

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

DEVELOPMENT COMMITTEE

Monday, January 12, 2015
7:00 P.M. - Council Chambers

AGENDA

1. Call to Order, Roll Call, and Establishment of a Quorum
2. Approval of Minutes
 - A. December 8, 2014
3. Public Participation
4. Items for Consent
 - A. P&L Motorsports Auto Repair Special Use - 1965 Powis Road
 - B. Shell Gas Station Resubdivision – 1307 S. Neltnor Boulevard
5. Items for Discussion
 - A. Hoving Enterprises Conceptual Review – 1655 Powis Road
6. Unfinished Business
7. New Business
8. Reports from Staff
9. Adjournment

MINUTES
DEVELOPMENT COMMITTEE

December 8, 2014, 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 John Banas, James Beifuss, Laura Grodoski, John Smith, James Smith, and Becky Stout present.

Also in attendance were Director of Community Development John D. Said and City Planner Jeff Harris.

2. Approval of Minutes

A. November 10, 2014

Alderman Beifuss requested that his statements regarding the St. Mary's Landmark be amended to state that the nomination would be more logically classified as a historic district because there are multiple properties involved. Alderman Banas made a motion, seconded by Alderman Beifuss, to approve the November 10, 2014 Development Committee Minutes as amended. The members unanimously agreed and the motion carried.

3. Public Participation

None.

4. Items for Consent

4A. Fourth Amendment to the Intergovernmental Agreement with the DuPage Airport Authority and Airport Zoning District Text Amendment.

4B. CenterPoint Properties Variances and Site Approval for 2500 Enterprise Circle.

Alderman Banas requested that Item 4A be moved to the Items for Discussion portion of the agenda.

Alderman Beifuss made a motion, seconded by Alderman John Smith, to place the Item 4B on the consent agenda on the December 15, 2014 City Council Agenda. The Committee members unanimously agreed and the motion carried.

5. Items for Discussion

4A. Fourth Amendment to the Intergovernmental Agreement with the DuPage Airport Authority and Airport Zoning District Text Amendment.

Alderman Banas requested that the three ash tree species listed in Section 10.5-5(B)(2)(a) be removed from the list of permitted landscaping in the Airport zoning district due to the fact that the City is currently considering prohibiting the planting of ash trees on public property throughout the City because of the Emerald Ash Borer.

Alderman Banas made a motion, seconded by Alderman Grodoski, to approve the Fourth Amendment to the Intergovernmental Agreement with the DuPage Airport Authority and Airport Zoning District Text Amendment including removing of the three ash tree species listed in Section 10.5-5(B)(2)(a). Voting Aye: Aldermen Banas, Beifuss, Grodoski, John Smith, Jim Smith, and Stout. Voting Nay: None. The members unanimously agreed and the motion carried.

5A. Forming America Progress Report – 1200 N. Prince Crossing Road.

Staff gave the Committee an update of the progress on the required site improvements and indicated that the property owner, James Langkamp, failed to meet the required Phase I paving deadline condition of approval established in his latest special use amendment. Staff presented three options for the Committee to consider given Mr. Langkamp's non-compliance and is seeking direction from the Committee on which avenue to pursue.

Alderman Banas was in favor of the delayed enforcement of the established improvement deadlines option.

Alderman Beifuss was also in favor of the delayed enforcement of the established improvement deadlines option given Mr. Langkamp has made some progress recently in attempting to bring the property into compliance.

Mr. Langkamp stated that early delays were due to a financial hardship, but the later delays were due to the reapprovals required from DuPage County regarding the new wetland enhancements required on-site.

Alderman John Smith felt that DuPage County has added some unforeseen burdens for the applicant and is also in favor of the delayed enforcement of the established improvement deadlines option.

Mr. Langkamp stated that he felt that he anticipates completing the Phase I paving by June of 2015.

The Committee unanimously agreed that City staff should pursue the delayed enforcement of the Phase I paving improvement deadlines option until June of 2015, at which time Mr. Langkamp will be back before the Committee to present his next required bi-annual progress report for the property.

5B. RTA/City Urban land Institute Developer Discussion Panel Memorandum of Understanding.

John Said stated that City staff is requesting approval of the Memorandum of Understanding to participate in this Developer Discussion Panel facilitated by the Regional Transportation Authority to review the City's existing downtown redevelopment studies.

Alderman Banas made a motion, seconded by Alderman Jim Smith, to recommend that the City enter into a Memorandum of Understanding with the Regional Transportation Authority regarding a Developer Discussion Panel for the City's downtown redevelopment areas. Voting Aye: Aldermen Banas, Beifuss, Grodoski, John Smith, Jim Smith, and Stout. Voting Nay: None. The members unanimously agreed and the motion carried.

5C. Landmark Nomination Owner Consent Survey

John Said stated that staff did some preliminary research to determine if other communities require property owner consent is required for someone to pursue the nomination of a property as a locally designated landmark. Seven other local communities were surveyed and four required owner consent and three did not.

Alderman Banas stated that there is a need for historic preservation; however that should not supersede basic property owner rights. He felt that owner consent for landmark nomination should be required.

Alderman John Smith agreed with Alderman Banas.

Alderman Beifuss stated that when creating a historic district only a certain percentage of the property owners associated with the district need to give consent in order for the district to be created. When the City created the East Washington Historic District it was felt that the designation would benefit the properties and improve the area.

Alderman Stout felt property owner consent should be required as a method of protection for the property owner. She also stated that an application fee should also be incorporated into the bigger discussion.

John Said stated that the City's Historical Preservation Commission has been reviewing potential amendments to the landmark nomination regulations for several months and the proposed amendments being discussed tonight can be incorporated into the Commission's proposed amendments and presented together at a future date.

The Committee agreed as a courtesy to give the Historical Preservation Commission two months to review and discuss and proposed amendments before proceeding forward with the formal amendment process.

6. Unfinished Business

None.

7. New Business

Alderman Banas requested staff to pursue a text amendment prohibiting the planting of ginko and ash trees as part of the City's landscaping regulations in the Zoning Code due to the negative aspects associated with each species.

8. Reports from Staff

Mr. Said provided an update regarding the Homes for a Changing Region Study that the City is involved in.

9. Adjournment

Alderman Banas made a motion, seconded by Alderman Grodoski, to adjourn the December 8, 2014 Development Committee meeting at 8:08 p.m. The Committee members unanimously agreed and the motion carried.

Respectfully submitted,

Jeff Harris
City Planner

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Special Use for an Auto Repair Facility
1965 Powis Road
P&L Motorsports

Ord. No. 15-O-0002

AGENDA ITEM NUMBER: 4A**FILE NUMBER:** _____**COMMITTEE AGENDA DATE:** Jan. 12, 2015**COUNCIL AGENDA DATE:** _____**STAFF REVIEW:** John D. Said, AICP**SIGNATURE** JDS**APPROVED BY CITY ADMINISTRATOR:** Michael Guttman **SIGNATURE** _____**ITEM SUMMARY:**

The applicant, Paul Szuba of P&L Motorsports in Franklin Park, is requesting approval of a special use for automobile repair facility at 1965 Powis Road. The subject property is approximately 2 acres in area and is located on the east side of Powis Road south of North Avenue (IL Route 64).

The subject property was originally developed in 1958 through Dupage County. In 2010 the property was annexed into the City and an internet based auto sales dealership occupied the property. As part of the internet based auto sales zoning approval the property owner was required to make substantial improvements to the property. Those improvements included cleaning up the property, on-site wet-land restoration, paving all of the parking and drive areas, and removing the dilapidated loading dock at the southwest corner of the building. Those improvements are now complete, along with all of the Powis Road right-of-way improvements that were completed along with the North Avenue widening project, resulting in the site as it exists today.

The applicant is proposing to operate an auto repair facility that specializes in customizing automobiles for both over the road and racing industries from the existing 10,000 square foot building on-site. Another aspect of the applicant's business is the fabrication and sales of custom parts and accessories desired by various car enthusiasts. Although the applicant's business primarily focuses on the customized car market, he will also be providing typical repair services such as oil changes, brakes, mufflers, etc. for everyday passenger vehicles. Because the property was previously being used by an auto related use the site is, for the most part, equipped with all the basic necessities desired to operate an auto repair facility. Therefore no exterior site improvements are required or are being proposed.

City staff recommends approval of the requested auto repair special use, subject to the following six (6) conditions:

1. No repair work shall be performed on the subject property that is visible from Powis Road.
2. All vehicles being serviced or waiting to be serviced shall be parked or stored within the paved fence area east of the building.
3. Only business related vehicles or equipment or vehicles being serviced or waiting to be serviced shall be parked or stored within the paved fenced area east of the building.
4. No vehicles in any state of disrepair shall be parked or stored on the subject property that are visible from Powis Road.

5. No business related activities shall occur east the fence located parallel to the easternmost edge of pavement on the subject property.
6. No vehicle sales from the subject property shall be permitted.

At its January 6, 2015 meeting, the Plan Commission/Zoning Board of Appeals (PC/ZBA) recommended approval of the requested auto repair special use by a (6-0) vote. Their recommendation is included as Exhibit "B" of the attached ordinance.

ACTIONS PROPOSED:

Consideration of a special use for an auto repair facility at 1965 Powis Road.

COMMITTEE RECOMMENDATION:

ORDINANCE NO. 15-O-0002

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR AN AUTOMOBILE REPAIR FACILITY 1965 POWIS ROAD

WHEREAS, on or about December 5, 2014, the business owner Paul Szuba, (the "APPLICANT"), filed a special use application to operate an auto repair facility, with respect to the property legally described on Exhibit "A" attached hereto and incorporated herein (the "SUBJECT REALTY"); and

WHEREAS, Notice of Public Hearing on said special use amendment application was published in the Daily Herald on or about December 19, 2014, all as required by the ordinances of the City of West Chicago and the statutes of the State of Illinois; and

WHEREAS, a Public Hearing was conducted by the Plan Commission/Zoning Board of Appeals of the City of West Chicago, commencing on January 6, 2015, pursuant to said Notice; and

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

WHEREAS, the corporate authorities of the City of West Chicago have received the recommendation of the Plan Commission/Zoning Board of Appeals which contains specific findings of fact, pursuant to Recommendation No. 15-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. A special use in conformance with Sections 5.5 and 11.2-4(C) of the Zoning Ordinance is hereby granted permitting an auto repair facility on the SUBJECT REALTY, subject to the following conditions of approval:

1. No repair work shall be performed on the subject property that is visible from Powis Road.
2. All vehicles being serviced or waiting to be serviced shall be parked or stored within the paved fence area east of the building.
3. Only business related vehicles or equipment or vehicles being serviced or waiting to be serviced shall be parked or stored within the paved fenced area east of the building.
4. No vehicles in any state of disrepair shall be parked or stored on the subject property that are visible from Powis Road.
5. No business related activities shall occur east the fence located parallel to the easternmost edge of pavement on the subject property.
6. No vehicle sales from the subject property shall be permitted.

Section 2. That all ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed.

Section 3. That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED this ____ day of _____ 2015.

Alderman J. Beifuss	_____	Alderman L. Chassee	_____
Alderman J. Smith	_____	Alderman D. Earley	_____
Alderman A. Hallett	_____	Alderman L. Grodoski	_____
Alderman M. Birch	_____	Alderman S. Dimas	_____
Alderman K. Meissner	_____	Alderman J.C. Smith, Jr.	_____
Alderman R. Stout	_____	Alderman M. Edwalds	_____
Alderman M. Fuesting	_____	Alderman J.F. Banas	_____

APPROVED as to form: _____
City Attorney

APPROVED this ____ day of _____ 2015.

Mayor, Ruben Pineda

ATTEST:

City Clerk, Nancy M. Smith

PUBLISHED: _____

EXHIBIT "A"

LEGAL DESCRIPTION

The part of the South Half of Section 29, Township 40 North, Range 9, East of the Third Principal Meridian, described by commencing at the Southwest corner of said Section 29 running thence North 88 Degrees 25 Minutes East along the South line of said Section, 1331.65 feet to the West line of the East Half of the Southwest Quarter of said Section; thence North 0 Degrees 03 Minutes West along said line, 959.39 feet for the point of beginning; thence continuing North 0 Degrees 03 Minutes West along the West line of the East Half of the Southwest Quarter, 150 feet; thence South 88 Degrees 37 Minutes 30 Seconds East, parallel with the North line of Diehl Tract 600 feet; thence South 0 Degrees 03 Minutes East, parallel with the West line of the East Half of the Southwest Quarter, 150 feet to its point of intersection with the Northerly line of the tract of land conveyed to Joseph H. Diehl and Marie Shoger Diehl by Trustee's Deed dated November 8, 1951 and recorded December 12, 1951 as Document 641265, made by Chicago Title and Trust Company, as trustee under Trust Number 33281; thence North 88 Degrees 37 Minutes 30 Seconds West, along the northerly line of said Diehl Tract, 600 feet to the point of beginning, in DuPage County, Illinois.

P.I.N.: 01-29-304-023.

EXHIBIT "B"

RECOMMENDATION 2015-RC-0001

TO: The Honorable Mayor and City Council

SUBJECT: PC 15-01
Special use for an auto repair facility
1965 Powis Road
P&L Motorsports

DATE: January 6, 2015

DECISION: The motion to approve the special use request unanimously passed by a (6-0) vote, subject to the following six (6) conditions of approval:

1. No repair work shall be performed on the subject property that is visible from Powis Road.
2. All vehicles being serviced or waiting to be serviced shall be parked or stored within the paved fence area east of the building.
3. Only business related vehicles or equipment or vehicles being serviced or waiting to be serviced shall be parked or stored within the paved fenced area east of the building.
4. No vehicles in any state of disrepair shall be parked or stored on the subject property that are visible from Powis Road.
5. No business related activities shall occur east the fence located parallel to the easternmost edge of pavement on the subject property.
6. No vehicle sales from the subject property shall be permitted.

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

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

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

The proposed auto repair use is intended to be an asset to the community utilizing an industrial site with a viable commercial use.

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

The proposed auto repair use is located in an industrial area and the proposed conditions of approval are intended to protect the health, safety and welfare of the community.

Ordinance 15-O-0002

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

The site is located in an industrial area and the proposed auto repair should not have a negative impact on the surrounding industrial properties or the DuPage Airport.

(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 auto repair use is authorized by Section 11.2-4(C) of the City's Zoning Code.

Respectfully submitted,

Erik Van-der-Mey
Plan Commission Chairman

VOTE:

<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
M. Schafer			D. Faught
E. Van-der-Mey			
S. Hale			
R. Mireault			
B. Laimins			
C. Dettmann			

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Shell Gas Station Plat of Resubdivision
1307 S. Neltnor Boulevard

Resolution No. 15-R-0002

AGENDA ITEM NUMBER:413**FILE NUMBER:****COMMITTEE AGENDA DATE:** Jan. 12, 2015**COUNCIL AGENDA DATE:****STAFF REVIEW:** John D. Said, AICP**SIGNATURE**JS**APPROVED BY CITY ADMINISTRATOR:** Michael Guttman**SIGNATURE****ITEM SUMMARY:**

The property owner of the proposed Lot 1 (Sonni Nguyen) desires to resubdivide land with the adjacent property owner to the east. The subject property is located at the southeast corner of Neltnor Boulevard (Route 59) and Dayton Avenue and is commonly known as 1307 S. Neltnor Boulevard.

The subject property is zoned B-2, General Business District and the total area to be resubdivided is approximately 2.3 acres. The B-2 zoning district has a minimum lot area of 15,000 square feet (0.34 acres) and a minimum lot width of 100 feet, measured at the front building setback line. The proposed Lot 1 will be 1.4 acres in area, 215 feet wide and is developed with a gas station. All of the existing improvements (i.e. the building, parking lot and landscaping) on the proposed Lot 1 comply with the City's minimum B-2 zoning requirements with respect to their proximity to the newly proposed shared lot line. The proposed Lot 2 will be 0.9 acres in area, 150 feet in width and is currently undeveloped. The intention of the proposed resubdivision is to swap a 38 foot wide by 153 foot long piece of land between the two lots

At its January 6, 2015 meeting, the Plan Commission/Zoning Board of Appeals (PC/ZBA) recommended approval of the requested plat of resubdivision by a (6-0) vote. Its recommendation is included as Exhibit "B" of the attached resolution.

ACTIONS PROPOSED:

Consideration of the Sonni Nguyen Shell Plat of Resubdivision.

COMMITTEE RECOMMENDATION:

RESOLUTION NO. 15-R-0002

A RESOLUTION APPROVING THE SONNI NGUYEN SHELL PLAT OF RESUBDIVISION

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

Section 1. That the Sonni Nguyen Shell Plat of Resubdivision, as prepared by Ridgeline Consultants, consisting of one (1) sheet attached hereto and incorporated herein as Exhibit "A", be and the same is hereby approved and that the Mayor and City Clerk and all other necessary and appropriate officers of the City are authorized to execute said plat.

Section 2. That the recommendation and findings of fact of the Plan Commission, pursuant to Recommendation No. 15-RC-0002, a copy of which is attached hereto and incorporated herein as Exhibit "B" be and the same are hereby adopted as the findings of fact of the City Council.

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

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

ADOPTED this ____ day of _____, 2015.

AYES: _____

NAYES: _____

ABSTAIN: _____

ABSENT: _____

Mayor, Ruben Pineda

ATTEST:

City Clerk, Nancy M. Smith

EXHIBIT "A"

(INSERT PLAT OF RESUBDIVISION HERE)

EXHIBIT "B"

RECOMMENDATION # 15-RC-0002

TO: The Honorable Mayor and City Council

SUBJECT: PC 14-16
Soni Nguyen Shell Plat of Resubdivision
1307 S. Neltnor Boulevard

DATE: January 6, 2015

DECISION: The motion to approve the request passed by unanimous (6-0) vote.

RECOMMENDATION

After review of the proposed Sonni Nguyen Shell Plat of Resubdivision, the Plan Commission/Zoning Board of Appeals recommends approval.

(There are no specific findings of facts for consolidation plat consideration. Rather, the PC/ZBA verifies that the submitted plat of resubdivision complies with the City's subdivision regulations. The PC/ZBA finds that the plat does comply.)

Respectfully submitted,

Erik Van-der-Mey
Chairman

VOTE:

For

M. Schafer
E. Van-der-May
R. Mireault
C. Dettmann
B. Laimins
S. Hale

Against

Abstain

Absent

D. Faught

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Conceptual review of a preliminary development plan for the proposed use of 1655 Powis Road by The Hoving Companies

AGENDA ITEM NUMBER:5A**FILE NUMBER:****COMMITTEE AGENDA DATE:** Jan. 12, 2015**COUNCIL AGENDA DATE:****STAFF REVIEW:** John D. Said**SIGNATURE****APPROVED BY CITY ADMINISTRATOR:** Michael Guttman**SIGNATURE****ITEM SUMMARY:**

Ken Hoving of The Hoving Companies has operated his existing construction and demolition debris recycling business at 2351 Powis Road since 1999. Mr. Hoving voluntarily annexed his 3.9 acre property into the City in 2005 and was also granted a PUD for the use of his property. In 2014 Mr. Hoving erected a new 6,500 square foot building on-site without complying with applicable municipal code requirements, including obtaining a building permit. In order to rectify this violation Mr. Hoving would like to pursue relocating his construction and demolition debris recycling business (and the aforementioned non-compliant building) to the former Alcoa site located at 1655 Powis Road.

1655 Powis Road is a 27 acre brownfield site, the eastern 14 acres of which are predominantly unusable because of wetlands and environmentally contaminated areas. The site has approximately 9 acres of existing pavement and 35,500 square feet of buildings, all of which are in a state of disrepair. As part of the redevelopment of this property Mr. Hoving would add approximately 16,500 square feet of additional buildings (including the relocated non-compliant building from 2351 Powis Road), several acres of new pavement, landscape screening and berms along Powis Road, new perimeter fencing, and reactivate the existing railroad spur line. Please refer to the attached conceptual site plan for specific details.

As part of the use of the property Mr. Hoving would establish his existing construction and demolition debris recycling operations on the south half of the site. The central portion of the site would be utilized for fleet vehicle parking, storage of their unused dumpster and port-o-potty inventory, and stockpiling of the sorted debris for the recycling operations. The northern portion of the site would be for employee parking, a natural gas fueling station, pallet and mulch stockpiling and processing areas, bulk landscape materials stockpiling, and recycled aggregate stockpiling. The layout of the site as proposed will allow Mr. Hoving to significantly expand his existing construction and demolition debris recycling operations, as well as his existing dumpster and port-o-potty operations. The natural gas fueling station and bulk landscape material sales will be new components of Mr. Hoving's business operations. Please refer to the attached narrative from Mr. Hoving for specific details.

In order to use the site as outlined above Mr. Hoving will need to amend the City's Manufacturing zoning district regulations to allow all of the various aforementioned uses, most of which would likely be considered ancillary uses to the larger construction and demolition debris recycling use, as special use in the Manufacturing zoning district. Because of the uniqueness and broad range of his proposed business operations Mr. Hoving would also be pursuing a PUD to allow for greater flexibility in the design and use of the site.

ACTIONS PROPOSED:

Conceptual review and commentary on the preliminary development plan by The Hoving Companies for the proposed use of 1655 Powis Road.

COMMITTEE RECOMMENDATION:



The Hoving Companies
2351 Powis Road West Chicago IL 60185
Telephone 630-377-7000

ZONING NARRATIVE FOR 1655 POWIS ROAD

Brief History

K. Hoving Recycling & Disposal, Inc began operations in 1999 at the location 2351 Powis Road in West Chicago. At that time there was a fleet of two roll off trucks that hauled construction and demolition waste to be sorted at the yard. At the present time, the Hoving Companies have expanded to include West DuPage Recycling & Transfer, Inc, Hoving Pit Stop, Inc, Hoving Clean Sweep, LLC and Storage on Site, LLC which employ 85 people and operate a fleet of approximately 50 trucks in total. There is a seasonal fluctuation of about 25% in both the employment and truck operation during the slowest winter months of the year.

Company Overview & Existing Operations

K. Hoving Recycling & Disposal, Inc is a waste and recycling hauler that primarily utilizes roll off containers and hauls construction and demolition (known as C & D) materials. This company's operations require space for truck parking and maintenance, as well as roll off container repair and storage.

Hoving Pit Stop, Inc provides portable sanitation and restroom facilities for construction sites, special events such as West Chicago Railroad Days, and other municipal uses, such as the West Chicago Park District. This company's operations require space for truck parking and maintenance, as well as storage of portable restrooms.

Hoving Clean Sweep, LLC provides street sweeping services to 30 municipalities who have chosen to privatize their sweeping, as well as numerous construction contractors who retain the service on call. This company's operations require space for truck parking and maintenance.

Storage on Site transports and rents secure storage containers that are primarily used for construction or temporary jobsite storage. This company's operations require space for container repair and storage.

West DuPage Recycling & Transfer is an IEPA permitted recycling facility that receives C & D materials (from K. Hoving Recycling as well as third parties) and recycles over 75% of that waste stream. Facilities such as West DuPage Recycling & Transfer are what allow projects to receive points towards LEED certification through the U. S. Green Building Council. C & D materials are usually transported as mixed debris and are deposited onto a tipping floor. At that point materials are loaded into a state of the art automated sorting line, which separates recyclables by size and material. Some of the materials that are recovered in the sorting process are aggregates, metals, plastics, shingles, various grades of wood, cardboard, drywall, and landfill related uses. Each recovered material is brought back to its highest and best usefulness and transported out of the facility to a final user or recycler. This company's operations require space for inbound trucks to deposit their loads, outbound trucks to be loaded with recycled commodities and non-recyclables, wheel loaders to move and/or load materials, bunkers for sorted commodities to be temporarily stored in, a sorting building that contains an automated sorting line and a truck scale for weighing inbound and outbound loads.

Office space for the operations of all the Hoving Companies is also located on site.

Present Condition of 1655 Powis Road

The proposed site at 1655 Powis Road is approximately 27 acres in total size. The property was formerly an Alcoa extrusion and painting facility that was decommissioned in 1999 and has been a vacant brownfield site since that time. The 14 non-useable acres on the east side of the property contain a lagoon and former sludge impoundment area. There are two metal buildings remaining on the property that are 16,900 square feet and 18,600 square feet in total size, which are both in a condition of disrepair.

Additional Operations Requested at 1655 Powis Road

With more land area to utilize, the Hoving Companies would like to be able to expand to include the following operations, which will further the company's ability to bring several recyclables to higher and better uses than the company can with its current land constraints:

1. Recovery, repair and resale of wood pallets
2. Wholesale and retail sales of wood mulch products and crushed aggregates
3. Wholesale and retail sales of related landscape products, such as sand or pea gravel
4. Recovery of tree branches and trunks for mulch production
5. Natural Gas fueling for the Hoving fleet as well as third party vehicles
6. Manufacturing of recycled wood fuel pellets
7. Utilization of existing rail spur for inbound or outbound trade



The Hoving Companies
2351 Powis Road West Chicago IL 60185
Telephone 630-377-7000

Introduction

K. Hoving Recycling and Disposal, Inc. ("Hoving") operates a construction and demolition debris recycling facility on the property at 2351 Powis Road ("Existing Site"). The Existing Site is 3.9 acres in area, located north of North Avenue on the east side of Powis Road, and classified in the ORI Zoning District. The facility is operated pursuant to an Annexation Agreement, dated May 2, 2005, and PUD Ordinance No. 05-O-0033.

Hoving proposes to relocate the facility to 1655 Powis Road ("New Site"). The New Site is 27.64-acres in area, located south of North Avenue on the east side of Powis Road, and classified in the M Zoning District.

To enable the facility to be moved to the New Site, while providing viable use alternatives for the Existing Site, Hoving will petition the City for the following zoning relief.

Zoning of 1655 Powis (New Site)

Currently, construction and demolition debris recycling is not a special use in the M District. To allow the existing facility to be moved to the New Site, Hoving will propose a zoning text amendment to add construction and demolition debris recycling as a special use in the M District. Hoving will also petition for a PUD ordinance that approves the following special uses at the New Site: (i) construction and demolition debris recycling; (ii) ancillary outside activities and storage; and (iii) a vehicle fueling station, including compressed natural gas, for trucks owned by third parties. Outside storage will include storage of: trucks, street sweepers, roll-boxes and containers owned by Hoving; trucks owned by third parties who service Hoving's businesses, provided that the number of trucks will be limited to those necessary to service Hoving's immediate needs; and portable restrooms used in Hoving's portable restroom business. Hoving will also store, process and sell material outside, such as mulch, landscaping material, wood products, natural rock and construction and demolition debris.

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REV. NO.	DATE	DESCRIPTION





CB&I Environmental & Infrastructure, Inc.
STATE OF ILLINOIS LICENSED DESIGN FIRM #184004093
CB&I Environmental & Infrastructure, Inc. has prepared this document for a specific project or purpose. All information contained within this document is copyrighted and remains the intellectual property of CB&I Environmental & Infrastructure, Inc. This document may not be used or copied, in part or in whole, for any reason without expressed written consent by CB&I Environmental & Infrastructure, Inc.

K. HOVING RECYCLING & DISPOSAL INC.
1655 POWIS ROAD
WEST CHICAGO, IL

CONCEPTUAL LAYOUT

PROJECT NO.:	#####	DATE:	DECEMBER 2014
DESIGNED BY:	DGA	DRAWING NUMBER:	1
DRAWN BY:	BWM		
CHECKED BY:	DGA		
APPROVED BY:	DAM		
			SHEET 1 OF 1