

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

**Plan Commission/Zoning Board of Appeals  
Tuesday, November 7, 2023 - 7:00 p.m.**

**West Chicago City Hall  
Council Chambers  
475 Main Street  
West Chicago, IL 60185**

## A G E N D A

1. **Call to Order, Roll Call and Determination of a Quorum**
2. **Pledge of Allegiance**
3. **Chairperson's Comments**
4. **Public Comment**
5. **Election of Vice Chairman**
6. **Approval of the Draft October 3, 2023 Plan Commission Meeting Minutes**
7. **Public Hearing of Case PC 23-11 – Special Use Permit – 833 Industrial Drive**  
Special Use Permit for *Motor Vehicle Sales, Internet Based* in accordance with Section 11.2-4(DD) of the Zoning Code to allow online auto sales in the Manufacturing District.
8. **Review and Recommendation of Case PC 23-11 – Special Use Permit – 833 Industrial Drive**
9. **Public Hearing of Case PC 23-12 – Special Use Permit – 1100 Carolina Drive**  
Special Use Permit for *Storage and Distribution of Flammable Liquids, Fats, and Oils* in accordance with Section 11.2-4(X) of the Zoning Code to allow food and cosmetic products, including certain fats and oils, to be stored and distributed in the Manufacturing District.
10. **Review and Recommendation of Case PC 23-12 – Special Use Permit – 1100 Carolina Drive**
11. **Petition Updates/Staff Report**
12. **Adjournment** – Next Meeting Tuesday, December 5, 2023 at 7:00 p.m.

The Rules of Procedure for the Plan Commission/Zoning Board of Appeals can be found on the City's website at <https://westchicago.org/community-development/>

cc: Plan Commission Members  
Mayor  
City Council  
M. Guttman  
T. Dabareiner  
M. Patel  
J. Sterrett

475 Main Street  
West Chicago, Illinois  
60185

School Districts #25, #33, #94, #303, #46  
West Chicago Fire Protection District  
West Chicago Park District  
West Chicago Public Library District  
DuPage County Building & Zoning  
Warrenville Plan Commission  
News Media  
T (630) 293-2200  
F (630) 293-3028  
[www.westchicago.org](http://www.westchicago.org)

Ruben Pineda  
MAYOR  
Nancy M. Smith  
CITY CLERK

Michael L. Guttman  
CITY ADMINISTRATOR

**DRAFT**  
**PLAN COMMISSION/ZONING BOARD OF APPEALS**  
**October 3, 2023 7:00 P.M.**

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

Chairperson Laimins called the meeting to order at 7:00 p.m. Roll call found Chairperson Laimins, and Commissioners Banasiak, Slattery, and Kasprak present. Commissioners Hale, Billingsley, and Henkin were absent. With four members present, a quorum was established.

Staff in attendance included City Planner John Sterrett.

**2. Pledge of Allegiance**

Chairperson Laimins led the Commission in the Pledge of Allegiance.

**3. Chairperson's Comments**

None.

**4. Public Comment**

None.

**5. Approval of draft meeting minutes from August 1, 2023**

Commissioner Slattery made a motion, seconded by Commissioner Banasiak, to approve the draft meeting minutes of the August 1, 2023 Plan Commission meeting. With a voice vote of three ayes, zero noes, and one abstention, the motion carried.

**6. Public Hearing of Case PC 23-08 – Special Use Permit – 151 S Neltnor Boulevard**

Commissioner Kasprak made a motion, seconded by Commissioner Slattery, to open the public hearing. With a voice vote of all ayes, the motion carried.

Mr. Sterrett was duly sworn in. Mr. Sterrett stated that This is a request from 151 Neltnor LLC, represented by Alan Jacob, Car Wash Pro Designers for approval of a Special Use Permit for Motor Vehicle Laundry, also known as a car wash, for the property at 151 South Neltnor Boulevard in the B-2 General Business District, located on the west side of Neltnor Boulevard, between Main Street and Washington Street. The property is approximately 36,000 square feet and vacant, located north of Advance Auto Parts and south of Steinbrecher Surveying offices, residential homes are located directly east and across Neltnor Boulevard is Sandpiper Square and Metro Staff offices.

The petitioner is proposing to develop the site with a 3,850 square foot single-lane carwash facility with an ancillary vacuum area. The carwash is proposed to be operate 7 days a week with weekday hours 8am to 8pm, Saturday hours 9am to 7pm and Sunday hours 9am to 5pm.

The car wash will be oriented so the entrance to the car wash facility is on the east side of the property and will have 15 spaces for queuing outside of the building. The exit to the facility will be located on the west side of the property towards Neltnor Boulevard. The vacuum area will be

located on the south end of the property. The petitioner is providing landscaping throughout the site including around the perimeter of the property. The east property line will have a solid privacy fence as well as landscaping to provide screening and sound attenuation for the residential properties to the east.

Staff recommended that the Plan Commission adopt the Findings of Fact suggested by staff and pass a motion recommending approval of the proposed special use permit, subject to the following conditions:

1. That the site be developed in substantial conformance with the following plans:
  - a. Geometric Plan, consisting of one page (Sheet C-3), prepared by Terra Consulting Group, dated June 22, 2023 with a latest revision date of August 8, 2023.
  - b. Landscape Plan, consisting of two pages (Sheets L-1.1 and L-1.2), prepared by Neri Architects, dated April 26, 2023 with a latest revision date of August 8, 2023.
  - c. Building Elevations, consisting of two pages (Sheets A-5.0 and A-5.1, prepared by Neri Architects, dated April 26, 2023 with a latest revision date of August 8, 2023.
  - d. Vacuum Canopy and Trash Enclosure Elevations, consisting of one page (Sheet A-7.1), prepared by Neri Architects, dated April 26, 2023 with a latest revision date of August 8, 2023.
  - e. Signage Plan, consisting of one page (Sheet A-7.0), prepared by Neri Architects, dated April 26, 2023 with a latest revision date of August 8, 2023.
2. Landscaping consisting of evergreen and deciduous shrubs shall be installed around the perimeter of the trash enclosure.

Alan Jacob and Nick Spalone of Car Wash Pro Designers were duly sworn in and provided background on the proposed use.

Jill Hotel of 160 Easton was duly sworn in and raised concerns about lighting. Mr. Spalone explained that all lighting will be LED with sharp cutoffs so no light will spillover off the subject property.

Lori Herar of 203 Easton was duly sworn in and raised concerns about traffic. Mr. Jacob explained no access would be onto Easton.

With all members of the public having had the opportunity to speak, and with all Plan Commissioners having the opportunity to question the petitioner and staff, Commissioner Banasiak made a motion, seconded by Commissioner Slattery, to close the public hearing. With a voice vote of all ayes, the motion carried and the public hearing was closed.

## **7. Review and Recommendation of Case PC 23-08 – Special Use Permit – 151 S Neltnor Boulevard**

The Plan Commission deliberated the proposed Special Use Permit. After a brief discussion, Commissioner Kasprak made a motion, seconded by Commissioner Slattery, to recommend approval of the proposed Special Use Permit with the following conditions:

1. That the site be developed in substantial conformance with the following plans:
  - a. Geometric Plan, consisting of one page (Sheet C-3), prepared by Terra Consulting Group, dated June 22, 2023 with a latest revision date of August 8, 2023.

- b. Landscape Plan, consisting of two pages (Sheets L-1.1 and L-1.2), prepared by Neri Architects, dated April 26, 2023 with a latest revision date of August 8, 2023.
  - c. Building Elevations, consisting of two pages (Sheets A-5.0 and A-5.1, prepared by Neri Architects, dated April 26, 2023 with a latest revision date of August 8, 2023.
  - d. Vacuum Canopy and Trash Enclosure Elevations, consisting of one page (Sheet A-7.1), prepared by Neri Architects, dated April 26, 2023 with a latest revision date of August 8, 2023.
  - e. Signage Plan, consisting of one page (Sheet A-7.0), prepared by Neri Architects, dated April 26, 2023 with a latest revision date of August 8, 2023.
2. Landscaping consisting of evergreen and deciduous shrubs shall be installed around the perimeter of the trash enclosure.
  3. That all exterior lighting will be shielded to prevent source point glare to the residential property to the east.
  4. That approval from IDOT and the West Chicago Fire Protection District shall be obtained prior to the issuance of a building permit.

And incorporate the following findings of fact with this recommendation:

***(1) Is necessary for the public convenience at the location or, the case of existing nonconforming uses, a special use permit will make the use more compatible with its surroundings. \*\*\*This standard should be interpreted as indicating whether or not the proposed use is good for the public at that particular physical location, and not whether or not the use itself is needed there\*\*\****

A motor vehicle laundry facility (i.e. carwash) is a use that is best suited to be located within a commercial corridor that is along a major arterial road with a high traffic volume. Neltnor Boulevard, fits those criteria. Furthermore, the property is located along one of the City's main commercial corridor hubs. Staff is of the opinion the petitioner has satisfied this finding.

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

Consideration has been given to the residential area to the east with additional landscaping and fencing to screen the proposed use. The proposed design of the site complies with all engineering and stormwater requirements. Staff is of the opinion the petitioner has satisfied this finding.

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

The proposed development will contain fencing as well as a significant amount of landscaping including evergreen trees to screen the property and provide sound attenuation for the residential areas to the east. The petitioner has oriented the car wash building so the exit, which contains the dryer, will be facing away from the residential area. The proposed lighting will comply with the maximum illumination level of 0.1 foot-candles permitted adjacent to a residential district as well as the maximum illumination level of 2.0 foot-candles at all other property lines. All proposed lighting will be flat cut-off LED lighting to prevent glare. Staff is of the opinion the petitioner has satisfied this finding.

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

The proposed car wash facility use is listed as a special use per Section 10.3-4 (D) of the Zoning Code. Staff is of the opinion the petitioner has satisfied this finding.

A roll call vote found Commissioners Kasprak, Slattery, Banasiak, and Chairperson Laimins voting “aye” and no one voting “no”. With a roll call vote of four (4) “aye” and zero (0) “no”, the motion carried.

**8. Public Hearing of Case PC 23-09 – Special Use Permit Amendment – 1200 North Prince Crossing Road**

Commissioner Kasprak made a motion, seconded by Commissioner Slattery, to open the public hearing. With a voice vote of all ayes, the motion carried.

Mr. Sterrett was duly sworn in. Mr. Sterrett stated that this is a request from Forming America to amend their existing special use permit at 1200 N Prince Crossing Road in the M Manufacturing District for ancillary outside storage on the property. The amendment is to update the controlling site plan for the special use permit so it is reflective of what has actually been constructed on the site. The petitioner originally received approval for their special use permit in 2007 and it is been amended over time to allow more time for the required paving to be completed. In 2019, an amendment was approved that required the petitioner to provide a financial security that the City would hold onto until such time that all paving per the controlling site plan was completed.

The petitioner has paved all portions of the property currently being used for outside storage. There is approximately 64,000 square feet that was originally to be paved for outside storage but remains unpaved. The petitioner has indicated they have no need for this storage area any longer and therefore do not need to pave. This is acceptable provided they do not place any outside storage on this area to remain unpaved. For their financial security to be eligible for release, however, they must complete all of the paving identified on the controlling site plan. As such, they are requesting this amendment so their controlling site plan will replicate what portions of the property they are using for outside storage, as they have indicated they have no intention to utilize any more of the property for outside storage.

Staff recommended the Plan Commission adopt the Findings of Fact suggested by staff and pass a motion recommending APPROVAL of the proposed amendment, subject to the following conditions:

1. Conditions 1 through 8 and 11 of Section 1 in Ordinance 19-O-0003 shall remain in full force and effect;
2. Condition 9 of Section 1 in Ordinance 19-O-0003 shall be stricken in its entirety and replaced with the following:  
*The SUBJECT REALTY shall be in compliance with the pavement improvements identified on the 2023 Paving Plan date stamped received August 21, 2023, a copy of which is attached hereto as Exhibit “C”, which by this reference is, incorporated herein.*

3. The 64,000 square feet of area that was to be paved originally but will no longer be utilized for outside storage shall be seeded with grass, or other approved natural vegetation, no later than May 1, 2024. Failure to comply with these terms shall result in a notice of violation and may result in a revocation of the Special Use Permit.

James Langekamp of Forming America was duly sworn in and provided an update on the progress of Forming America. Mr. Langekamp also requested that the existing gravel area be left as is rather than removing it and installing vegetation.

With all members of the public having had the opportunity to speak, and with all Plan Commissioners having the opportunity to question the petitioner and staff, Commissioner Banasiak made a motion, seconded by Commissioner Kasprak, to close the public hearing. With a voice vote of all ayes, the motion carried and the public hearing was closed.

### **9. Review and Recommendation of Case PC 23-09 – Special Use Permit Amendment – 1200 North Prince Crossing Road**

The Plan Commission deliberated the proposed Special Use Permit Amendment. After a brief discussion, Commissioner Kasprak made a motion, seconded by Commissioner Banasiak, to recommend approval of the proposed Special Use Permit Amendment with the following conditions:

1. Conditions 1 through 8 and 11 of Section 1 in Ordinance 19-O-0003 shall remain in full force and effect;
2. Condition 9 of Section 1 in Ordinance 19-O-0003 shall be stricken in its entirety and replaced with the following:  
*The SUBJECT REALTY shall be in compliance with the pavement improvements identified on the 2023 Paving Plan date stamped received August 21, 2023, a copy of which is attached hereto as Exhibit “C”, which by this reference is, incorporated herein.*
3. All gravel within the 64,000 square foot area no longer to be paved shall be removed no later than October 1, 2024.

And incorporate the following findings of fact with this recommendation:

*(1) Is necessary for the public convenience at the location or, the case of existing nonconforming uses, a special use permit will make the use more compatible with its surroundings. \*\*\*This standard should be interpreted as indicating whether or not the proposed use is good for the public at that particular physical location, and not whether or not the use itself is needed there\*\*\**

No change in use is occurring on the property and no additional site improvements are proposed. The purpose of the amendment is to amend the controlling site plan to be reflective of the actual improvements made on the property. Staff is of the opinion the petitioner has satisfied this finding.

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

No additional site improvements are proposed. The petitioner has previously performed the required site improvements to satisfy this finding. Staff is of the opinion the petitioner has satisfied this finding.

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

No change in use is occurring on the property and no additional site improvements are proposed. The purpose of the amendment is to amend the controlling site plan to be reflective of the actual improvements made on the property. Less outside storage will occur on the property than what was original approved. Staff is of the opinion the petitioner has satisfied this finding.

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

The existing manufacturing facility with ancillary outside storage listed as a special use per Section 11.2-4 (T) of the Zoning Code. No change in use will occur on the property. Staff is of the opinion the petitioner has satisfied this finding.

A roll call vote found Commissioners Kasprak, Banasiak, Slattery, and Chairperson Laimins voting “aye” and no one voting “no”. With a roll call vote of four (4) “aye” and zero (0) “no”, the motion carried.

#### **10. Public Hearing of Case PC 23-10 – Zoning Text Amendment – Vending Machines**

Commissioner Slattery made a motion, seconded by Commissioner Banasiak, to open the public hearing. With a voice vote of all ayes, the motion carried.

Mr. Sterrett was duly sworn in. Mr. Sterrett stated that staff was recently approached by a party interested in installing walk-up ice/water vending machines outside of various retail establishments in the community, such as grocery stores and hardware stores. Section 6.27 of the Zoning Code regulates continuous outside vending and contains five instances when continuous outside vending is permitted. Vending machines are not listed as one of these instances and therefore would not be permitted.

Several vending machines exist throughout the City in places such as grocery stores and hardware stores, as well as other locations. Staff is of the opinion that vending machines are ancillary uses that should be allowed throughout City. Staff has drafted an amendment to the zoning text of Section 6.27 of the Zoning Code to permit vending machines to be located outside of a building with certain limitations.

With all members of the public having had the opportunity to speak, and with all Plan Commissioners having the opportunity to question the petitioner and staff, Commissioner Slattery made a motion, seconded by Commissioner Kasprak, to close the public hearing. With a voice vote of all ayes, the motion carried and the public hearing was closed.

#### **11. Review and Recommendation of Case PC 23-10 – Zoning Text Amendment – Vending Machines**

The Plan Commission deliberated the proposed Zoning Text Amendment. After a brief discussion, Commissioner Banasiak made a motion, seconded by Commissioner Kasprak, to recommend approval of the proposed Zoning Amendment.

### **12. Petition Updates/Staff Report**

Mr. Sterrett provided a brief update on upcoming projects and previously approved projects.

### **13. Adjournment**

With no further business to discuss, Commissioner Kasprak made a motion, seconded by Commissioner Slattery to adjourn the meeting. With a voice vote of all ayes, the motion carried and the Plan Commission, at 8:28 p.m., adjourned.

Respectfully Submitted,  
John Sterrett, City Planner

City of West Chicago  
Community Development Department  
Report for the Plan Commission/Zoning Board of Appeals  
November 7, 2023



- Case:** PC 23-11
- Petitioner:** Tuner World Auto Sales represented by Atif Hussain
- Owner:** Hawthorne Industrial
- Location:** 833 Industrial Drive
- Zoning:** M Manufacturing District
- Existing Use:** Multi-tenant industrial building
- Comp Plan:** Industrial
- Requests:** A Special Use Permit for Motor Vehicle Sales, Internet Based, in accordance with Sections 5.5 and 10.3-4 (DD) of the Zoning Code. The request, if approved would allow the tenant space to be used for online motor vehicle sales known as Tuner World.
- Summary:** The proposal meets the standards for a SUP in accordance with Section 5.5 of the Zoning Code.
- Recommendation:** Staff recommends the Plan Commission adopt the Findings of Fact suggested by staff on page 2 of this report and pass a motion recommending **APPROVAL** of the proposed Special Use Permit, subject to the following conditions:
1. No vehicles may be stored, kept, parked, displayed, or offered for sale, or stored outside of the building.
  2. No display or signage may be installed on the property or on the exterior of the building which indicates the sale of vehicles.
  3. All conditions contained in Ordinance 04-O-0093 shall remain in full force and effect.

**Public Notice.**

All public notice requirements were completed including a notice of public hearing published in the Daily Herald, notification to all property owners within 250 feet of the subject property, and placement of hearing signs on the property visible from Industrial Drive.

**Adjacent Property Zoning and Land Use Information**

<i>Location</i>	<i>Adjacent Zoning</i>	<i>Adjacent Land Use</i>	<i>Comprehensive Plan</i>
North	M Manufacturing	Multi-Tenant Industrial	Industrial
South	M Manufacturing	Manufacturing	Industrial
East	M Manufacturing	Stormwater Management	Industrial
West	M Manufacturing	Multi-Tenant Industrial	Industrial

**Existing Conditions.**

The subject property is roughly an acre with a multi-tenant industrial building approximately 17,100 square feet. The property is located on the east side of Industrial Drive approximately 800 feet south of Hawthorne Lane in the M Manufacturing District. The property was granted a Special Use Permit in

2004 for an Automobile Body and Repair Shop according to Ordinance 04-O-0093 and has been used as such since.

### **SPECIAL USE PERMIT ANALYSIS**

#### **Proposal.**

The petitioner is proposing to use one of the tenant spaces, approximately 5,000 square feet in size, for internet based auto sales. No site improvements are proposed nor are modifications to either the interior or exterior of the building. The petitioner also intends to utilize the space for automobile body and repair work in accordance with the existing special use permit under Ordinance 04-O-0093. Vehicle storage will take place within the tenant space only and no vehicles will be stored, kept, parked, displayed, or offered for sale, or stored outside of the building.

#### **Special Use Findings of Fact:**

As stated under Section 5.5-4, the Plan Commission/Zoning Board of Appeals shall recommend a special use only if it shall make findings of fact based upon evidence presented that the special use:

**(A) Is necessary for the public convenience at the location or, the case of existing nonconforming uses, a special use permit will make the use more compatible with its surroundings. \*\*\*This standard should be interpreted as indicating whether or not the proposed use is good for the public at that particular physical location, and not whether or not the use itself is needed there\*\*\*** Motor Vehicle Sales, Internet Based, is a use that is best suited to be located within one of the City's industrial corridors, such as Industrial Drive. Staff is of the opinion the petitioner has satisfied this finding.

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

The tenant space has previously been designed and used for motor vehicle repairs and is suitable for use as an office and storage area for online motor vehicle sales. Staff is of the opinion the petitioner has satisfied this finding.

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

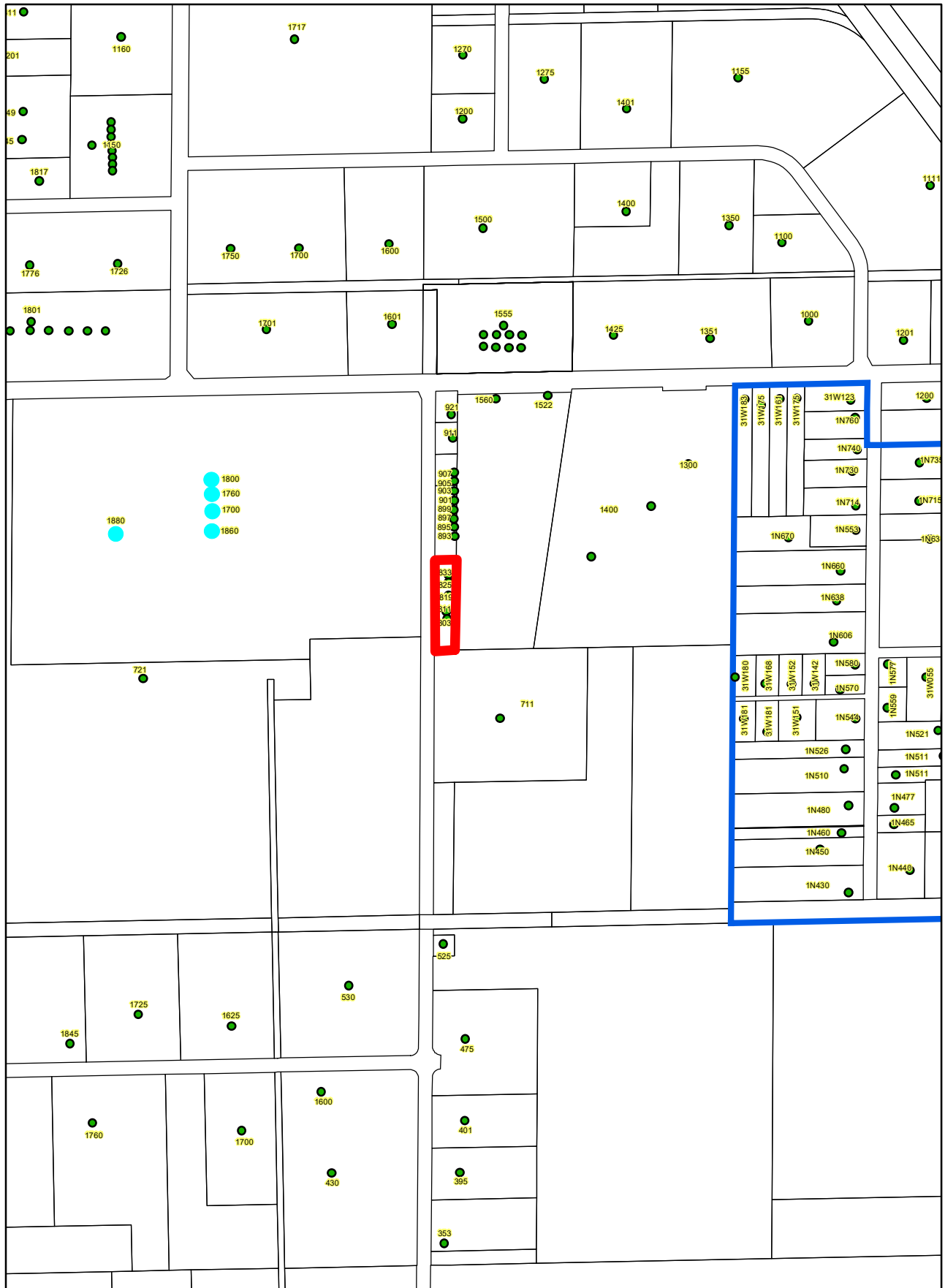
The proposed use is consistent with other existing uses in the area. The proposed operation will have a relatively low intensity upon the space and area. Staff is of the opinion the petitioner has satisfied this finding.

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

The proposed use of internet based motor vehicle sales is listed as a special use in the M Manufacturing District, per Section 11.2-4 (DD) of the West Chicago Zoning Code. Staff is of the opinion the petitioner has satisfied this finding.

#### **Exhibits.**

- Exhibit A – Location Map
- Exhibit B – Zoning Map
- Exhibit C – Aerial Photo
- Exhibit D – Plat of Survey
- Exhibit E – Floorplan

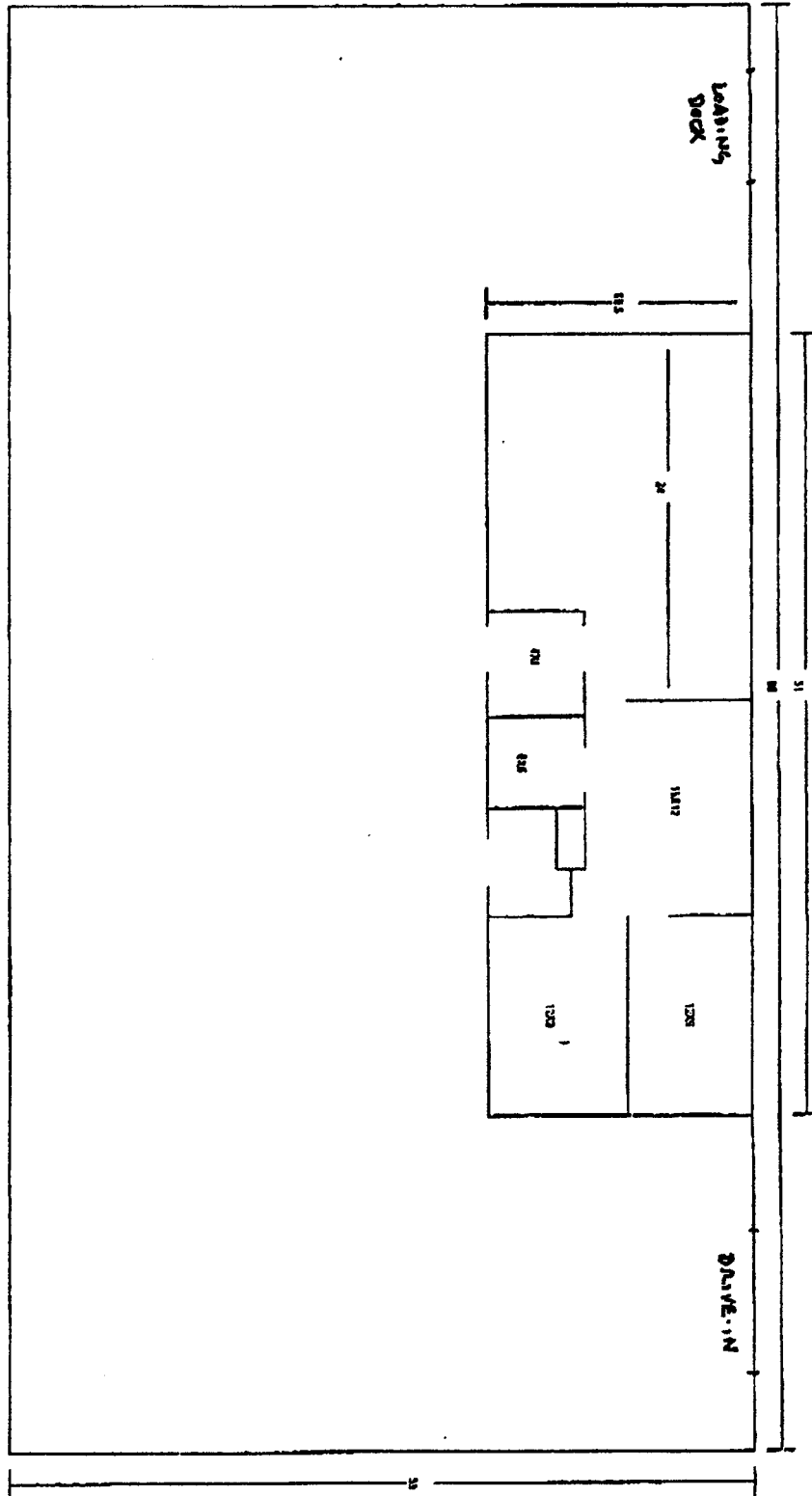




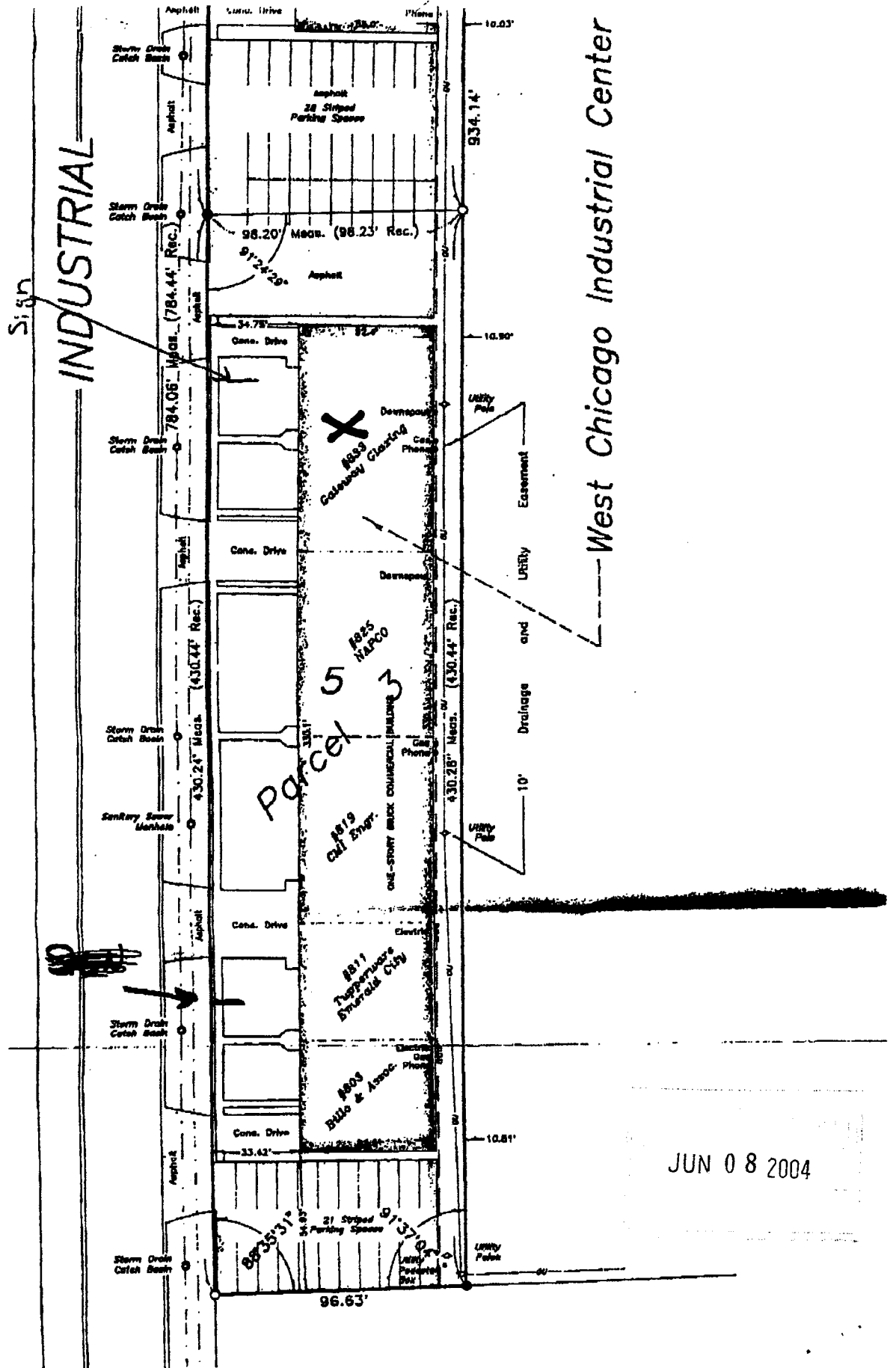


C:\Programs\AutoCAD\acad

01/10/2004 10:14 AM



833 Industrial Drive  
 Oakley Home Craft  
 Office Square Feet 964  
 Warehouse Square Feet 4092  
 Total Square Feet 5056



City of West Chicago  
 Community Development Department  
 Report for the Plan Commission/Zoning Board of Appeals  
 November 7, 2023



- Case:** PC 23-12
- Petitioner:** Paclantic Naturals LLC represented by Kenny Patel
- Owner:** 1100 Carolina Dr LLC
- Location:** 1100 Carolina Drive
- Zoning:** M Manufacturing District
- Existing Use:** Manufacturing
- Comp Plan:** Industrial
- Requests:** A Special Use Permit for the storage and distribution of flammable liquids, fats, or oils, in accordance with Sections 5.5 and 10.3-4 (X) of the Zoning Code. The request, if approved would allow the building to be used for storage, distribution, packaging, and processing of food ingredients that include oils and fats.
- Summary:** The proposal meets the standards for a SUP in accordance with Section 5.5 of the Zoning Code.
- Recommendation:** Staff recommends the Plan Commission adopt the Findings of Fact suggested by staff on page 2 of this report and pass a motion recommending **APPROVAL** of the proposed Special Use Permit, subject to the following conditions:
1. No occupancy shall occur until such time that a Certificate of Occupancy has been issued by the City indicating that flammable liquids, fats, and oils may be stored and distributed within the space.

**Public Notice.**

All public notice requirements were completed including a notice of public hearing published in the Daily Herald, notification to all property owners within 250 feet of the subject property, and placement of hearing signs on the property visible from Carolina Drive.

**Adjacent Property Zoning and Land Use Information**

<i>Location</i>	<i>Adjacent Zoning</i>	<i>Adjacent Land Use</i>	<i>Comprehensive Plan</i>
North	M Manufacturing	Industrial	Industrial
South	M Manufacturing	Industrial	Industrial
East	M Manufacturing	Industrial	Industrial
West	M Manufacturing	Industrial/Rail	Industrial

**Existing Conditions.**

The subject property is 4.18 acres with a 48,130 square foot industrial building currently being used by HFI Manufacturing. The building is served with 39 parking stalls, less than the minimum 49 required, because a variance was approved reducing the amount of parking required for the building in 1989 according to Ordinance 89-O-2135. The property is located on the west side of Carolina Drive approximately one quarter mile north of Hawthorne Lane in the M Manufacturing District.

**SPECIAL USE PERMIT ANALYSIS**

**Proposal.**

The petitioner is proposing to use the building for the storage, distribution, packaging, and processing of food ingredients, essential oils, waxes, and soaps. The products the petitioner intends to store include food oils, food powders, fragrance/aromatic oils, massage oils, butters, herbs, lotions, cosmetic bases and other related raw materials. The petitioner is also proposing to ancillary uses such as repacking, mixing, blending, and refilling products. The use of the building for storing and distributing flammable liquids, such as fats and oils, requires approval of a Special Use Permit. No exterior changes are proposed to the site nor the building at this time. The petitioner will be required to obtain a Certificate of Occupancy prior to occupy the space indicating that the space and use comply with all building and fire codes related to storage of flammable liquids.

**Special Use Findings of Fact:**

As stated under Section 5.5-4, the Plan Commission/Zoning Board of Appeals shall recommend a special use only if it shall make findings of fact based upon evidence presented that the special use:

**(A) Is necessary for the public convenience at the location or, the case of existing nonconforming uses, a special use permit will make the use more compatible with its surroundings. \*\*\*This standard should be interpreted as indicating whether or not the proposed use is good for the public at that particular physical location, and not whether or not the use itself is needed there\*\*\***

The proposed use is best suited in the Manufacturing District within a single-tenant building. The subject property is located within an existing industrial park. *Staff is of the opinion the petitioner has satisfied this finding.*

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

Prior to occupancy of the space, the petitioner is required to obtain approval of an inspection of the building to verify that all building and fire codes are being met with respect to the storage and distribution of flammable materials, such as fats and oils. *Staff is of the opinion the petitioner has satisfied this finding.*

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

The proposed use is consistent with other existing uses in the area. The proposed use will occur within a single-tenant building and will be subject to compliance of all building and fire codes and ordinances related to storage of flammable liquids. *Staff is of the opinion the petitioner has satisfied this finding.*

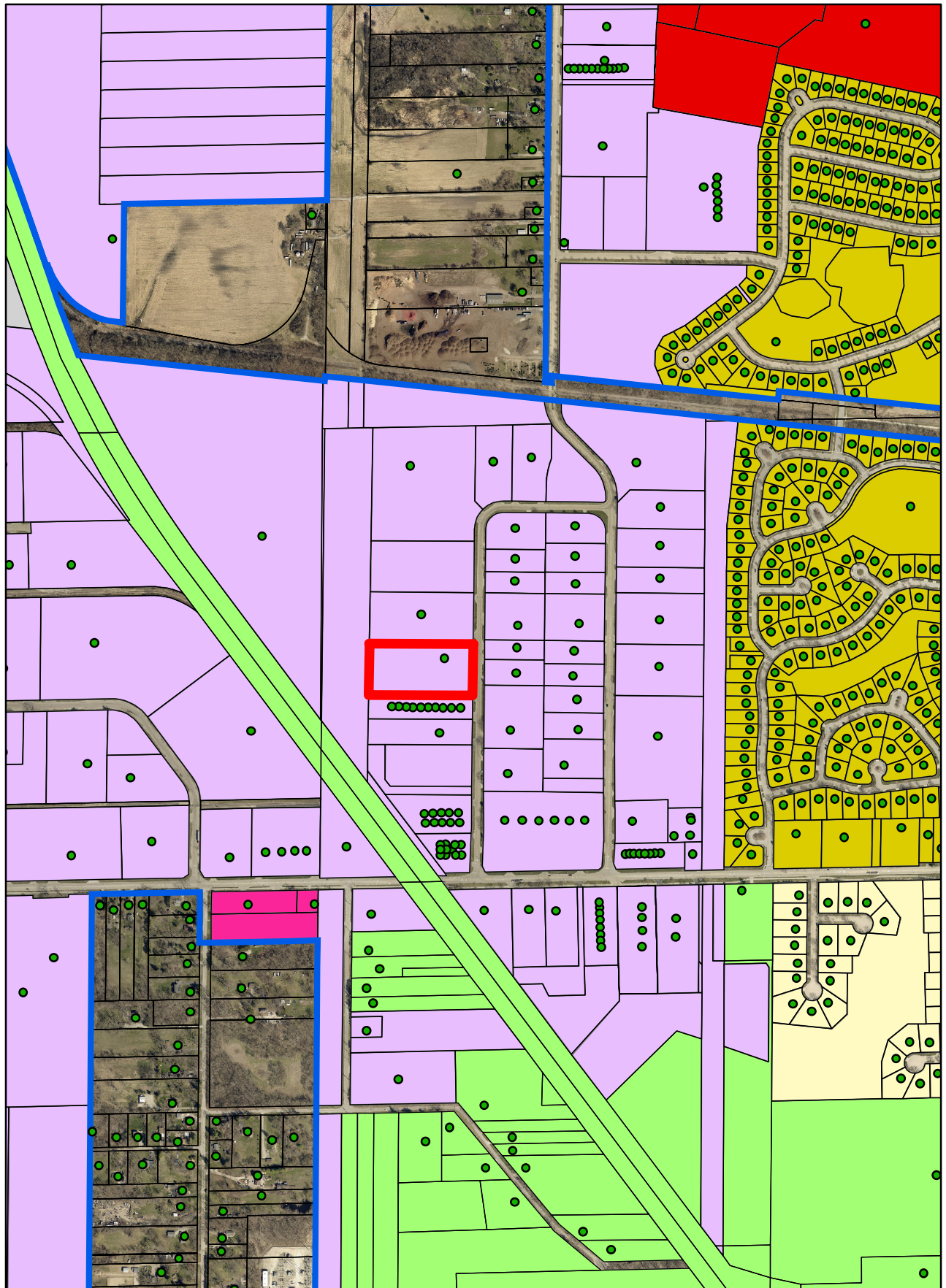
**(D) The proposed special use is designated by this code as a listed special use in the zoning district in which the property in question is located:**

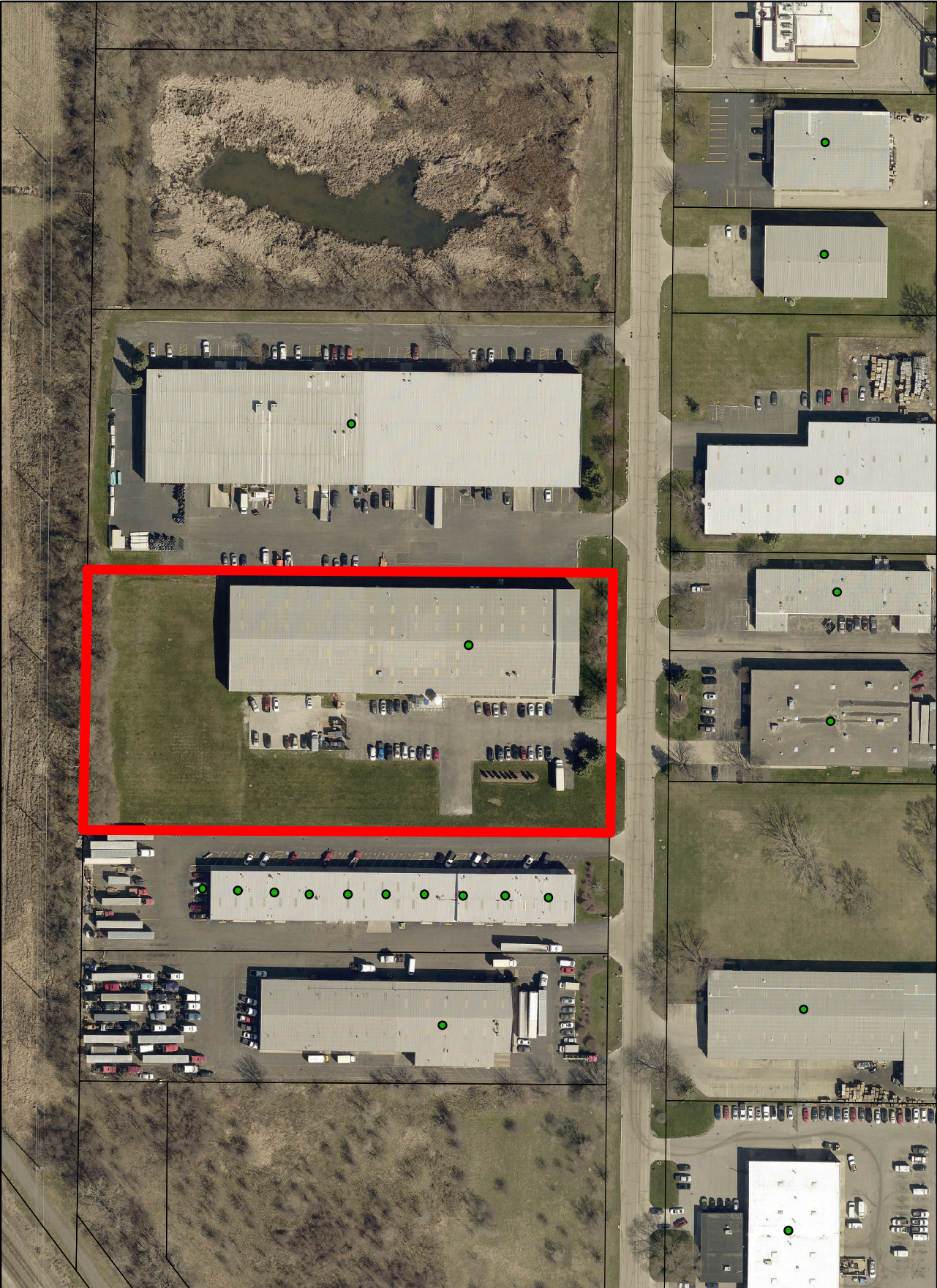
The proposed use of the storage and distribution of flammable liquids, fats, or oils is listed as a special use in the M Manufacturing District, per Section 11.2-4 (X) of the West Chicago Zoning Code. *Staff is of the opinion the petitioner has satisfied this finding.*

**Exhibits.**

- Exhibit A – Location Map
- Exhibit B – Zoning Map
- Exhibit C – Aerial Photo
- Exhibit D – Plat of Survey

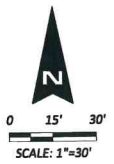






# ALTA/NSPS LAND TITLE SURVEY

OF  
 LOT 4 IN WEST CHICAGO INDUSTRIAL CENTER UNIT SEVEN-A, BEING A RESUBDIVISION OF WEST CHICAGO INDUSTRIAL CENTER UNIT 7, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID WEST CHICAGO INDUSTRIAL CENTER UNIT SEVEN-A, RECORDED FEBRUARY 18, 1975 AS DOCUMENT R75-6899, IN DUPAGE COUNTY, ILLINOIS.



VICINITY MAP  
(NOT TO SCALE)

- LEGEND**
- IRON PIPE
  - IRON ROD
  - ⊕ FIRE HYDRANT
  - ⊕ WATER VALVE
  - ⊕ CURB INLET
  - ⊕ STORM SEWER MANHOLE
  - ⊕ SANITARY SEWER MANHOLE
  - ⊕ NATURAL GAS METER
  - ⊕ SIGN
  - ⊕ BOLLARD
  - ⊕ ELECTRICAL BOX
  - ⊕ TELEPHONE BOX

- BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- ROADWAY CENTER LINE
- EASEMENT LINE
- STORM SEWER
- SANITARY SEWER
- ▭ BUILDING
- ▭ CONCRETE

- ALTA/NSPS TABLE ITEMS**
- ITEM 1: MONUMENTS FOUND OR SET AT TIME OF SURVEY SHOWN HEREON.
  - ITEM 2: THE ADDRESS OF SURVEYED PROPERTY IS 1100 CAROLINA DRIVE, WEST CHICAGO, IL 60185.
  - ITEM 3: ACCORDING TO FEMA FIRM MAP NUMBER 17043C0028J WITH A REVISED DATE OF AUGUST 1, 2019, THE SUBJECT PROPERTY FALLS WITHIN ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
  - ITEM 4: GROSS LAND AREA OF SUBJECT PROPERTY = 2178, 983 SQ. FT. = 44.132 ACRES
  - ITEM 7a: EXTERIOR DIMENSIONS OF BUILDING SHOWN HEREON.
  - ITEM 7b: SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF BUILDING AT GROUND LEVEL = 448,130 SQ. FT.
  - ITEM 7c: MEASURED HEIGHT OF BUILDING ABOVE GRADE SHOWN HEREON.
  - ITEM 8: ABOVE-GROUND SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK SHOWN HEREON.
  - ITEM 9: CLEARLY IDENTIFIABLE PARKING SPACES ON SUBJECT PROPERTY: 37 REGULAR SPACES, 1 HANDICAPPED SPACE, 38 TOTAL SPACES.
  - ITEM 11: LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY SHOWN HEREON BASED ON PHYSICAL ABOVE-GROUND EVIDENCE OBSERVED AT THE TIME OF FIELDWORK AND GROUND MARKINGS PROVIDED BY JULIE DIG NUMBER A2762787.

**TITLE COMMITMENT NOTES**

THIS SURVEY WAS PREPARED USING ALTA COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER 210121501807, ISSUED BY ATTORNEYS' TITLE GUARANTY FUND, INC. ON MAY 21, 2021, AMENDED ON JUNE 30, 2021. THE SURVEYOR HAS REVIEWED ITEMS FROM "SCHEDULE B, PART B EXCEPTIONS" AND NOTED THE ITEMS (IN THE ORDER THAT THEY APPEAR) WHICH MAY BE RELEVANT TO THE SURVEYED PARCEL. (ITEMS 1 THROUGH 4, 9 THROUGH 18, AND 20 THROUGH 23 ARE NOT SURVEY RELATED OR CANNOT BE PLOTTED).

- 5. EASEMENT OVER AND UPON THE WEST 25 FEET OF THE PROPERTY FOR DRAINAGE AND PUBLIC UTILITIES AS SHOWN ON THE PLAT OF WEST CHICAGO INDUSTRIAL CENTER UNIT SEVEN-A RECORDED FEBRUARY 18, 1975, AS DOCUMENT NO. R75-6899.
- 6. EASEMENT OVER AND UPON THE EAST 20 FEET OF THE PROPERTY FOR PUBLIC UTILITIES AS SHOWN ON THE PLAT OF WEST CHICAGO INDUSTRIAL CENTER UNIT SEVEN-A RECORDED FEBRUARY 18, 1975, AS DOCUMENT NO. R75-6899.
- 7. THE FOLLOWING ITEMS ARE CONTAINED IN A COVENANT AS AS SPECIFIED IN DOCUMENT R75-72666:  
 ITEM I REFERS TO SETBACKS. THE FRONT SETBACK IS 40 FEET, SIDE SETBACKS ARE 20 FEET, AND THE REAR SETBACK IS 20 FEET. THESE SETBACKS ARE SHOWN ON THE PLAT.  
 ITEM II REFERS TO PARKING TO BE MADE AVAILABLE WITHIN THE PROPERTY. PARKING IS SHOWN ON THE PLAT.  
 ITEM III REFERS TO CORNER OBSTRUCTIONS PROHIBITED. THE SURVEYOR IS UNABLE TO ASCERTAIN THE INTENT OF THIS PROVISION AND WHERE IT IS TO BE APPLIED.  
 ITEM IV REFERS TO RIGHTS OF THE DEVELOPER TO CREATE EASEMENTS, AS REASONABLE, TO CROSS THE PROPERTY. THIS CANNOT BE PLOTTED AS IT IS A RIGHT FOR FUTURE EASEMENTS.  
 ALL OTHER PROVISIONS SPECIFIED IN THE COVENANT ARE NOT RELEVANT FOR THIS PROPERTY OR NOT ABLE TO BE PLOTTED.
- 8. A PROVISION WAS PROVIDED IN THE ORIGINAL SUBDIVISION PLAT, DOCUMENT R75-6899 FOR LANDSCAPING TO BE LOCATED PARALLEL TO THE STREET. THIS APPLIES IN THE 20 FOOT WIDE EASEMENT ALONG THE ROAD. THERE ARE ISOLATED TREES THAT ARE PARALLEL TO THE ROAD IN THIS AREA.
- 15. THIS NOTE IN THE EXCEPTIONS REFERS TO THIS ALTA SURVEY. PLEASE REFER TO THE LEGEND FOR SYMBOLS FOR THE DEFINITION OF FEATURES AND REVIEW THE PLAT FOR THE LOCATION OF SUCH FEATURES THAT MAY IMPLY APPARENT EASEMENTS FOR TELEPHONE BOXES, ELECTRICAL BOXES, NATURAL GAS METERS, WATER VALVES, AND STORM SEWER MANHOLES.

- SURVEYOR'S NOTES**
- 1.) BASIS OF BEARINGS: NAD83 ILLINOIS STATE PLANE, EAST ZONE BASED ON REAL TIME KINETIC OBSERVATIONS USING THE REAL-NET CORS NETWORK, PROVIDED AND MAINTAINED BY SARA COMPANY, INC.
  - 2.) THE LEGAL DESCRIPTION PER THE VESTING DEED (88-08553) MATCHES THE LEGAL DESCRIPTION WITH THE TITLE COMMITMENT ORDER NO. 210121501807 FROM ATTORNEYS' TITLE GUARANTY FUND, INC.
  - 3.) DISTANCE FROM NEAREST INTERSECTION: THE SOUTHWEST CORNER OF THE SUBJECT SITE LIES APPROXIMATELY 1,000 FEET NORTH OF THE INTERSECTION OF CAROLINA DRIVE AND W HAWTHORNE LANE.
  - 4.) LAST DAY OF FIELDWORK FOR THIS SURVEY WAS JUNE 30, 2021.
  - 5.) ISOLATED TREES AND BUSHES ARE PRESENT ALONG THE FRONT OF THE PROPERTY AS WELL AS DENSE TREES AND VEGETATION WERE FOUND ALONG THE REAR PROPERTY LINE. THESE WERE NOT SURVEYED.

**SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF DUPAGE )

TO: 1100 CAROLINA DRIVE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

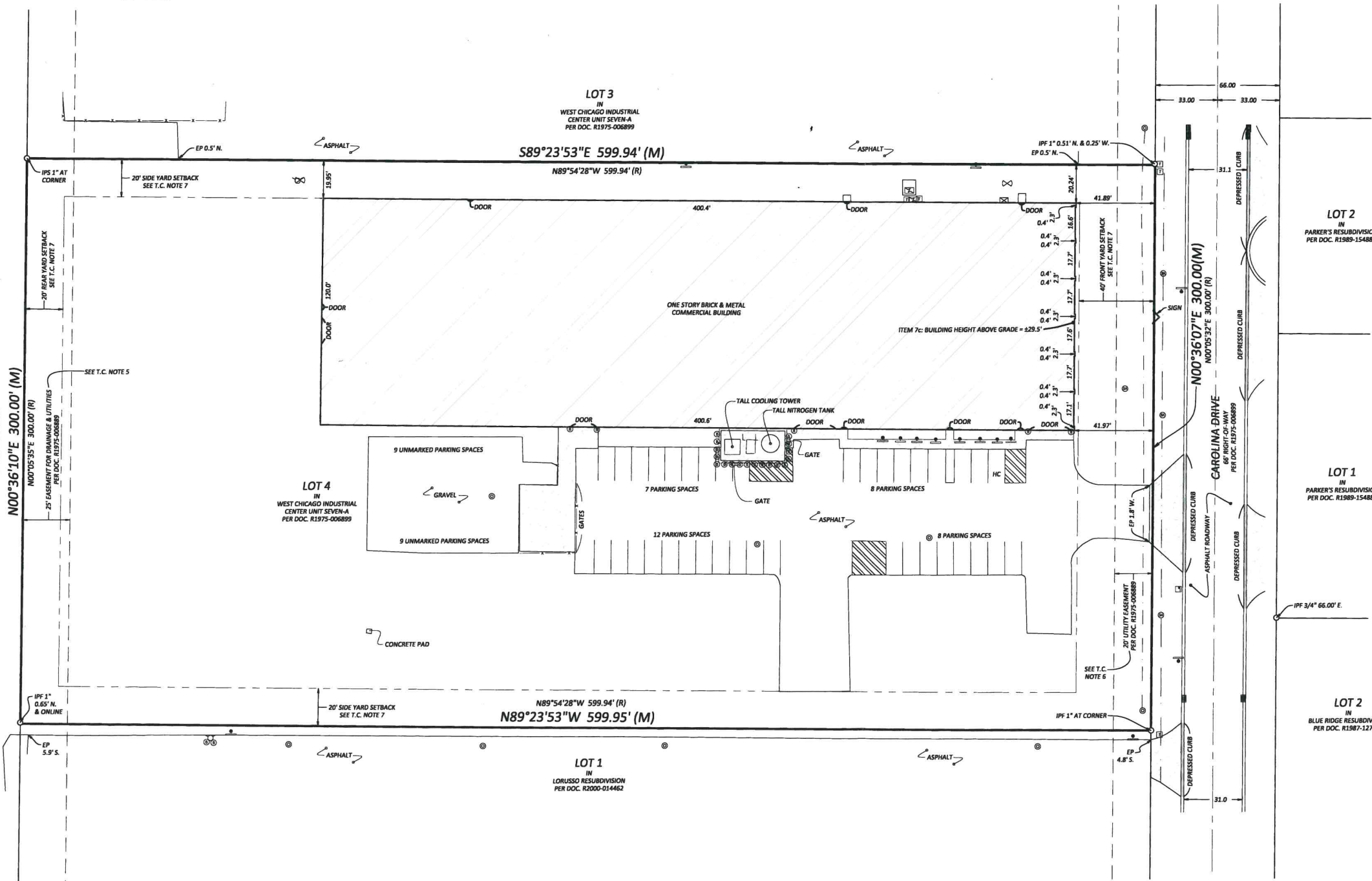
ESTATE OF WALTER HOWLER ESTATE, DECEASED  
 ATTORNEYS' TITLE GUARANTY FUND, INC.  
 BANK OF THE WEST, PNP PARIBAS, ISAOA

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 7b, 7c, 8, 9 AND 11 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 6/30/2021.

DATE OF PLAT OR MAP: JUNE 30, 2021

SCOTT A. LUTZ  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3511  
 LICENSE EXPIRES NOVEMBER, 2022

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS  
 DIVISION OF COMMONWEALTH EDISON CO. RIGHT-OF-WAY  
 PER DOC. R1975-006899

REV.	DATE	DESCRIPTION
<b>ISSUES &amp; REVISIONS</b>		
THE INFORMATION CONTAINED ON THESE DRAWINGS IS FOR USE ON THIS PROJECT ONLY.		

Owner/Client:

**WALTER HOWLER TRUST**

**PATRICK ENGINEERING**  
 PROFESSIONAL DESIGN FIRM LICENSE NO. 184-000409

4970 Varsity Drive  
 Lisle, IL 60532  
 TEL: (630) 795-7200  
 FAX: (630) 724-1681  
 www.patrickco.com

Project Name:  
**1100 CAROLINA DRIVE, WEST CHICAGO**

Sheet Title:  
**ALTA/NSPS LAND TITLE SURVEY  
 1100 CAROLINA DRIVE  
 WEST CHICAGO, ILLINOIS 60185**

Date:	6/30/2021	Project #:	21907.110
Field Crew:	DB	Sheet No:	<b>1</b>
Drawn By:	CJS/MC		
Checked By:	SL		
Approved By:	SL		

Sheet 1 of 1