perform the required maintenance and charge the occupant of the property all related costs or issue citations in violation of this requirement.
8. All parkway trees pruning and replacement within the dedicated right-of-way shall be the responsibility of the City of West Chicago upon acceptance
9. All plant materials shall be maintained in a plumb and upright condition: tree shall be staked as required until established (maintain a true and upright position without staking assistance).
10. All mowed lawn areas shall be mowed as required to that grass height does not exceed three (3) inches.
11. Weed control in lawn areas shall be eco-friendly and comply with applicable codes for application. Control program shall be as required so that no less than ninety-five (95) percent of the total lawn area is grass varieties.
12. All No-Mow fescue areas adjacent to curb and paved areas shall be mowed from the curb and paved areas a distance of three (3) feet to a height of six(6) inches. Mowing shall occur simultaneously with the mowing of the mowed lawn area.
13. Short grass prairie (undisturbed native prairie area) shall be 'burned annually between February 15 and April 15, weather permitting in accordance with industry standards, unless prohibited by local ordinance. Mowing once annually in October to a height of six (6) inches shall be an alternative if buring is prohibited by the DuPage Airport Authority or City of West Chicago. Mowed material shall be properly disposed of off-site.
14. Continuous maintenance of the short grass prairie (undisturbed native prairie area) shall be by industry standards. If needed, seeding shall occur, weather permitting, prior to May 15 and after September 15, but prior to October 15. On going maintenance of "No-Mow" areas shall be in accordance with the "No-Mow" Maintenance Program stated above

GENERAL NOTES

Plant material shall be nursery grown and be either balled and bur-lapped or container grown. Sizes and spreads on plant list represent minimum requirements.

The requirements for measurement, branching and ball size shall conform to the latest addition of ANSI Z60.1, AMERICAN STANDARD OF NURSERY STOCK by the American Nursery & Landscape Association.

Any materials with damaged or crooked/disfigured leaders, bark abrasion, sunscald, insect damage, etc. are not acceptable and will be rejected. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump (cl.).

If any mistakes, omissions, or discrepancies are found to exist with the work product, the Landscape Architect shall be promptly notified so that they have the opportunity to take any steps necessary to resolve the issue. Failure to promptly notify the Landscape Architect and the Owner of such conditions shall absolve them from any responsibility for the consequences of such failure.

Quantity lists are supplied as a convenience. However, Bidders and the Installing Contractor should verify all quantities. The drawings shall take precedence over the lists. Any discrepancies shall be reported to the Landscape Architect.

Actions taken without the knowledge and consent of the Owner and the Landscape Architect or in contradiction to the Owner and the Landscape Architect's work product or recommendations, shall become the responsibility not of the Owner and the Landscape Architect, but for the parties responsible for the taking of such action.

Civil Engineering or Architectural base information has been provided by others. The location of various site improvements on this set of drawings is only illustrative and should not be relied upon for construction purposes

Refer to Civil Engineering documents for detailed information regarding size, location, depth and type of utilities, as well as locations of other site improvements, other than landscape improvements.

Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide for visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation

All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Village, Landscape Architect and Owner.

Contractor shall verify location of all underground utilities prior to digging. For location outside the City of Chicago call "J.U.L.I.E." (Joint Utility Location for Excavators) 1-800-892-0123.

All perennial, ornamental grass, groundcover and annual beds shall be top dressed with a minimum of three inches (3") of mushroom compost. The top dressing shall be worked into the soil to a minimum depth of nine inches (9") by the use of a cultivating mechanism. Upon completion perennials & ornamental grasses shall be mulched with an additional two inch (2") layer of shredded wood mulch. Annuals & groundcovers shall be covered with an additional two inch (2") layer of mushroom compost.

All other planting beds and tree saucers shall be mulched with a minimum of three inches (3") of shredded wood mulch.

Shredded hardwood mulch shall be placed around all plants. The edge of all mulch beds shall be a minimum of 24" from the base of the plant at the time of planting.

Planting beds adjacent to building shall be mulched in their entirety to the building foundation. Plant materials shall not be installed under building overhangs and other such areas which do not receive natural rainfall.

All bed lines and tree saucers shall require a hand spaded edge between lawn and mulched areas

Grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas

Seed mixes shall be applied mechanically so that the seed is incorporated into the top one-half inch (1/2") of the seed bed. The seed shall then be covered with the specified blanket (installed per manufacturer's specs) or Hydro-mulch

All plant material shall be guaranteed for one (1) year from the date of acceptance.

Contractor shall make field adjustments as needed to insure plantings around utility structures, such as but not limited to, fire hydrant, buffalo box, water valve, valve vault, manhole, catch basin or inlet in accordance with the following distances:
Fifteen (15) feet for shade, ornamental or evergreen trees
Ten (10) feet for large or small shrubs
Five (5) feet for perennials and ornamental grasses

Contractor must receive City of Chicago's approval, in writing, prior to the removal of any existing parkway tree

TEMPORARY WATERING

Temporary watering shall be performed via a water truck.

Kentucky Bluegrass Sod

1. Immediately subsequent to sod installation all areas shall be watered to a depth of one (1) inch. Additional watering shall be performed to a total of fifteen (15) times approximately every other day for a minimum of one (1) month period. During extremely hot periods, often between June 15th & August 31st, watering daily may be required.
2. Newly laid sod must be kept moist, but not water logged. The moisture should extend into the soil below the sod to encourage root development. A general rule of thumb is to apply one (1) inch of water every other day in the absence of adequate rainfall. Early morning watering is preferred and should not be performed after 1:00 PM. Watering personnel shall routinely probe the sodded areas in multiple locations to determine moisture levels and the watering program should be adjusted as needed. Newly laid sod should not be allowed to dry out during the initial 2-3 weeks subsequent to laying, dryness will cause shrinkage leaving unwanted open gaps between bales.
3. Depending on conditions, sod may take 1-3 weeks to root into the soil. Once the sod takes root, watering frequency can be gradually reduced. One (1) inch of water applied once a week is generally acceptable, except during hot periods.

B. No Mow Mixes & Native Seed Mixes with Straw Blanket

1. Immediately after completion of seeding operations, all seed & blanket areas shall be watered to a depth of two (2) inches. Additional watering shall be performed to a total of fifteen (15) times.
2. During the seed germination period, seeded areas shall be kept moist in the absence of adequate rainfall to a depth of one (1) inch. A fine spray should be utilized to avoid seed bed disturbance/erosion. Watering personnel shall routinely probe the seeded areas in multiple locations to determine moisture levels and the watering program should be adjusted as needed. A five to ten (5-10) minute watering duration is generally adequate. During the germination period daily watering may be required during extremely hot periods, often between June 15th and August 31st.
3. Once the seed has fully germinated (not just the cover crop) the watering shall be increased to a two (2) inch depth. The soil should not be allowed to dry out between watering and generally every other day during this stage is adequate, depending on rainfall.

C. Plant Material

1. All plants shall receive a through watering immediately subsequent to installation including four (4) additional watering periods when needed.
2. During times of extreme heat, all evergreen and deciduous trees shall receive a minimum of ten (10) gallons of water per tree per watering. Hand injection probe watering or slow release watering bags are preferred methods for effectively applying water to trees. The use of a 20 gallon slow release tree bag is highly encouraged and may be substituted for the injection probe watering. Such watering bags shall be kept operational for a minimum of five (5) continuous days. If this method is used in lieu of injection watering, they shall be provided, as weather conditions dictate, for three (4) watering periods of five (5) continuous days each.

If this plan is not 24" x 36" in size, then it is a reproduction that may not be to scale

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REVISIONS

2.	CITY COMMENTS	01-22-20
1.	PERMIT COMMENTS	12-18-19

ENTERPRISE CIRCLE INDUSTRIAL
BUILDING #2
2595 ENTERPRISE DRIVE
WEST CHICAGO, ILLINOIS

SEAL:

METZ & COMPANY
826 East Maple Street
Lombard, Illinois 60148
PH. 630 561 3303
Email: metz_landarch@comcast.net

TITLE
LANDSCAPE DETAILS & NOTES

PROJECT NO. 19-116
DATE: 10-28-19
SCALE: 1"=30'

SHEET
L-3

PLANT MATERIAL

PART 1 - GENERAL

1.1 SCOPE OF WORK

The work includes furnishing of all materials, and the performance of all operation in connection with the planting of deciduous & evergreen trees, deciduous & evergreen shrubs, shrub roses, perennials, ornamental grasses, groundcovers, bulbs (if any) and annual flowers (if any) in strict conformance with the project specifications and applicable drawings which are subject to the terms and conditions of the Contract.

1.2 GENERAL REQUIREMENTS

All plant material shall comply with the State of ILLINOIS and FEDERAL laws with respect to inspection for plant diseases and insect infestation. An inspection certificate required by law to this effect shall accompany each shipment. The Landscape Architect reserves the right to inspect the plant material at the place of growth but such inspection shall not preclude the right of rejection at the site.

1.3 APPLICABLE STANDARDS

A. [illegible], ANSI A300, American National Standards Institute, 11 West 42nd Street, New York, N.Y. 10036.
B. [illegible], ANSI Z60.1, American Nursery & Landscape Association, 1000 Vermont Avenue NW, Suite 300, Washington, D.C. 20005.
C. [illegible]. The Staff of the L.J. Bailey Hortorium, 1976, MacMillan Publishing Co., New York.
D. All standards shall include the latest additions and amendments as of the dated of advertisement for bids.

PART 2 - MATERIALS

2.1 GENERAL
The Landscape Architect reserves the right to tag or inspect plants at the nursery but such inspection shall not preclude the right of rejection at the site. Contractor shall furnish and install all plants as shown on the drawing and in the quantities as actually designated on the drawings. The quantities shown on the plant list are included for convenience purposes only.

2.2 NOMENCLATURE
The names of the plants included on the drawings conform generally with those accepted in the nursery trade.

2.3 QUALITY AND SIZE
Plants shall have a habit of growth that is normal for the species and shall be sound, healthy, vigorous, and free from insect pests, their eggs or larvae, plant diseases, and injuries. All plants shall be nursery grown under climatic conditions similar to those which exist in the locality of the site for at least two (2) years and equal or exceed the measurements specified in the plant list. They shall be measured before pruning with branches in normal position. All necessary pruning shall be performed only at the time of planting. Trees will not be accepted which have their leaders cut or which have their leaders damaged so that cutting is necessary. Plants larger in size than specified may be used with the approval of the Landscape Architect but the use of larger plants will make no change in the contract price. Requirements for the measurement, branching, quality, balling, and burlapping of plants on the plant list shall follow the Code of Standards (Z60.1-most current edition) by the AMERICAN NURSERY & LANDSCAPE ASSOCIATION, formerly known as the AMERICAN ASSOCIATION OF NURSERYMEN, INC. All plant material with shriveled dry roots or which does not comply with the specifications will be rejected. All shrubs shall be at least twice transplanted and must have a fully developed fibrous root system typical of the stated species. All shrubs must be freshly dug immediately before shipping unless they are containerized. Pre-dug, healed-in plants may be considered only in special cases involving planting during the hot months between the spring and fall planting seasons. Use of such material will be allowed only upon the approval of the Landscape Architect and is subject to his inspection prior to said approval.

2.4 DELIVERIES
The Contractor shall take all precautions that are demanded by good trade practice to insure arrival of the plant material at the stated delivery point in good condition and without injury of any nature. Plants shall be covered properly to prevent drying, transit disease, or injury.

2.5 TEMPORARY STORAGE
Insofar as it is possible, plant material shall be planted on the day of delivery. In the event this is not possible, the Contractor shall protect the unplanted stock from sun and drying winds at all times. All balled and burlapped plants shall be shaded from the sun, have their ball set off the ground and heeled in with sawdust, peat, soil or other moisture-holding material and shall be kept moist. Plants should not remain unplanted for longer than three (3) days if in leaf. On-site storage shall be only in area(s) designated by the Owner.

2.6 SUBSTITUTIONS
Substitutions may be permitted only upon submission of written proof that the specified plant is not obtainable locally. Such substitution may be made only upon authorization by the Landscape Architect.

2.7 SELECTION
All plants shall be obtained from nurseries licensed by the State of Illinois and approved by the Landscape Architect. The Landscape Architect reserves the right to accompany the Contractor to the nurseries for the purpose of selecting (tagging) material. Plant sources located outside the State of Illinois must be approved by the Landscape Architect.

2.8 TOPSOIL
Topsoil for required filling and spreading shall be obtained from on site stock pile(s) generated from site stripping. In the event that the quantity of stock piled topsoil is insufficient then topsoil shall be imported from an off-site source. All imported topsoil, used for any portion of the work, shall be fertile, friable, natural loam containing a liberal amount of humus. It shall be relatively free from weeds, large roots, plants, sticks, stones larger than one (1) inch, waste, debris or other extraneous matter. The installing Contractor shall be responsible for rock picking and/or debris removal as needed to meet this specification.

The soil, to be acceptable topsoil, shall meet the following criteria:
A. ORGANIC MATTER: Not less than 1.5 percent no more than 13.0 percent.
B. pH: No lower than 5.0 nor higher than 8.0.
C. TEXTURE: No more than 28 percent clay.
D. SOLUBLE SALT: No more than 1000 ppm.
E. CHEMICAL ACTIVITY: The topsoil (on site & imported) shall be free from any toxins or chemical residue which could result in any form of plant growth damage.

The Contractor shall provide a soil analysis report submittal containing test results and soil scientist recommendations based on a minimum of one (1) sample taken from each proposed imported topsoil stock pile. The testing shall cover macro nutrients and pH, soluble salts, organic content/mechanical analysis and Bio assay.

2.9 MULCH
Mulch shall consist of the following:

A. MUSHROOM COMPOST
Mushroom compost shall be composed of well-rotted cattle or stable manure with an admixture of 15-30% topsoil and shall have been used for the commercial growing of at least one (1) crop of mushrooms.

B. SHREDDED HARDWOOD BARK (general mulching)
Shredded hardwood bark shall be double processed (and/or triple processed) shredded hardwood or bark mulch, free of sticks and leaves.

2.10 FERTILIZER & NUTRIENTS

Fertilizer shall be commercial fertilizer which shall be a complete fertilizer with the following approximate analysis:

A. Shrubs
Woodace (14-3-3) slow-release briquettes or acceptable equivalent approved by Landscape Architect.
B. Roses
1. Woodace (14-3-3) slow-release briquettes
2. Superthrive liquid or acceptable equivalent approved by Landscape Architect
C. Perennials, Groundcovers, Ornamental Grasses & Vines
Osmocote (18-6-12) 8-9 month controlled release, or acceptable equivalent approved by the Landscape Architect.
D. Annual Flowers
Osmocote (14-14-14) 3-4 month controlled release or acceptable equivalent approved by the Landscape Architect.
E. Bulbs
Holland Bulb Booster (9-9-6) or acceptable equivalent approved by the Landscape Architect.
F. Deciduous & Evergreen Trees
No fertilizer required.

2.11 TREE WRAPPING MATERIAL

A. Wrap shall be - Breathable synthetic fabric tree wrap. White in color, delivered in 76 mm (3 in.) wide rolls. Specifically manufactured for tree wrapping. Tree wrap shall be "Breathable Fabric Tree Wrap" as manufactured by the Dewitt Company, Inc., Sikeston, MO, or approved equal. Submit manufacturer literature for approval.
B. Tape for securing the wrap shall be bio-degradable tape suitable for nursery use and which is expected to degrade in sunlight in less than two (2) years after installation.

2.12 WATER

The Owner shall provide at no cost, sufficient water for the Contractor to maintain plant materials in accordance with the requirements of the applicable technical specifications. Potable water shall be supplied by the Owner by way of a hose bibb, or a designated fill up source for mobile tanks.

In the event that the on-site water supply is curtailed or terminated by the Owner or by ordinance during the period the Contract is in effect, or that there is no on-site sources of water, the Contractor shall supply water from off-site in sufficient quantities to complete the job. Compensation for this additional item will be in accordance with a solicited price quote. If authorization to supply off-site water is not given to the Contractor by the Owner, when the Owner is unable to supply the water in sufficient quantities, the Contractor shall not be held responsible for damage to new plantings (plant materials & sod) or failure of seed to germinate and grow caused a direct result of an inadequate water supply.

PART 3 - EXECUTION

Planting operations shall be conducted under favorable weather conditions during the season stated in the Contract. Before excavations are made the surrounding turf (if existing) shall be covered in a manner that will satisfactorily protect all turf areas that are to be trucked or hauled over and upon which soil is to be temporarily stocked. The Contractor shall be responsible for the restoration of all damaged existing turf. All restoration shall be sodded.

3.11 WATERING
All plants shall receive a thorough watering immediately after installation. During times of extreme heat, all evergreen and deciduous trees shall receive a minimum of 10 gallons of water per tree per watering up to two (2) additional waterings shall be performed as needed. The use of drip irrigation tree bags are encouraged (e.g., gatorbags). All additional waterings will be performed by the Owner or in accordance with a Change Order per the Supplemental Bid prices for additional watering.

3.12 MAINTENANCE
Maintenance shall be performed by the Contractor as follows:

A. TEMPORARY MAINTENANCE
The Contractor shall be responsible for the total maintenance of all plant material until such a date as all landscape operations have received Preliminary Acceptance. Temporary maintenance shall begin immediately after each plant is installed and shall include up to three (3) waterings, and all necessary cultivation, weeding, pruning, disease and insect pest control, protective spraying, resetting of plants to proper grades or upright position, restoration of damaged planting saucers, and any other procedure consistence with good horticultural practice necessary to insure normal, vigorous, and healthy growth of all work under this Contract. Upon the Preliminary Acceptance of all planted areas, the responsibility for plant maintenance rests solely with the Owner.

B. CONTINUED MAINTENANCE
For the duration of the guarantee period the Contractor shall be responsible for the resetting of settled plants, the straightening of plants which are not plumb and the tightening of tree guys (if utilized). All other maintenance is the responsibility of the Owner. However, it is the Contractor's responsibility to occasionally inspect the quality of the Owner's maintenance until final acceptance.

3.1 ACCEPTANCE

A. PRELIMINARY PLANTING ACCEPTANCE
Preliminary planting acceptance shall be given for completed planting operations for the purpose of the Contractor becoming eligible for payment for this portion of the Contract work. In order to obtain Preliminary Acceptance, the Contractor shall notify the Owner and/or Owner's Representative by phone or in writing at the conclusion of all planting operations so that preliminary acceptability by way of a field inspection can be performed. In order for an area to be accepted on a preliminary basis, it shall conform to the following:
1. All plant material shall be in conformance with the Drawings with respect to quality, size, species and location, except those items accepted or revised in the field by the Landscape Architect.
2. All plant material shall be in a healthy condition, as defined under the guarantee requirements stated herein in Section 3.14.

B. FINAL PLANTING ACCEPTANCE
Final planting acceptance shall be granted after the completion of all replacement operations required fulfilling the guarantee stated below.
On or about the expiration of the one year (1 year) guarantee, a follow-up inspection will be made by the Owners and/or Owner's Representative to determine replacements required to be made by the Contractor in accordance with the provisions of these specifications. The inspector will document his/her findings in a field report. Upon completion of the replacement program, the Owner and/or Owner's Representative shall conduct an inspection to determine the acceptability of the required replacements. If all is found to be acceptable as defined by Item A above, the Contractor and the General Contractor shall be notified in writing of the final acceptance of work.

3.2 GUARANTEE
The Contractor shall guarantee for a period of one (1) year the replacement of any permanent plant which has died, or is in a dying condition, or which has failed to flourish in such a manner that its usefulness or appearance has been impaired. Any tree with a dead main leader or with a crown which is twenty-five percent (25%) or more dead shall be replaced.
Those guarantees shall be in accordance with the following:

A. ONE YEAR PERIOD
The one (1) year period shall begin on the date of Preliminary Acceptance of all plant material.
B. REPLACEMENTS & DAMAGES
The decisions of the Owner and/or Owner's Representative for required replacements shall be conclusive and binding upon the Contractor. The Contractor shall also be responsible for repairing damage to persons and property also caused by defective workmanship and materials.
C. EXCLUSIONS
The Contractor shall not be liable for the replacement of plants which were damaged by animals, by deicing compounds, fertilizers, pesticides or other materials not specified by the Contract documents or not applied by him under his supervision, by recording or removal by others, by Acts of God, by vandalism or by terrorism.
D. GUARANTEE PERIOD INSPECTION
During the guarantee period, the Contractor shall, from time to time, inspect the watering, cultivation, and other maintenance operations carried on by the Owner with respect to such work, and promptly report to the Owner any methods, practices or operations which he considers unsatisfactory, and not in accord with his interests or good horticultural practices. The failure of the Contractor to so inspect or report shall be construed as an acceptance by him of the Owner's maintenance operations, and he shall not thereafter claim or assert that any defects which may later develop are the result of such methods or practices or operations.

TURF GRASS

PART 1 - GENERAL

1.1 SCOPE OF WORK

The work includes finish grading, furnishing fertilizer, seed and/or sod as specified and performance of all operations in connection with seeding and/or sodding in strict accordance with the applicable Drawings and subject to the terms and conditions of the Contract.

1.2 EQUIPMENT

The Contractor shall provide and maintain equipment suitable for the execution and completion of the work specified in accordance with (IDOT) Standard Specifications. All equipment shall be operated by personnel skilled in the operation of such equipment.

PART 2 - PRODUCTS

2.1 TOPSOIL

Topsoil for planting operations shall be obtained from on-site stockpile generated from site stripping. In the event that none is available, imported topsoil shall be imported from an off-site source. All imported topsoil, used for any portion of the work, shall be fertile, friable, natural loam containing a liberal amount of humus. It shall be relatively free from weeds, large rocks, plants, sticks, stones larger than one (1) inch, waste, debris or other extraneous matter. The installing Contractor shall be responsible for rock picking and/or debris removal as needed to meet this specification.

The soil, to be acceptable topsoil, shall meet the following criteria:

1. ORGANIC MATTER: Not less than 1.5 percent no more than 12.0 percent.
2. pH: No lower than 5.0 nor higher than 8.0.
3. TEXTURE: No more than 25 percent clay.
4. SOLUBLE SALT: No more than 1000 ppm.
5. CHEMICAL ACTIVITY: The topsoil (on site & imported) shall be free from any toxins or chemical residue which could result in any form of plant growth damage.

The Contractor shall provide a soil analysis report submittal containing test results and soil scientist recommendations based on a minimum of one (1) sample taken from each proposed imported topsoil stock pile. The testing shall cover macro nutrients and pH, soluble salts, organic content/mechanical analysis and Bio assay.

2.2 COMMERCIAL FERTILIZER AND DELIVERY

Fertilizer shall be delivered to the site in unopened, original containers, each bearing name and address of the manufacturer, name brand, or trademark, and manufacturer's guaranteed analysis. Any fertilizer which becomes caked or otherwise damaged, making it unsuitable for use, will not be accepted. Fertilizer shall not have been exposed to weather prior to delivery on the site and after delivery until used. It shall be completely protected at all times and shall not be stored in direct contact with the ground.

A. FERTILIZER STRENGTH
The fertilizer shall be a complete fertilizer containing a minimum basis [illegible] by weight of the following:
1. PRIOR TO SEEDING AND/OR SODDING 6-24-24
Nitrogen 6%
Phosphorous 24%
Potash 24%

2. AFTER SEEDING AND/OR SODDING 18-5-9
Nitrogen 18%
Phosphorous 5%
Potash 9%

a) One-quarter of the nitrogen shall be in the form of nitrates, one-quarter in the form of ammonia salts and one-half in the form of organic nitrogen.
b) Available phosphoric acid shall be derived from super phosphate having a minimum guaranteed analysis of 20% of available phosphate.
c) The potash shall be in the form of sulphate of potash.

The balance of the fertilizer shall be made up of materials usually present in such a product. It shall be free from dust, sticks, sand, stone, or other debris.

2.3 SOD
Sod shall comply with State and Federal laws with respect to inspection for plant diseases and insect infestation. It shall be fresh cut, live, nursery grown sod, not less than one and one half (1 1/2) inches thick having well matted roots. The mat zone shall be of good, fertile, natural mineral soil free from stones and debris. Field sod will not be acceptable. The turf shall contain no bent or quack grass nor any other noxious weed growth. It shall be of firm tough texture having a compact growth of grass. The sod sections shall be standard in size (24 inches wide x 3 feet in length) and each section shall be strong enough to support its own weight and retain its size and shape when suspended vertically from a firm grasp on the upper ten (10%) percent of the section.

Before being cut and lifted, the sod shall have been mowed at least twice with a lawn mower and the final mowing not more than seven days before the sod is cut. Sod which is not placed within 48 hours of cutting shall not be used without the approval of the Owner and/or Landscape Architect.

The Owner and/or Landscape Architect, reserve the right to inspect the sod at the source before cutting and verify that the sod to meet with his approval shall not be cut for the purpose of supplying material under the contract. [illegible] sod shall be [illegible] all sod shall be fresh and green when planted. Any sod that is dried out, burned, inferior in quality to sod samples, or in any way failing to meet the requirements of these specifications will be rejected and the Contractor shall immediately remove such rejected material from the premises of the project and supply satisfactory material in its place.

1. SOD shall be bluegrass sod (versus peat) with four (4) cultivars of Kentucky bluegrass grown by a sod farm within the same USDA Plant Hardiness Zone 5a or cooler Zone 4b.

2.4 WATER

The Owner shall provide at no cost, sufficient water for the Contractor to maintain plant materials and seeded and sodded areas in accordance with the requirements of the applicable technical specifications. Potable water shall be supplied by the Owner by way of a hose bibb, or a designated fill up source for mobile tanks.

In the event that the on-site water supply is curtailed or terminated by the Owner or by ordinance during the period the Contract is in effect, or that there is no on-site sources of water, the Contractor shall supply water from off-site in sufficient quantities to complete the job. Compensation for this additional item will be in accordance with a solicited price quote. If authorization to supply off-site water is not given to the Contractor by the Owner, when the Owner is unable to supply the water in sufficient quantities, the Contractor shall not be held responsible for damage to new plantings (plant materials & sod) or failure of seed to germinate and grow caused a direct result of an inadequate water supply.

PART 3 - EXECUTION

3.1 SOD - The accepted seasons for laying sod shall be as follows:

1. SPRING SODDING shall be performed from the time the soil becomes workable and unfrozen but between available to June 15.
2. FALL SODDING shall be performed from August 15 to October 31.

Sodding during the summer season, defined as June 16 to August 14, will be acceptable if the area is served by an operational irrigation system. Sodding after November 1 shall be considered unacceptable and will require the approval of the Landscape Architect or Owner.

3.2 REQUIRED MAINTENANCE

The Contractor shall be responsible for maintaining all newly seeded and sodded areas until such a time as those areas are granted acceptance by the Owner and/or Landscape Architect. Maintenance during this time period shall consist of watering, mowing, fertilization and herbicide application, as well as any other horticultural practices necessary to establish an acceptable stand of grass. Upon final acceptance continued maintenance will be the responsibility of the Owner.

A. WATERING

1. The Contractor shall water all newly seeded areas once immediately upon completion. Additional watering shall be performed as needed in the absence of adequate rainfall. All water should be applied as a spray or dispersion to prevent runoff or damage. The Contractor shall be responsible for watering until turf is established and accepted. If the Owner supplies an in-ground irrigation system, the Contractor shall be responsible for monitoring the effectiveness of the system and shall report any problems with the system to the Owner immediately, followed up in writing. If the Owner does not provide an irrigation system, then additional watering shall be performed in accordance with the Supplemental Bid Prices where alternate watering prices shall be quoted. If this work item is not included as part of the original Contract, it must be authorized. Compensation shall be in accordance with the Supplemental Bid Prices. If the Owner fails to supply water or authorize supplemental watering the Contractor's warranty for providing an established stand of turf will be voided.

1. The Contractor shall water all newly installed sod immediately. The Contractor shall remain responsible for watering through three (3) applications. If the Owner supplies an in-ground irrigation system included in the scope of these improvements, the Contractor shall be responsible for monitoring the effectiveness of the system and shall report any problems with the system to the Owner immediately, followed up in writing. If the Owner does not provide an irrigation system, then additional watering shall be performed in accordance with the Supplemental Bid Prices where alternate watering prices shall be quoted. If this work item is not included as part of the original Contract, it must be authorized. Compensation shall be in accordance with the Supplemental Bid Prices. If the Owner fails to supply water or authorize supplemental watering the Contractor's warranty for providing an established stand of turf will be voided. Watering after the required three (3) waterings shall be the responsibility of the Owner, or in accordance with authorized supplemental watering.

B. MOWING

1. The Contractor shall mow all sodded areas once. The one (1) mowing shall be performed once the turf has reached a height of three inches (3"). At no time should more than 1/3 of the leaf blade be removed by any mowing.

C. FERTILIZATION

1. Seeded areas after completion of the required mowing the Contractor shall apply an 18-5-9 commercial fertilizer at the rate of 15 pounds per 1,000 square feet (SF) [illegible] to all turf areas using a mechanical spreader and by making two passes at right angles to each other.

D. HERBICIDE

The Contractor shall be responsible for one (1) application of a weed control product no sooner than the second mowing with the sheet [illegible]. The product shall reflect the specific weed problem which may exist.

E. MULCHING

1. All planting beds shall be mulched to a minimum depth of three (3) inches.
2. Perennials, groundcover and annual flowers beds shall be mulched with 2" of mushroom compost.
3. All trees three (3) inches caliper and greater shall require a five (5) foot mulch ring with a minimum of three (3) inches of mulch depth.
4. All tree saucers and mulch areas adjacent to mowed lawn and/or "no mow" areas shall have a "spade cut" edge.

3.4 ACCEPTANCE

Acceptance of seeded areas will be determined by the Owner and/or Landscape Architect.
Acceptance shall be granted upon conformance with the following:
1. Grass shall display a reasonably uniform distribution of grass plants.
2. Grass shall display vigorous growth and be green and healthy in appearance.
3. Grass shall have received the required mowings, fertilization and herbicide application.

The Contractor shall not be held liable for damage incurred to the seed areas caused by deicing compounds, toxic substances, fertilizers, pesticides and other materials not specified or not applied by him or under his supervision, nor those damages caused by vandalism or acts of nature.

3.5 GUARANTEE

The Contractor shall guarantee the provision of a green, healthy relatively weed free turf at the time of acceptance.

Exhibit "A"
6 of 7

REVISIONS

2	CITY COMMENTS	01-22-20
1	PERMIT COMMENTS	12-18-19

ENTERPRISE CIRCLE INDUSTRIAL
BUILDING #2
2595 ENTERPRISE DRIVE
WEST CHICAGO, ILLINOIS

SEAL:

METZ & COMPANY
826 East Maple Street
Lombard, Illinois 60148
PH: 630 561 3703
Email: metz_landarch@comcast.net

TITLE
LANDSCAPE SPECIFICATIONS

PROJECT NO.: 19-116
DATE: 10-28-19
SCALE: 1"=30'

SHEET
L-4

If this plan is not 24" x 36" in size, then it is a reproduction that may not be to scale

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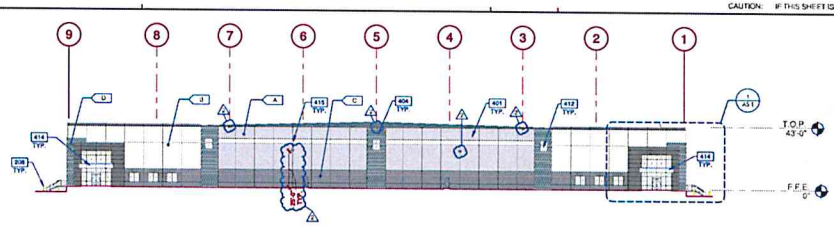
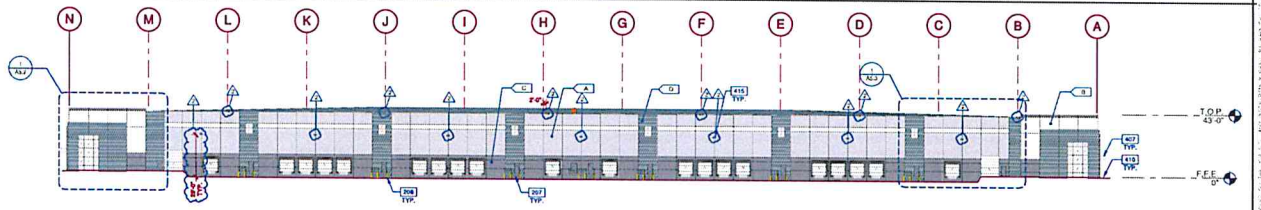
Exhibit "A"
7 of 7

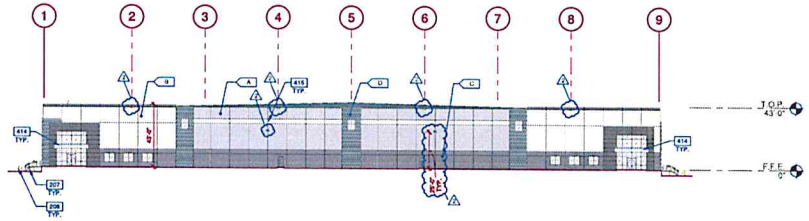
CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT



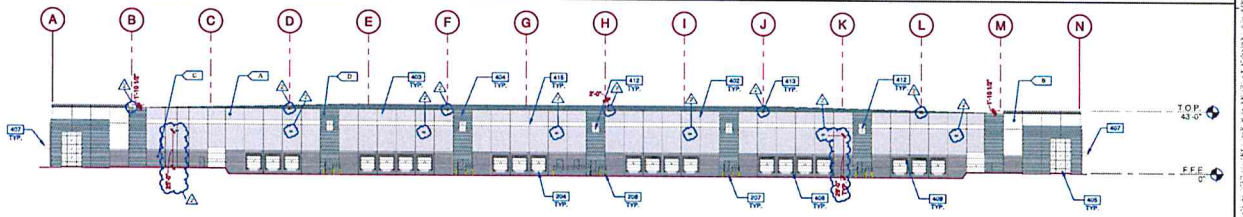
NORTH EXTERIOR ELEVATION (1)
SCALE: 1/32" = 1'-0"



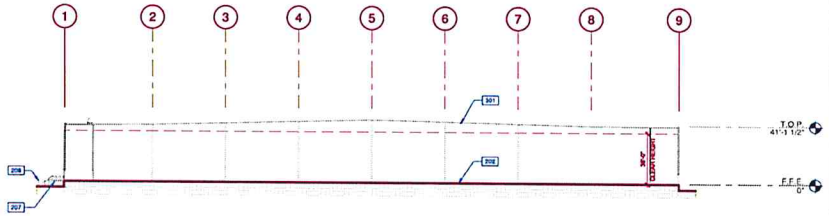
WEST EXTERIOR ELEVATION (2)
SCALE: 1/32" = 1'-0"



SOUTH EXTERIOR ELEVATION (3)
SCALE: 1/32" = 1'-0"



EAST EXTERIOR ELEVATION (4)
SCALE: 1/32" = 1'-0"



BUILDING SECTION (5)
SCALE: 1/32" = 1'-0"

LEGEND

GLASS:

VISION GLASS

TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
XXXXXXX
U FACTOR = 0.28 AND SHGC = 0.28
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

COLORS:

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

- A — BASE COLOR: CHLINE
- B — SECONDARY COLOR: EXTRA WHITE
- C — ACCENT COLOR: AFRICAN GREY
- D — ACCENT COLOR: BLUSTERY SKY

NOTES

SEE SHEET A0.2 FOR GENERAL NOTES

202 CONCRETE SLAB. PROVIDE VAPOR RETARDER OVER SAND BASE AT OFFICE AREA PER SOILS REPORT. PROVIDE SEALER FOR CONCRETE FLOOR AREA IN WAREHOUSE.
204 8'X8' HYDRAULIC DOCK LEVELER.
207 EXTERIOR STEEL STAIR, ALL COMPONENTS GALVANIZED.
208 STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.
301 ROOFING - REFER TO ENVELOPE NOTES ON A0.2.
401 PRECAST CONCRETE WALL PANEL, PAINTED.
402 PRECAST REVEAL.
403 CONCRETE PANEL JOINT.
404 PRECAST ACCENT PANEL WITH REVEALS SPACED AT 1'-9" O.C.
406 ALUMINUM CURTAIN WALL SYSTEM WITH 1" INSULATED GLASS.
407 ACM CANOPY.
408 DOCK BUMPER.
409 DOCK SEAL.
410 FINISH GRADE (VARIES). REFER TO CIVIL ENGINEER DRAWINGS.
412 CLERESTORY WINDOW.
413 OVERFLOW.
414 8 CAN LIGHTS IN SOFFIT, TYPICAL AT ALL LOCATIONS.
415 WALL MOUNTED LIGHT FIXTURE, TYP. REFER TO ELECTRICAL DRAWINGS.

WARE MALCOMB
Leading Design for Commercial Real Estate

EXP: 11 - 30 - 2020

ENTERPRISE COURT
INDUSTRIAL - BUILDING 2
2595 ENTERPRISE CIR
WEST CHICAGO, ILLINOIS 60510

EXTERIOR ELEVATIONS

	DATE	REVISIONS
1	10-24-2019	PERMIT
2	12-19-2019	PERMIT COMMENTS

PAPM: M. CODY
DRAWN BY: D.M.
JOB NO.: CH18-0816-00

SHEET
A4.1

PROGRESS SET