

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

## DEVELOPMENT COMMITTEE

**Monday, March 9, 2015  
7:00 P.M. - Council Chambers**

### AGENDA

1. Call to Order, Roll Call, and Establishment of a Quorum
2. Approval of Minutes
  - A. January 12, 2015
  - B. February 9, 2015
3. Public Participation
4. Items for Consent
  - A. Thornton's Gas Station Development Proposal – 1330 S. Neltnor Boulevard
  - B. Wheaton Academy Final PUD Amendment – 900 N. Prince Crossing Road
5. Items for Discussion
  - A. Speedway Gas Station Conceptual Review – NWC of Roosevelt Road and W. Washington Street
  - B. Property Owner Consent and Application Fee Amendments for Individual Landmark and Historic District Nominations
6. Unfinished Business
7. New Business
8. Reports from Staff
9. Adjournment

**MINUTES**  
**DEVELOPMENT COMMITTEE**

**January 12, 2015, 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, Melissa Birch, James Smith, John Smith and Becky Stout, present.

Also in attendance was Director of Community Development, John D. Said.

**2. Approval of Minutes**

A. December 8, 2014

Alderman Grodoski made a motion, seconded by Alderman Banas, to approve the December 8, 2014 Development Committee Minutes as presented. Alderman Birch abstained and all remaining members unanimously agreed and the motion carried.

**3. Public Participation**

Marilyn Kroll expressed concern about the lighting on Theresa Lane. John Said responded that he would check into this matter. Ms. Kroll then asked for the corporate mailing addresses of Menard's and Hobby Lobby and Mr. Said asked her to fill out a FOIA to obtain this information.

**4. Items for Consent**

- 4A. P&L Motorsports Auto Repair Special Use – 1965 Powis Road
- 4B. Shell Gas Station Resubdivision – 1307 S. Neltner Boulevard

Alderman Banas made a motion, seconded by John Smith, to place the Items for Consent on the January 19, 2015 City Council Agenda. The Committee members unanimously agreed and the motion carried.

## **5. Items for Discussion**

### **5A. Hoving Enterprises Conceptual Review – 1655 Powis Road**

John Said provided an update on the Hoving Group of 2351 Powis Road and their proposal to relocate and expand their business to 1655 Powis Road, the previous Alcoa site.

Gerald Callaghan, a lawyer with Freeborn & Peters of Chicago, introduced himself and other representatives of Hoving, including Mr. Ken Hoving. Mr. Callaghan then summarized the history of the Hoving business, which has been operating since 1999 and was annexed to the City in 2005. The initial operation was construction and demolition debris recycling, but over time, the business was expanded to portable restrooms, street sweeping and container storage. A building was constructed last year that was not in compliance with City code and as a result, they began to look for additional property for expansion. They found that the 27-acre property at 2351 Powis was on the market, which presented an opportunity to relocate.

Mr. Callaghan went on to explain that the 2351 Powis property had some previous environmental problems, but that it was cleared for industrial and commercial purposes.

He then went on to provide a summary of the areas surrounding the property and later described the site plans for the property development and specifically, the location of the two property entrances, enhanced landscaping along Powis Road and the improvement of the existing detention pond. The usable part of the site is 15 to 16 acres, which would allow for business growth. An existing building will be renovated for vehicle maintenance and the recycling of demolition debris and a new office building will be built. The operation would also include areas for wood mulching, concrete block recycling, wood, asphalt shingles, pallets, portable restroom storage, and roll off box storage. The property center will also have a 76-space parking lot for various types of vehicles, as the company maintains a fleet of approximately 50 vehicles. There are also plans for an employee parking area and a new use, which is a refueling station for compressed natural gas.

Mr. Callaghan concluded his presentation by saying that zoning approvals from the City will be required, including a text amendment to add a special use and a PUD.

Alderman Stout read a message from Matt Fuesting who wanted it noted that he supports this plan, but that he was unable to attend due to work obligations.

Alderman Banas stated his support of the proposal on this vacant site that would provide additional revenue. He questioned about the mulching facility.

Alderman Beifuss requested clarification of the existing versus new areas of business. The sale of mulch would be new.

Alderman Beifuss asked about the use of street sweepers, the recycling process of construction and demolition debris, the truck volume and load tonnage, port-a-potty maintenance and storage, third party storage of roll offs, resale of pallets, wood mulching of tree trunks and branches, manufacture of pellets made of recycled, compressed wood, levels of noise output, hours of operation, truck tarp use, dust suppression, facility height maximums, odor mitigation and an explanation of the company's failure to obtain a building permit from the City in the past.

The representatives of Hoving responded to each Alderman Beifuss' questions by detailing their business operations and processes. They described the sorting process, which includes construction debris sorting and then being trucked away. They said there's about 100-150 roll-off and semi trucks (all tarped) bringing all materials to the site, consisting of approximately 200-400 tons a day. Hoving said this is likely to expand at the new facility. They mentioned that port-a-potties will be stored along the north side of the site, but are emptied prior to returning to the site, and are cleaned before being shipped to off-site locations for use. "Pod"-type storage facilities will also be stored at the site, as will construction pallets.

Hoving also indicated that they will expand to tree trunk and branch 'recovery' for grinding into mulch. They said that no leaves or grass will be added, so this will be wood mulch, not compost; therefore no odors will be caused, and that there will be no construction debris mixed in with the mulch. In response to Alderman Beifuss question about wood pellets, Hoving said that these will be produced at the new facility, by compression only, stored on site, then bagged and shipped for wood-burning stoves.

When Alderman Beifuss asked about noise and other site operation questions, Hoving replied that they've been operating at the current site for years with no noise complaints from any nearby properties. Their hours of operation are 5 a.m. to 6 p.m., although they'd like to add more hours in the evening. They said hose spray misters are used for dust control. Their highest structure at the new site is 42 feet; they've agreed to not exceed this height, and have discussed this with DuPage Airport. In conclusion, when Ald. Beifuss asked about the building constructed without a permit, Hoving acknowledged that they erred when not obtaining a permit for the shell building at their current site, and are working to rectify the issue with the planned relocation.

Alderman Banas thanked Alderman Beifuss for his questions and further stated that he sees no disadvantage to this plan as it means moving traffic away from a dangerous intersection and a school and residential area to an industrial one. He lives near their current site and has never heard of any complaints regarding the Hoving business. He also stated that the permit issue is irrelevant given the company's efforts to rectify the situation.

Alderman John Smith agreed with Alderman Banas and supports the idea.

Alderman Grodoski added that she works in the commercial interior design industry and works closely with construction and demolition industries. More opportunities to recycle construction and demolition debris rather than it going into landfills is good for the Earth.

Alderman Beifuss further stated that the business seems interesting, but expressed the potential impact that neighboring manufacturers can have on one another. He also thanked the Hoving representatives for being forthright in sharing their business information and added his concern about the company's proposed expansion given the number and nature of current City businesses.

Mr. Callaghan clarified that the City annexed Hoving's recycling business in the first place and that the mulch operation would be comprised of only wood. He also stated that the proposed uses for the new site already exist and that there would be the addition of sales.

Alderman Jim Smith concurred with Alderman Banas that there is a benefit to moving the business away from its current location near a school and a park.

Alderman Birch expressed her support of the relocation and site plan.

Alderman Stout acknowledged that while some issues may need tweaking and more research, she feels the proposal would be a win for both the City and the company.

**6. Unfinished Business**

Alderman Banas inquired about the status of review of landmark applications for historic preservation.

**7. New Business**

None.

**8. Reports from Staff**

John Said shared his observation that based on the updates of Business Registrations with the City, there appears to be an increase in employment.

Mr. Said also apprised those in attendance of a state-awarded \$150,000 to the City for environmental cleanup at the West Washington Street site. A draft resolution will be provided at the next City Council meeting.

He also informed that interest has been expressed recently about the construction of townhomes at a vacant site near Franciscan Way, located near the northwest quadrant of North Avenue and Route 59. Mr. Said expressed concerns about the idea due to its location along a private road and in a commercial area. He invited the Aldermen in attendance to share their thoughts.

Alderman Stout agreed that it is not a viable location and others agreed.

Mr. Said also mentioned that the City is working with Thornton's as they propose development on the northwest corner of Roosevelt Road and Route 59. Also, spring construction is expected for the planned Shell station.

## **9. Adjournment**

Alderman Banas made a motion, seconded by Alderman John Smith, to adjourn the January 12, 2015 Development Committee meeting at 8:09 P.M. The Committee members unanimously agreed and the motion carried.

Respectfully submitted,

Jane Burke  
Executive Secretary

**MINUTES**  
**DEVELOPMENT COMMITTEE**

**February 9, 2015, 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, Melissa Birch, John Smith and Becky Stout, present.

Also in attendance were Director of Community Development, John D. Said and City Planner, Jeff Harris, Historic Preservation Commission Chairman Hale, Commissioner Vigsnes and Commissioner Andrews.

**2. Approval of Minutes**

A. January 12, 2014

Alderman Beifuss made a motion to table the approval of the minutes until modified. He requested that the minutes be revised to include a summary of the Hoving representatives' responses from the January 12<sup>th</sup>, 2015 meeting. The motion was seconded by Alderman Banas and all remaining members agreed and the motion was carried.

**3. Public Participation**

None.

**4. Reports from Staff**

John Said explained that the City is participating in the Homes for a Changing Region study with the Chicago Metropolitan Agency for Planning. On January 26<sup>th</sup>, 2015 staff members and some elected officials participated in a workshop session and a tour of the City's housing options.

There will be a Public Hearing on Tuesday, Feb. 17<sup>th</sup>, regarding the proposed Thorton's Gas Station on Route 59.

Staff is working with Menard's and other surrounding properties on the signalized intersection along North Avenue. A revised agreement may soon be brought before the City Council.

Jeff Harris informed that on March 3<sup>rd</sup>, 2015, there will be a Plan Commission meeting for Wheaton Academy to amend their PUD. Specifically, they are proposing some campus improvements and requesting to expand their lighting schedule.

**5. Items for Consent**

None.

**6. Items for Discussion**

Alderman Stout opened the discussion regarding Property Owner Consent and Application Fee Amendments for Individual Landmark and Historic District Nominations, which included the members in attendance from the Historic Preservation Committee.

Alderman Banas began by thanking Staff for their hard work on their Agenda Item Summary and expressing his support of their proposed solution.

Chairman Hale asked that the problem be defined and Alderman Banas replied that there is currently no requirement to consult with property owners living outside an historic district prior in regards to possible landmark applications for their property.

Alderman Beifuss said that in the case of St. Mary's, where the notion of property owner consent surfaced, it raised the question of what obligations the City has to the property owners and vice versa with respect to historic preservation. He then summarized the two historical aspects of preservation in the City: individual landmarks and historic districts. The latter requires property owner consent to designate while the former does not.

Alderman Beifuss raised the question of how to best provide protection for the homeowner, while balancing the interests of the community. He invited the Historic Preservation Committee to share their ideas.

Alderman Banas added his concerns regarding property owners outside of historic districts. He recognized there might be some advantages, but that the property owner's rights are paramount.

Alderman John Smith agreed with Alderman Banas about the importance of property owner rights.

Chairman Hale explained that there are two sides to historic preservation issue—the preservation side and the individual's rights side—and that there is some legal



precedence regarding both sides. She further explained about what it means to have a property landmarked. Plans are reviewed about older structures and how changes can be made respectfully. The appearance is protected for future generations.

In terms of the fees, she mentioned that more information is required. Elgin charges a fee, but they also offer financial incentives. Other communities have a Historic Planner and yet West Chicago does not.

Alderman Banas inquired about the matter of the application fee and John Said clarified that it is currently \$200.00, but that there is some consideration of adding a deposit amount to cover Public Hearing costs. Alderman Banas acknowledged that he trusts Staff to accurately assess their costs.

Chairman Hale asked when the fee was originated and Jeff Harris explained that Staff was not aware of it until research revealed that it was already on the books.

Chairman Hale furthered that Historic Preservation Committee is charged with identifying which properties in town are significant and then bringing them to the City for further protection. She felt that the proposed ideas would take away the Committee's ability to do so. Alderman Stout inquired as to why and Chairman Hale said it was because of the fee and their not having a budget.

John Said explained that the Historic Preservation Committee, because it is a City entity, would not be required to pay an application fee to the City.

Chairman Hale expressed that the Wiant house will be a great asset downtown but that with the application fee and owner consent in place, it might not have been saved. John Said clarified that because that property is within the historic district, the changes being proposed do not apply. The proposal of owner consent specifies those properties that are not currently landmarked or are outside of the historic district.

Alderman Beifuss mentioned the possibility of there being a historically significant property owned by a governmental entity such as a school or church that is located outside of an historic district—and questioned whether there is a middle ground whereby the process would be directed by the City and later approved by City Council.

Alderman Banas pointed out that governmental entities still have the classification of property owner and therefore the right to determine whether a process continues or not. He also remarked that the current process allows for the homeowner to appeal before City Council, but that he does not support the appeal process as it could cause the homeowner to incur costs. He reiterated his point about protecting the property owner's rights as much as possible.

Alderman John Smith stated his concerns for the individual citizen being controlled by the government, but he does not consider the same to be true for buildings owned by government entities.

Alderman Banas stated that properties owned by government entities do impact individuals because they are taxpayers.

Alderman Beifuss expressed that, in terms of other governmental entities, it is the City Council that has the final say and therefore, the possibility of weighing the different interests of the involved parties. He also made comments regarding the moral rights that historic preservation has vis-à-vis architectural structures and works of art in order to protect cultural heritage and the need for these rights to be balanced against other competing interests.

Alderman Banas expressed his support of Staff's proposed ideas as a solution and reiterated the importance of property owner's rights above all else. The proposed solution provides the ability for the City to negotiate.

Alderman Grodoski inquired as to how the process of applying for landmark status occurs and how often.

Chairman Hale replied that since 1997, there have been two occurrences. The purpose of the current ordinance is to allow for anyone to identify an opportunity or a potential threat as it relates to a historically significant structure. Once an application is received, the Commission determines if the structure is significant historically. Without the ability to make recommendations to the City about historic preservation, the Commission would be more of a recognition Commission.

Alderman Grodoski asked at what point the property owner is notified.

Jeff Harris responded that in the current process, the applicant needs to identify whether or not owner consent has been sought when applying. Then the application goes to the Historical Preservation Commission for preliminary review. If deemed appropriate, it would move to a Public Hearing whereby the owner is notified via Certified Mail.

Chairman Hale explained that it is not the Commission's task to determine a landmark property, but rather to inform City Council about whether a structure is historically important and why. From there, the City Council would decide.

Jeff Harris mentioned that, outside of the City's two historic districts, there are approximately 8 to 10 individually landmarked properties, which were decided upon between the late 1980's and the early 1990's.

Alderman Banas expressed a problem with an owner's actions to their property being called a threat and that it is an overreach of government for owners to have to request permission to make changes to their structures.

Alderman John Smith stated the possibility of the property owner not being aware of the process as appalling and should not happen. Outside of City Code, he mentioned being bothered by the idea of having to have one's design meet expectations and further agreed with Alderman Banas' comments.

Chairman Hale clarified that, when it comes to property or structural changes, owners might not be aware of all of the options available to them. She expressed that the Commission has been a benefit in consulting with owners who plan to make changes and in guiding them in a reasonable way without being detrimental to the permanent aspects of the structure.

Alderman Banas commented that even though there are rarely issues, there might be and that it is their job to protect the constituents of West Chicago from an overreach of government—none of which, however, precludes negotiation with the owner. He further expressed that Staff's solution is very fair to all parties.

Commissioner Vigsnes provided comments in regards to the two aspects of the issue: no owner consent required and owner consent required. He also raised the point that a property might also be historically significant because of an event that occurred there—not merely due to its architecture. There are seven aspects that are considered when the Commission is reviewing a property for historic significance and any one aspect would qualify it for recommendation. He further outlined opinions regarding how the City might best preserve historical structures.

Alderman Banas stated their job is to protect the City and its assets, but also the rights of the property owners. He repeated that there is nothing in the proposed solution that does not allow for negotiation and compromise.

Commissioner Vigsnes and Alderman Banas exchanged ideas about the point at which owner consent should be required in the process. Commissioner Vigsnes suggested that consent not be required for the application but for the approval process. Alderman Banas felt that owner consent should be required at all times to avoid expenditures of time and money. Currently anyone can designate a property, which he feels is wrong.

Alderman Birch asked what the notices to the owners regarding the Public Hearing are like and if they are appealing to the homeowner or more informational in nature. Jeff Harris explained that the owners are notified by Certified Mail and John Said added that notices sent by Staff are very neutral and objective in nature. Alderman Birch stated that she would like the property owners notified sooner in the process.

Alderman Beifuss commented on the decision-making matrix of Commissioner Vigsnes regarding historic preservation and on how the process is initiated and by whom. He agreed that owner consent should happen earlier in the process, but questioned at what point it is best. He stated that it would be beneficial to have the opportunity to begin the preliminary research and then summarized the process for the creation of an historic district. He inquired about the origination of the Draft Ordinance.

Jeff Harris explained that the regulations included in the Draft Ordinance already existed and the only draft portion is the section that relates to owner consent. The Draft Ordinance was presented to the Historical Preservation Committee in January of 2015. John Said mentioned that it was prepared in response to the direction of City Council and the Development Committee. The Development Committee requested that it be reviewed by the Historic Preservation Committee and then be brought back to the Committee for discussion within 60 days. Once the Commission reviewed it, they requested to be part of the discussion at today's meeting.

Alderman John Smith made the comment that, when it comes to being notified, it is the owner who must be first so that he/she knows about the discussion regarding his/her property. He also stated that a Certified Letter to the owner might not be the best way to enlist cooperation.

Alderman Banas expressed that the notification of the owner needs to be step 1 or step 1A and that furthermore, owner consent is needed.

Jeff Harris pointed out that Staff had informed St. Mary's of the preliminary review in front of the Commission prior to when the official notification went out.

Chairman Hale said that the previously, initiative was taken to reach out to owners and to speak with them ahead of time, which was more than what was required by the Ordinance.

John Said stated that, as a courtesy to the property owner, it seemed like the right thing for Staff to do, even if it was not specified in the code.

Alderman Banas asked what St. Mary's response was.

John Said and Jeff Harris replied that Staff did not receive any formal feedback from the owners up front.

Alderman Banas pointed out that Staff was spending time on this issue only later to find out that the owner did not approve of the landmark status.

Alderman Beifuss mentioned that there are private property owners and properties owned by governmental agencies. In the case of the latter, it is not always beneficial to require consent as we are not talking about private property rights. While government agencies

all have interests, the City does have Planners, a Historical Preservation Commission and a City Council to more aptly and expertly deal with development issues.

Alderman Banas disagreed, stating that a school district has taxpayers and if a school district wants to maximize the return on an investment, the City should not interfere with that. Even school districts should be in the same category as business owners and private property owners.

Alderman John Smith expressed his viewpoint about rights as being middle of the road—he agrees with the points made about individual homeowner rights, but he does not agree that the interests of government agencies and those of private citizens as being the same. He also stated that it is necessary to have permission from the homeowner and that he/she should be notified first, before any activity is begun.

Alderman Banas asked how he would feel about a business.

Alderman John Smith replied that a business is privately owned and that a governmental entity is not.

Alderman Banas agreed with Alderman John Smith's point and inquired about the need for a phrase to be added about properties outside of an historic district.

John Said responded that all properties within an historic district are already designated as historic landmarks and that phrasing would not be needed.

Chairman Hale stated that she would prefer to not have notarized statements required for researching. Research is something the Commission should be doing regardless.

Alderman Stout clarified that the notarized statements are part of the application process and not part of the gathering of information process. The property is identified prior to the application process.

Alderman Banas responded that the application is made to the Preservation Commission.

Chairman Hale said that the Draft states that the application is made to the Director of Community Development.

Alderman Banas pointed out that, as soon as an application is received by Staff, they are already spending money in the processing of it. He agreed that the notarized statement should not apply to the work the Commission does, but that once the City is involved, the application fee should apply because that is when Staff starts work on it.

Alderman Stout stated that when a property is identified by a source, it is brought to the Commission and then background information is begun prior to the application being submitted.

Chairman Hale replied that the Commission has not done a lot of research as of late, but that as part of the old process, an application would be submitted or they would generate one. She further mentioned that the Draft changes this so that the application is submitted to the Director of Community Development. Chairman Hale read from the Draft citing that the application would not be considered complete until it is deemed as such. She also stated that there is no consideration of time by which the application is completed.

Alderman Banas suggested that perhaps the applications should go to the Historic Preservation Committee first, but that the fee needs to be in place for when the application goes to Community Development. The fee needs to be paid by the individual who initiated the process.

Jeff Harris explained that the proposed application process was written to be consistent with how other applications are handled.

John Said pointed out that the language is intended to identify that the application is complete and correct, but it is not about it being evaluated. This is consistent with Code requirements.

Jeff Harris affirmed that an application is not complete until all necessary elements are submitted. Staff will verify that all information is there.

John Said mentioned that ensuring the applications are complete is a service to the Historic Preservation Committee. It has nothing to do with preliminary research.

Alderman Beifuss inquired about where in the process the homeowner consent would occur. He suggested that the homeowner be notified at the time the preliminary review is set and that consent be required before any Public Hearing. This would allow the Commission to do its job in considering the application. If the homeowner desires, he/she could submit a letter to express their lack of consent.

Alderman Banas said that homeowner consent should be obtained prior to the submission of the application and the fee payment.

John Said explained that the \$200 fee is nonrefundable, but that whatever is not used from the \$500 deposit is refundable.

Alderman Banas stated that if they do not have homeowner consent, it should never go to a Public Hearing.

Alderman John Smith agreed with Alderman Beifuss' idea about when to notify the property owner and that it is best to let him/her know that nothing can happen without his/her consent.

Chairman Hale mentioned that the mood in which the Ordinance was written presumes that the City wants to preserve its assets and gives it the options to do so, citing that when an application is received, all work being done on the property must cease and no permits be issued. She suggested that the wording of the proposed document be altered to be more specific about the application processing time.

John Said asked about the timeframes for processing other applications, such as zoning.

Jeff Harris replied that there are not, but that applications are processed in a timely manner.

Chairman Hale asked if there is a stop on work and permits.

Jeff Harris pointed to the subsection of the Code to which Chairman Hale was referring.

John Said read this subsection out loud.

Jeff Harris confirmed that greater clarity is needed to address Chairman Hale's point.

Alderman Banas indicated that this points to the need to have homeowner consent up front because the timing of an application may put a building project on hold.

Alderman John Smith agreed that it is necessary to obtain homeowner consent immediately.

Alderman Beifuss stated that the maximum for the application process would be 45 days after the preliminary review and that although it would be a rare event, it is nice to have these protections in place.

Alderman Banas requested clarification about whether or not the permits would be cancelled during those 45 days.

John Said responded that that was correct.

Alderman Banas replied that the decision from the homeowner is needed first. This does not mean that the Historic Preservation Committee cannot do their research, but the application should not be made until the research is done.

Alderman Stout offered that not having homeowner consent is not the end as there is always room for negotiation and for providing more information. Some homeowners might feel intimidated, however, if they are notified later in the process when the research has been taking place without their knowledge.

Chairman Hale said that the former Museum Director did reach out to homeowners and have those conversations. She also mentioned that she was informed that she cannot talk

with homeowners without Staff being present. If the Commission is to negotiate, then that needs to be added to the ordinance.

Alderman Banas inquired what that liability would be and where this direction came from.

Jeff Harris replied that he was not aware.

Chairman Hale said that she was informed of this by John Said, who then clarified that this is incorrect and that Staff has no authority by the Municipal Code to direct her as the Chairman of the Committee.

Alderman Stout asked how a property owner could talk to her without Staff being present.

Chairman Hale said that in the past the applications were received at City Hall and then given to the Historic Preservation Commission. If changes are going to be made to the procedures, then she expressed wanting the whole picture considered along with timelines.

Alderman Stout asked why it mattered which staff person receives the application.

Chairman Hale insisted on the need for a timeline for the application process.

John Said clarified that the application process is to make sure that all items submitted are consistent with City Code.

Alderman Stout asked how the proposed process deviates from the current process, because the onus of the application decision is still on the part of the Historic Preservation Commission. Chairman Hale expressed her understanding of that point, but also stated that the Commission and Staff have been on opposite sides of previous issues.

Alderman Banas asked if the receipt of the application would constrain the permits immediately.

John Said stated that the proposal requires further detail in terms of this issue.

Alderman John Smith remarked that obtaining homeowner consent from the very beginning would eliminate many of these problems.

Chairman Hale replied that the City's opportunity to potentially save a property would also be eliminated.

Alderman John Smith stated that he understands that perhaps every property might not be saved, but that the tradeoff would be that the private citizen's rights would be protected.



Alderman Stout suggested tweaking the timeline, but holding to the notion that there has to be homeowner's consent before the application is submitted.

Alderman Banas offered the idea of having the Preservation Commission involved right up front in order to do their research and that Staff should decide whether or not the application should go to the Historic Preservation Commission. Chairman Hale clarified that Staff does help with research. John Said further explained that Staff does not have the authority and is limited to processing applications, providing information, and conducting background research. They do not make recommendations or provide opinions. The current museum curator and Jeff Harris provide a lot of the background information. They follow direction from the City Council. Alderman Banas suggested that fees are needed to compensate for Staff's time

Alderman Banas asked that the timeline be specified with the understanding that permits will not be denied until owner consent is obtained.

Jeff Harris added that no application fee covers the cost of Staff time spent.

Alderman Beifuss thanked the Commission for their work and that of Staff and the Development Committee. He then suggested discussing the differing types of property owners—private or governmental—as it relates to consent, fees, and timelines at a later date. He reiterated the importance of allowing Staff the opportunity to do preliminary research and input.

Alderman Banas expressed his agreement with Alderman Beifuss, but added that not where private business or property owners are concerned as they should decide what happens to their property. He suggested sending a Draft Ordinance to City Council within one month.

John Said asked for consensus for Staff about how the process should be continued.

Alderman Stout replied that before a formal application is submitted, there needs to be owner consent. Information may be gathered so that the Commission can complete their work. Additionally, there needs to be a timeline as to when the steps occur that way. The notion of other taxing bodies can be addressed separately.

John Said pointed out that there is no control over any preliminary discussions that might take place. In providing a timeline, they would have to note the first official submittal, which is the application. Alderman Stout replied that once the application is considered viable, owner consent would be sought. John Said asked if that would include an evaluation.

Alderman Beifuss responded that the Historic Preservation Commission needs to be able to publically decide whether or not the nomination is viable. An application should be allowed to be submitted without homeowner consent.

Jeff Harris surmised that Alderman Banas requests owner consent up front, while Alderman Beifuss requests that owner consent be obtained after the application is received and preliminary review conducted, but before it moves to City Council.

Alderman Stout added that building permits should not be withheld until the preliminary review.

Alderman Banas remarked that if the application shows no owner consent then it shall not be processed by the City.

Alderman Stout added that if there is no owner consent, then no application would be submitted.

John Said reviewed the proposed ideas and Alderman Banas expressed agreement.

Alderman Stout concluded that this proposal addresses everyone's issues. The notion of the differing taxing bodies would have to be part of a later discussion.

John Said expressed thanks for the clarification and asked for the next step for review.

Alderman Beifuss suggested that it come back before the Committee.

Chairman Hale agreed but she wanted it added that Commission members be given the ability to negotiate with owners.

Alderman Stout mentioned that the negotiation be included so long as it is not hostile.

Alderman Banas asked about anything in writing that has prevented them from doing so.

Chairman Hale stated that there was.

Alderman Grodoski stated that the language should be expressed in such a way as to speak more about the opportunity that historic preservation presents. She also expressed that it would be rare for an owner to not give consent.

Alderman Stout agreed.

Aldermen Banas and Stout also expressed their agreement.

Alderman Banas asked if the Commission preferred something in writing.

Chairman Hale replied that in the past, historic preservation was managed by the Museum Director who acted as the ambassador for the City. She expressed wanting to have language to address these issues.

John Said recommended including a courtesy letter be provided to the property owner as an attempt to engage them early on.

Chairman Hale expressed support of this idea.

Jeff Harris clarified that this topic will come back before the Committee in March, which would allow the Historic Preservation Commission one further discussion.

**7. Unfinished Business**

None.

**8. New Business**

None.

**9. Adjournment**

Alderman Banas made a motion, seconded by Alderman John Smith, to adjourn the February 9, 2015 Development Committee meeting at 9:22 P.M. The Committee members unanimously agreed and the motion carried.

Respectfully submitted,

Jane Burke  
Executive Secretary

## CITY OF WEST CHICAGO

### DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Special Use for a Gas Station, Preliminary PUD & Final  
PUD for Lot 1, and Resubdivision  
1330 S. Neltnor Boulevard  
Thornton's

Special Use & PUD Ordinance No. 15-O-0012  
Subdivision Resolution No. 15-R-0017  
R.O.W. Dedication Resolution No. 15-R-0018  
R.O.W. Vacation Ordinance No. 15-O-0011

**AGENDA ITEM NUMBER:** 4. A.**FILE NUMBER:** \_\_\_\_\_**COMMITTEE AGENDA DATE:** Mar. 9, 2015**COUNCIL AGENDA DATE:** \_\_\_\_\_**STAFF REVIEW:** John D. Said, AICP**SIGNATURE** JDS**APPROVED BY CITY ADMINISTRATOR:** Michael Guttman **SIGNATURE** \_\_\_\_\_**ITEM SUMMARY:**

The applicant, Bluestone Single Tenant Properties LLC, is requesting approval of a final plat of subdivision, a preliminary and final Planned Unit Development (PUD), and a special use for a gas station (automobile service station) on the 4.7 acre subject property, which is located at the northwest corner of Illinois Route 59 (Neltnor Boulevard) and Illinois Route 38 (Roosevelt Road). The site is currently zoned B-2, General Business District.

The subject property has been zoned B-2, General Business District since the early 1990's. Prior to that it was a mixture of commercial (B-3) and residential (ER-1) zoning. The vacant office building (1300 S. Oak Street) at the northwest corner of Oak Street and Roosevelt Road was constructed in 1950 and has had various uses in it over the years. The used car dealership (511 E. Roosevelt Road) was constructed in 1972. The four-way intersection of Dayton Avenue and Route 59 was modified in the 1980s to remove the access to westbound Dayton Avenue. The residential neighborhood (Roosevelt Highlands) north of the subject property was built out in the 1950s.

The applicant is proposing to redevelop the subject property as a Thorntons gas station. The east half of the subject property is currently undeveloped. The west half of the subject property, consisting of Oak Street, the vacant office building located at 1300 S. Oak Street, and the used car dealership located at 511 E. Roosevelt Road will all be removed as part of the proposed redevelopment. The proposed gas station will consist of a 4,400 square foot convenience store, 10 automobile fueling islands located under one large canopy east of the building, and 4 diesel fueling islands located under a smaller canopy south of the building; all proposed on the east half of site. The site will have two stormwater detention basins; one centrally located on the gas station lot and the other in the northwest corner of the development. The applicant is also proposing a separate buildable lot for future development in the southwest corner of the subject property.

The applicant is requesting a building setback variance of 20 feet for the diesel fueling canopy along the south property line. City Code requires a setback of 50 feet from the south property line for all structures, so a variance is required. The setback reduction will allow for greater semi-truck maneuvering on-site and will only apply to the diesel fueling canopy. City staff supports this variance request because it allows for better overall site layout by keeping the on-site semi-truck traffic on the south half of the site. Also, the open air canopy does not have the same characteristics/mass as a typical building with walls, therefore the City's building setback regulations do not have the same spirit and intent in this instance.

The applicant is proposing to vacate and remove the existing improvements of Oak Street located between Roosevelt Road and Dayton Avenue. The applicant is also proposing to remove the existing Dayton Avenue cul-de-sac and convert the intersection of Dayton Avenue and Route 59 into a four-way traffic light controlled intersection. The Illinois Department of Transportation (IDOT) has jurisdictional control over Route 59 and Roosevelt Road and all intersections associated with their roads. In order for the applicant to improve the intersection of Dayton Avenue and Route 59 as proposed IDOT required the applicant to eliminate access from Oak Street to Roosevelt Road in order to prevent cut through traffic between Roosevelt Road and Route 59. As part of the intersection improvements the applicant is also requesting the dedication of a small portion of right-of-way at the northeast corner of Dayton Avenue and Route 59. This additional right-of-way is needed to install a portion of the new right turn lane being required by IDOT.

The applicant is proposing three access points into the development. A full access point is proposed on Dayton Avenue and is intended for automobile traffic only. A right-in/right-out access point is proposed on Route 59 that is designed for both automobile and semi-truck traffic. A full access in/right-out only access point is proposed on Roosevelt Road in approximately the same location as the existing Oak Street intersection with Roosevelt Road. The future development of the proposed Lot 2 will have dedicated access to Roosevelt Road via a proposed ingress/egress easement over the proposed access point off of Roosevelt Road.

The site is also designed to keep all semi-truck traffic on the south half of the site, away from the existing residential neighborhood north of the subject property. The underground fuel storage tanks were also strategically placed so that when fueling trucks are servicing the tanks they will not hinder traffic flow throughout the site. The proposed site is designed in compliance with the City's minimum drive aisle widths and vehicle maneuvering requirements.

The applicant completed a traffic impact study specifically taking into account the proposed intersection improvements to Route 59 and Roosevelt Road as well as the development of the subject property.

The applicant is proposing to construct a 4,400 square foot convenience store. City Code requires a minimum of 18 parking spaces for the proposed use (4 parking spaces per every 1,000 square feet of building floor area). The applicant is proposing to install 38 total striped parking spaces. 16 of those parking spaces will be located on the east (front) side of the building with the balance (22 spaces) located on the west (rear) side of the building. The site will also have 10 auto fueling pumps and 4 diesel fueling pumps that will also effectively function as parking spaces. All of the proposed parking complies with the City's minimum design requirements for quantity, stall length, and stall width.



The applicant is proposing landscaping around the entire perimeter of the proposed development. The landscaping is a mixture of shade, evergreen and ornamental trees, shrubs and perennials, as required by City Code. The proposed landscaping along the north property line is predominantly evergreen in order to provide a greater visual screen for the residential neighborhood north of the subject property. The applicant is also requesting a variance to relocate 9 shade trees required along the east property line to the north property line in order to provide a denser visual screen. The applicant is also proposing landscaping around the perimeter of the two stormwater detention basins and around the foundations of the building and two monuments signs, as required by City Code. All of the proposed landscaping outlined in this subsection, subject to approval of the variance to relocate the 9 shade trees, complies with the City's minimum landscaping requirements. Based upon feedback from the resident at 613 Dayton Avenue the applicant also modified the landscaping along the north property line to include more evergreen shrubs to screen headlights that may shine northward towards the resident's house.

The proposed exterior of the building will be a masonry mixture of stone and brick with a decorative metal entryway feature. The decorative entryway feature will be on the east façade as well as a smaller false entryway feature on the south façade. The roof access ladder will be located on the north façade and the rooftop equipment will be visually screened by the decorative entryway features on the south and east façades. The primary entrance into the building will be on the east façade, however the building will have a secondary entrance on the west façade as well.

The two fueling canopies will have a masonry mixture of stone and brick covering the structural steel support columns. The stone and brick will match what is being proposed on the building's exterior. The flat roof canopies will have a dryvit fascia.

The proposed trash enclosure will be 357 square feet in area (21' x 17') and will be constructed with structural block walls and PVC slatted gates. The block walls will have a masonry mixture of stone and brick covering the exterior. The stone and brick will match what is being proposed on the building's exterior. The overall height of the enclosure will be 6 feet tall. The south façade will have double hung access gates and the east façade will have an entry gate for pedestrian use.

The applicant is also proposing a decorative steel beam (identified as a "pavilion") over the ice machines and propane tank exchange cage. This "pavilion" will be located on the north side of the building parallel with the east façade of the building.

The two stormwater detention basins will have split face block retaining walls. The maximum height of the walls will be 4 feet. The basins will also be partially enclosed by a decorative metal fence at the top of the walls as a preventative safety measure. The height of the fence will be 6 feet.

All of the proposed architectural features outlined above comply with the City's Appearance Code requirements.

The applicant is proposing a total of 10 LED pole mounted light fixtures throughout the site. The lights are strategically located to provide maximum allowable illumination of the site while minimizing any light spillage off the property. The light poles will be 22 feet in height and the light fixture will be affixed parallel to the ground. The applicant is also proposing 6 total LED wall mounted light fixtures on the building; two fixtures each on the north, south, and west façades. The lights will be affixed 14 feet above grade and be parallel to the ground. The fuel canopies will also have LED light fixtures recessed into their ceilings. There will be one light fixture above each fueling station (20 light fixtures for the automobile fueling canopy and 3 light fixtures for the diesel fueling canopy). All of the proposed

exterior lighting outlined above complies with the City's lighting requirements.

The applicant is proposing two 81.6 square foot monument signs within the development; one adjacent to the entrance on Route 59 and the other adjacent to the entrance on Roosevelt Road. The signs will be identical, with a 4 foot tall stone base, 7.5 foot tall sign cabinet, and a 6 inch top cap (an overall height of 12 feet). The sign cabinets will be 11 feet wide and the stone base will be 12 feet wide. The signs will be internally illuminated with a 22 square foot LED reader board to display the gas prices. Both of these signs are designed to be shared by the proposed gas station and the future development on Lot 2.

The applicant is proposing internally illuminated "Thorntons" channel lettering signs on the south, east and west facades of the building. Each of these building wall signs will be identical. The lettering will be 2.7 feet tall, 12.6 feet wide (33.3 total square feet in area), and have a white face.

The applicant is proposing internally illuminated "Thorntons" channel lettering signs on the north, south, and east facades of the auto fueling canopy. The applicant is also proposing said signage on the east and west facades of the diesel fueling canopy. Each of these canopy signs will be identical. The lettering will be 2.3 feet tall, 12.3 feet wide (26.7 total square feet in area), and have a white face.

All of the proposed signage outlined above complies with the City's Sign Code requirements.

The minimum lot area in the B-2 zoning district is 15,000 square feet and the minimum lot width is 100 feet. The subject property to be resubdivided has a total area of approximately 4.7 acres and consists of resubdividing three existing lots as well as a portion of right-of-way (Oak Street) to be vacated into two developable lots. The proposed Lot 1 is 3.7 acres in area and has street frontage on Dayton Avenue, Route 59 and Roosevelt Road. The proposed Lot 2 is 1 acre in area and only has frontage on Roosevelt Road. The proposed plat of subdivision complies with the City's Subdivision Code regulations.

At its February 17, 2015 meeting, the Plan Commission/Zoning Board of Appeals (PC/ZBA) recommended approval a special use for a gas station, a preliminary PUD and final PUD for Lot 1 for the northwest corner of Route 59 and Roosevelt Road by a (5-0) vote. Their recommendation is included as Exhibit "B" of the attached ordinance. The Commission also recommended approval of the requested subdivision by a (5-0) vote. Their recommendation is included as Exhibit "B" of the attached resolution.

**ACTIONS PROPOSED:**

Consideration of a special use for a gas station, a preliminary PUD and final PUD for Lot 1, and a re-subdivision for the northwest corner of Route 59 and Roosevelt Road.

**COMMITTEE RECOMMENDATION:**

## **ORDINANCE NO. 15-O-0012**

### **AN ORDINANCE APPROVING A PRELIMINARY PUD FOR THE BLUESTONE SINGLE TENANT PROPERTIES DEVELOPMENT AND A SPECIAL USE FOR A GAS STATION IN CONJUNCTION WITH A FINAL PUD FOR LOT 1 IN THE BLUESTONE SINGLE TENANT PROPERTIES DEVELOPMENT**

WHEREAS, on or about October 3, 2014, Bluestone Single Tenant Properties (the "APPLICANT"), filed a special use application for a gas station and filed an application for a preliminary Planned Unit Development (PUD) for the Bluestone Single Tenant Properties Development and final PUD for Lot 1 of said Development known on the property legally described on Exhibit "A", which is attached hereto and incorporated herein as the "SUBJECT REALTY"; and,

WHEREAS, Notice of Public Hearing on said application was published in the Daily Herald on or about Saturday, January 31, 2015, 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 Tuesday, February 17, 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 for the special use for a gas station and for the preliminary Planned Unit Development (PUD) for the Bluestone Single Tenant Properties Development and final PUD for Lot 1 of said Development, which contains specific findings of fact, pursuant to Recommendation No. 15-RC-0005, a copy of which is attached hereto as Exhibit "B" which is, by this reference, incorporated herein.

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

Section 1. A special use for a gas station in conformance with Sections 5.5 and 10.3-4(G) of the Zoning Ordinance, a preliminary PUD for the Bluestone Single Tenant Properties Development and a final PUD for Lot 1 of said Development in conformance with Section 15 of the Zoning Ordinance, are hereby granted for the SUBJECT REALTY, subject to compliance with the following conditions:

1. The gas station operator shall utilize a minimal amount of exterior lighting for security proposes during non-business hours.
2. Use of any type of outdoor audio system shall be prohibited, except in cases of emergency.
3. All outdoor display and sales of merchandise shall comply with the regulations established in Section 6.27 (E) of the City's Zoning Code.
4. All temporary signage, as defined in Section 4.1 of the City's Zoning Code, shall comply with the temporary sign regulations established in Section 12.10 of the City's Zoning Code.



5. The subject property shall be developed in conformance with the Site Dimensional Plan prepared by Manhard Consulting, Ltd., dated September 12, 2014 with a last revision date of February 27, 2015, attached hereto and incorporated herein as Exhibit "C".
6. The subject property shall be developed in conformance with the Landscape Plan prepared by Manhard Consulting, Ltd., dated April 1, 2014 with a last revision date of February 27, 2015, attached hereto and incorporated herein as Exhibit "C".
7. The subject property shall be developed in conformance with the Exterior Building Elevation Plans A-2.0 and A-2.1 prepared by Defilippis & Associates, Inc., dated November 17, 2014, attached hereto and incorporated herein as Exhibit "C".
8. The subject property shall be developed in conformance with the Fueling Canopy Elevation Plan A-2.2 and Trash Enclosure Elevation Plan A7.1 prepared by SNLDesign, dated September 22, 2014, attached hereto and incorporated herein as Exhibit "C".
9. The subject property shall be developed in conformance with the Pavilion Elevation Plan A-3.01 prepared by Awnex, Inc, attached hereto and incorporated herein as Exhibit "C".
10. The subject property shall be developed in conformance with the Site Signage Plans (7 sheets) prepared by MC Sign Company, dated September 25, 2014, attached hereto and incorporated herein as Exhibit "C".

Section 2. This Ordinance shall also constitute the approval of the following variances for Lot 1 of the Bluestone Single Tenant Properties Development final PUD:

1. A variance to reduce the minimum required landscaping along the east lot line is hereby granted in conformance with the Landscape Plan prepared by Manhard Consulting, Ltd., dated April 1, 2014 with a last revision date of February 27, 2015, attached hereto and incorporated herein as Exhibit "C".
2. A variance to reduce the required building setback for the diesel fueling canopy from 50 feet to 20 feet is hereby granted in conformance with the Site Dimensional Plan prepared by Manhard Consulting, Ltd., dated September 12, 2014 with a last revision date of February 27, 2015 and the Fueling Canopy Elevation Plan prepared by SNLDesign, dated September 22, 2014, which are both attached hereto and incorporated herein as Exhibit "C".

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

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

PASSED this \_\_\_\_ day of \_\_\_\_\_, 2015

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

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**

Lots 1 and 2 in Leon Kroning's Assessment Plat located in the Southwest quarter of Section 15, Township 39 North, Range 9, East of the Third Principal Meridian, according to the plat thereof recorded October 30, 1978 as document R78-104224, in DuPage County, Illinois. P.I.N.s: 04-15-301-003, 04-15-301-004. Also,

Parcel 1: That part of Section 15, Township 39 North, Range 9, East of the Third Principal Meridian, described as follows: Commencing at the center of said Section 15, and running thence South along the Quarter Section line, 612 feet to the center line of United States Highway Route 38 (also known as Route 6 Relocation) for a place of beginning; thence Northwesterly along said center line 543.7 feet to the center line of ramp; thence Northeasterly along the center line of ramp which forms an angle of 88 degrees 26 minutes measured from North to East with the last described course, 387 feet to center of Old Roosevelt Road (Dayton Avenue), as now paved; thence Easterly along said center line, 363.2 feet to the center line of State Highway Route 59; thence Southerly along said center line, 599.3 feet to the center line of said Route 6 Relocation; thence Northwesterly along the said center line, 49.60 feet to the point of beginning, in DuPage County, Illinois, except that part lying within Illinois Route 59 and Dayton Avenue (formerly known as Roosevelt Road) and also except that part dedicated per documents 144249, 145278 and 327507. P.I.N.: 04-15-302-001. Also,

Parcel 2: That part of the Southwest quarter of Section 15, Township 39 North, Range 10 East of the Third Principal Meridian described as follows: Commencing at the intersection of the Northerly line of Illinois Route 38 and the Westerly line of Illinois Route 59; thence North 00 degrees 18 minutes 32 seconds West along said Westerly line, a distance of 190.40 feet to a point on a tangent curve concave Southwesterly, having a radius of 269.94 feet, having a chord bearing of North 41 degrees 04 minutes 10 seconds West and a chord length of 352.49; thence Northwesterly along said curve and said Westerly line of Illinois Route 59 for an arc length of 41.89 feet to the point of beginning; thence continuing along said curve for an arc length of 342.18 feet to the Southerly line of Dayton Avenue; thence South 86 degrees 05 minutes 35 seconds East along said South line a distance of 227.76 feet to a Westerly line of said Illinois Route 59; thence South 00 degrees 14 minutes 26 seconds East along said West line, a distance of 208.53 feet to said point of beginning, all in DuPage County, Illinois. Also,

That part of the Oak Street right-of-way located between the northern right-of-way of Illinois Route 38 (Roosevelt Road) and the southern right-of-way of Dayton Avenue.

## **EXHIBIT "B"**

RECOMMENDATION NO. 15-RC-0005

TO: The Honorable Mayor and City Council

SUBJECT: PC 14-15  
Special use for a gas station and preliminary & final PUD  
Thornton's

DATE: February 17, 2015

DECISION: The motion to approve the special use for a gas station, a preliminary PUD for the Bluestone Single Tenant Properties Development and a final PUD for Lot 1 of said Development request unanimously passed (5-0).

### RECOMMENDATION

After review of the requested special use for a gas station, a preliminary PUD for the Bluestone Single Tenant Properties Development and a final PUD for Lot 1 of said Development, the Plan Commission/Zoning Board of Appeals (PC/ZBA) recommended approval of the special use based on the flowing findings of fact and recommended approval of the preliminary PUD and final PUD for Lot 1 based on the following standards:

#### Special Use 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 gas station is a use that is best suited to be located within a commercial corridor that is along a major arterial road that has a high traffic volume. Both Route 59 and Roosevelt Road fit those criteria. The subject property is located in an area that transitions directly from commercial uses to single family residential uses without any type of intervening buffer other than a typical residential right-of-way (Dayton Avenue). The site has been designed in a way to mitigate the potential adverse impacts, such as traffic, noise, and lighting that may be associated with this type of use in a transition area such as this.

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

The proposed gas station use is being designed in such a way that will direct any semi-truck traffic to the southern portion of the site and is designed in such a way that will discourage cut through traffic between Route 59 and Roosevelt Road. The site is also designed with a greater landscape buffer and site development setback from the north lot line in order to provide a greater separation and visual screen from the existing residences along the north side of Dayton Avenue.

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

The proposed gas station use is being designed in such a way that should not cause substantial injury to the value of other property in the neighborhood in which it is located. The site layout is such that it will direct any semi-truck traffic to the southern portion of the site and is designed in such a way that will discourage cut through traffic between Route 59 and Roosevelt Road. The site is also designed with a greater landscape buffer and site development setback from the north lot line in order to provide a greater separation and visual screen from the existing residences along the north side of Dayton Avenue.

(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 gas station (automobile service station) is listed as a special use per Section 10.3-4 (G) of the Zoning Code.

PUD Standards:

Per Section 15.3 of the Zoning Ordinance: "...if the final plan and plat are, in the opinion of the [Plan Commission], deemed to be sufficient in compliance with all applicable city ordinances and in substantial conformity with the approved preliminary plan and plat, they shall be approved by the [Plan Commission] and recommended to the city council". The proposed final plan for Lot 1 and the overall preliminary Plan for the entire development shows in detail the development of Lot 1 and its proposed site layout, landscaping and building elevations. The overall preliminary plan shows the point of access and lot area for the proposed Lot 2.

Respectfully submitted,

Erik Van-der-Mey  
Chairman

**VOTE:**

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

## **EXHIBIT “C”**

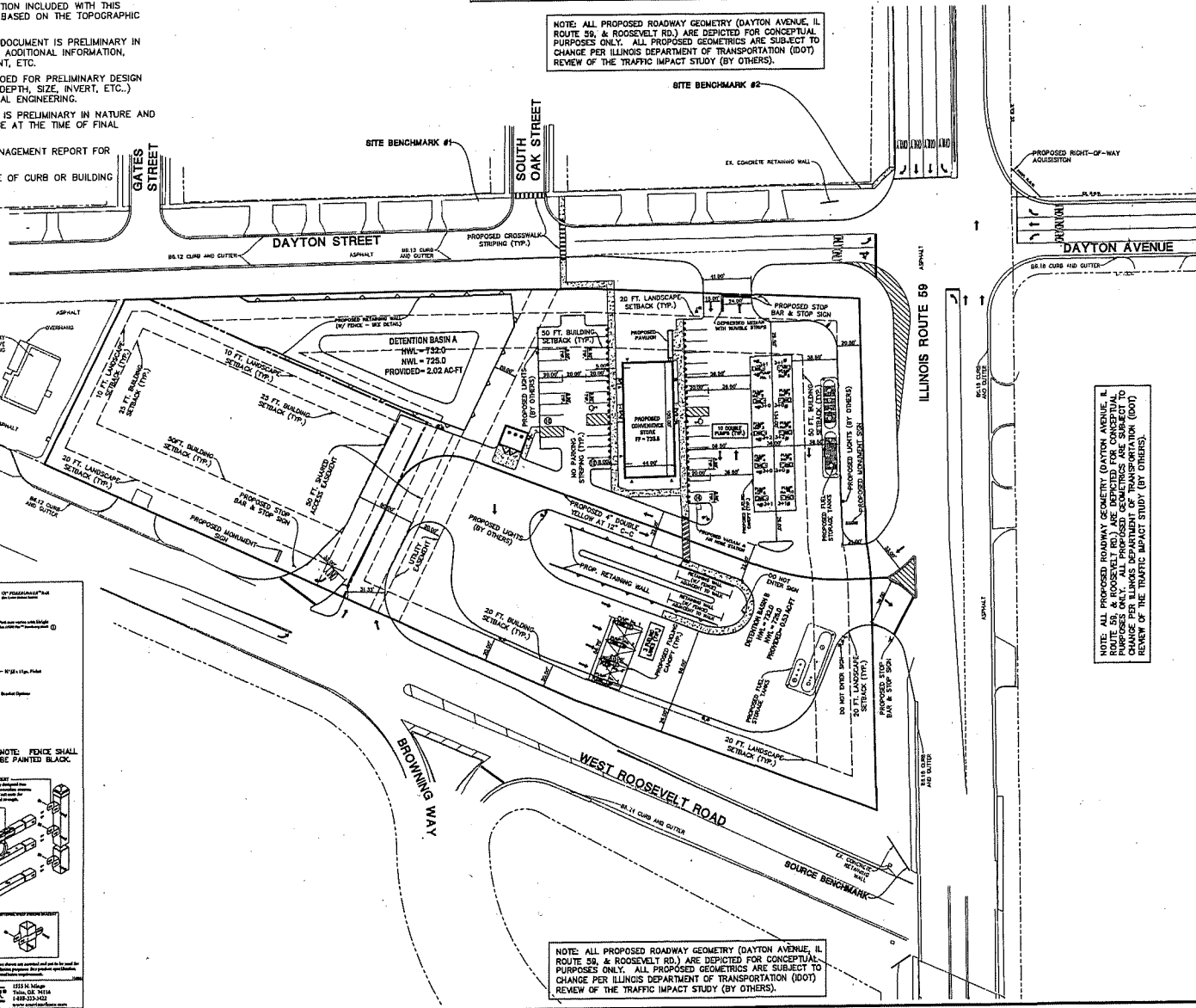
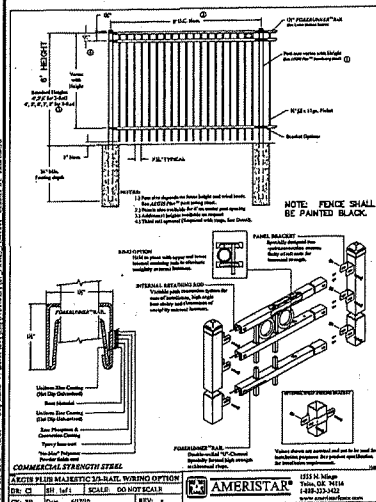
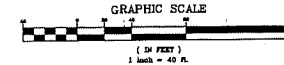
(insert the Site Development Plan, Landscape Plan, Exterior Building Elevations, Fueling Canopy Elevations, Trash Enclosure Elevations, Pavilion Elevations, and Site Signage Plans here)

# PRELIMINARY ENGINEERING NOTES:

1. THE TOPOGRAPHIC SURVEY FOR THIS PROJECT IS BASED ON A FIELD SURVEY PREPARED BY MANHARD CONSULTING, LTD. AND THE INITIAL FIELD WORK WAS PERFORMED ON MAY 20, 2014.
2. THE PROJECT BOUNDARY AND LEGAL DESCRIPTION INCLUDED WITH THIS PRELIMINARY ENGINEERING PLAN IS DEPICTED BASED ON THE TOPOGRAPHIC SURVEY REFERENCED ABOVE.
3. THE DESIGN INFORMATION PROVIDED ON THIS DOCUMENT IS PRELIMINARY IN NATURE AND SUBJECT TO CHANGE BASED ON ADDITIONAL INFORMATION, ENGINEERING STUDIES, SITE PLAN DEVELOPMENT, ETC.
4. ALL PROPOSED UTILITY INFORMATION IS PROVIDED FOR PRELIMINARY DESIGN PURPOSES ONLY. ADDITIONAL INFORMATION (DEPTH, SIZE, INVERT, ETC.) SHALL BE PROVIDED DURING THE TIME OF FINAL ENGINEERING.
5. THE SITE PLAN DEPICTED ON THIS DOCUMENT IS PRELIMINARY IN NATURE AND ALL GEOMETRY SHALL BE SUBJECT TO CHANGE AT THE TIME OF FINAL ENGINEERING.
6. REFER TO THE PRELIMINARY STORMWATER MANAGEMENT REPORT FOR ADDITIONAL DRAINAGE INFORMATION.
7. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS OTHERWISE NOTED.

PROJECT ADDRESS: 1330 S. NELTNOR BOULEVARD  
WEST CHICAGO, IL 60611

NOTE: ALL PROPOSED ROADWAY GEOMETRY (DAYTON AVENUE, IL ROUTE 59, & ROOSEVELT RD.) ARE DEPICTED FOR CONCEPTUAL PURPOSES ONLY. ALL PROPOSED GEOMETRICS ARE SUBJECT TO CHANGE PER ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) REVIEW OF THE TRAFFIC IMPACT STUDY (BY OTHERS).



NOTE: ALL PROPOSED ROADWAY GEOMETRY (DAYTON AVENUE, IL ROUTE 59, & ROOSEVELT RD.) ARE DEPICTED FOR CONCEPTUAL PURPOSES ONLY. ALL PROPOSED GEOMETRICS ARE SUBJECT TO CHANGE PER ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) REVIEW OF THE TRAFFIC IMPACT STUDY (BY OTHERS).

**Manhard**  
CONSULTING LTD.

1330 S. NELTNOR BOULEVARD  
WEST CHICAGO  
SITE DIMENSIONAL PLAN

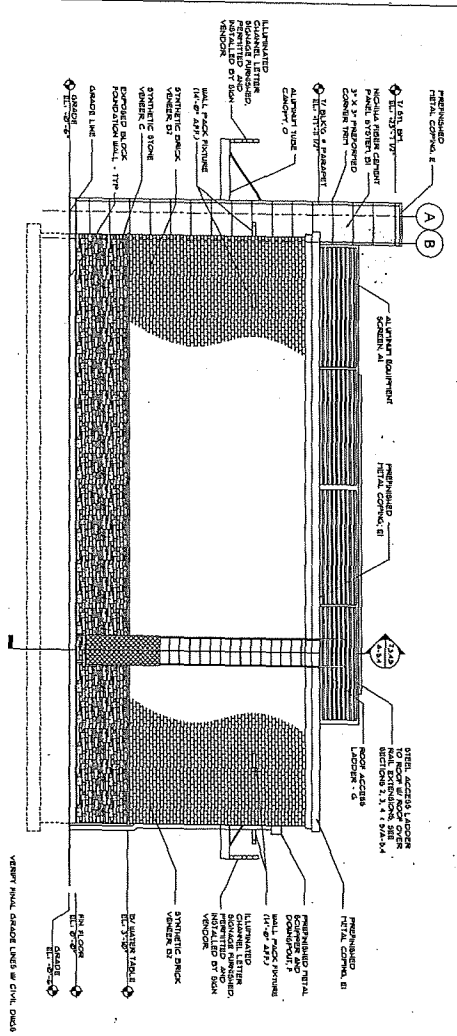
SHEET  
1 OF 3  
140226

PRELIMINARY ENGINEERING - FOR DISCUSSION ONLY









2 NORTH ELEVATION  
1/4" = 1'-0"

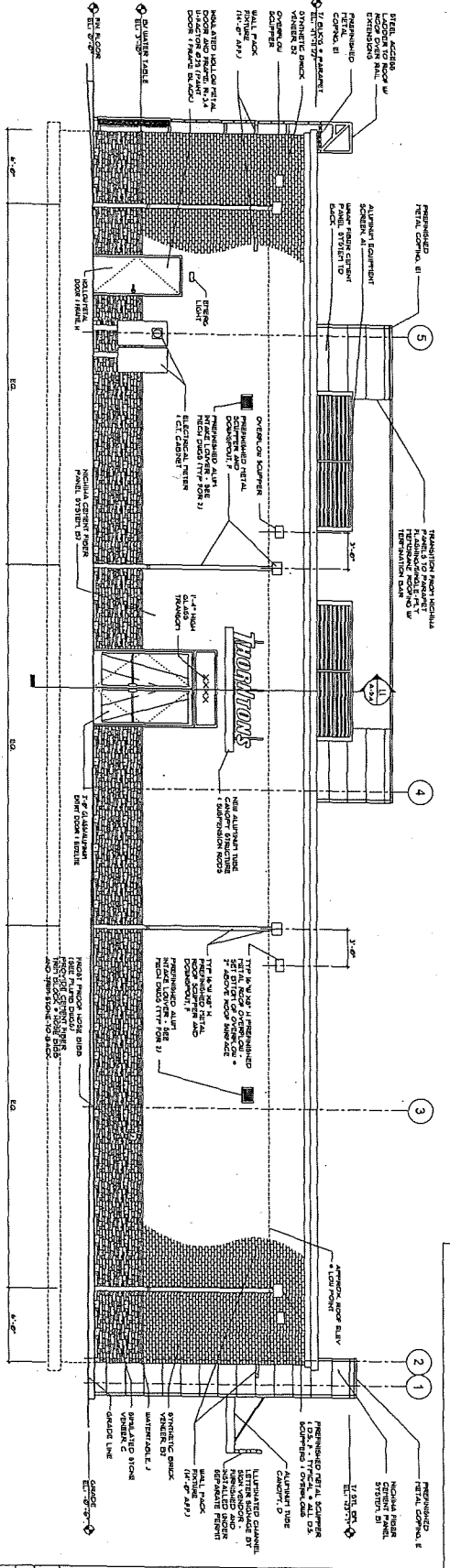
USUAL SYNTHETIC BRICK, GREEN  
PAVING 1 STAINLESS STEEL  
VERNER 10A-10, 10A-10A

NOTE: ALL EXPOSED FOUNDATION  
WALLS - VERT PAINT TYPE 1 COLOR  
W/ THORNTONS PROJECT NUMBER

SECTION	DESCRIPTION
A1	ROOF ACCESS LADDER
B1	ROOF ACCESS LADDER
C1	ROOF ACCESS LADDER
D1	ROOF ACCESS LADDER
E1	ROOF ACCESS LADDER
F1	ROOF ACCESS LADDER
G1	ROOF ACCESS LADDER
H1	ROOF ACCESS LADDER
I1	ROOF ACCESS LADDER
J1	ROOF ACCESS LADDER

SECTION	DESCRIPTION
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B1	ROOF ACCESS LADDER
C1	ROOF ACCESS LADDER
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SECTION	DESCRIPTION
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B1	ROOF ACCESS LADDER
C1	ROOF ACCESS LADDER
D1	ROOF ACCESS LADDER
E1	ROOF ACCESS LADDER
F1	ROOF ACCESS LADDER
G1	ROOF ACCESS LADDER
H1	ROOF ACCESS LADDER
I1	ROOF ACCESS LADDER
J1	ROOF ACCESS LADDER



1 WEST ELEVATION  
1/4" = 1'-0"

SECTION	DESCRIPTION
A1	ROOF ACCESS LADDER
B1	ROOF ACCESS LADDER
C1	ROOF ACCESS LADDER
D1	ROOF ACCESS LADDER
E1	ROOF ACCESS LADDER
F1	ROOF ACCESS LADDER
G1	ROOF ACCESS LADDER
H1	ROOF ACCESS LADDER
I1	ROOF ACCESS LADDER
J1	ROOF ACCESS LADDER

SECTION	DESCRIPTION
A1	ROOF ACCESS LADDER
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C1	ROOF ACCESS LADDER
D1	ROOF ACCESS LADDER
E1	ROOF ACCESS LADDER
F1	ROOF ACCESS LADDER
G1	ROOF ACCESS LADDER
H1	ROOF ACCESS LADDER
I1	ROOF ACCESS LADDER
J1	ROOF ACCESS LADDER

SECTION	DESCRIPTION
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D1	ROOF ACCESS LADDER
E1	ROOF ACCESS LADDER
F1	ROOF ACCESS LADDER
G1	ROOF ACCESS LADDER
H1	ROOF ACCESS LADDER
I1	ROOF ACCESS LADDER
J1	ROOF ACCESS LADDER

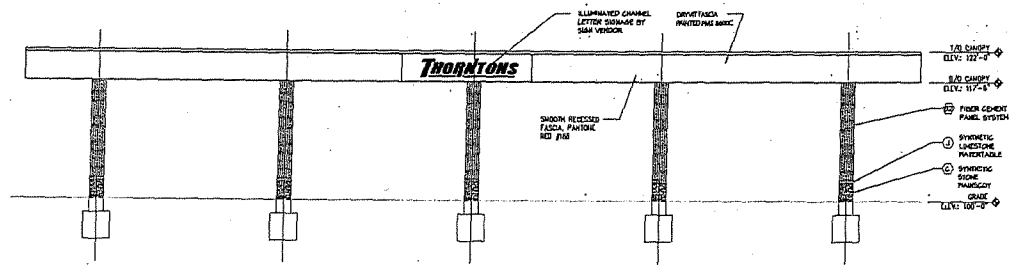
SECTION	DESCRIPTION
A1	ROOF ACCESS LADDER
B1	ROOF ACCESS LADDER
C1	ROOF ACCESS LADDER
D1	ROOF ACCESS LADDER
E1	ROOF ACCESS LADDER
F1	ROOF ACCESS LADDER
G1	ROOF ACCESS LADDER
H1	ROOF ACCESS LADDER
I1	ROOF ACCESS LADDER
J1	ROOF ACCESS LADDER

SECTION	DESCRIPTION
A1	ROOF ACCESS LADDER
B1	ROOF ACCESS LADDER
C1	ROOF ACCESS LADDER
D1	ROOF ACCESS LADDER
E1	ROOF ACCESS LADDER
F1	ROOF ACCESS LADDER
G1	ROOF ACCESS LADDER
H1	ROOF ACCESS LADDER
I1	ROOF ACCESS LADDER
J1	ROOF ACCESS LADDER

SECTION	DESCRIPTION
A1	ROOF ACCESS LADDER
B1	ROOF ACCESS LADDER
C1	ROOF ACCESS LADDER
D1	ROOF ACCESS LADDER
E1	ROOF ACCESS LADDER
F1	ROOF ACCESS LADDER
G1	ROOF ACCESS LADDER
H1	ROOF ACCESS LADDER
I1	ROOF ACCESS LADDER
J1	ROOF ACCESS LADDER

SECTION	DESCRIPTION
A1	ROOF ACCESS LADDER
B1	ROOF ACCESS LADDER
C1	ROOF ACCESS LADDER
D1	ROOF ACCESS LADDER
E1	ROOF ACCESS LADDER
F1	ROOF ACCESS LADDER
G1	ROOF ACCESS LADDER
H1	ROOF ACCESS LADDER
I1	ROOF ACCESS LADDER
J1	ROOF ACCESS LADDER

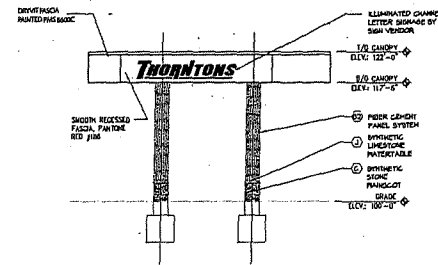
SECTION	DESCRIPTION
A1	ROOF ACCESS LADDER
B1	ROOF ACCESS LADDER
C1	ROOF ACCESS LADDER
D1	ROOF ACCESS LADDER
E1	ROOF ACCESS LADDER
F1	ROOF ACCESS LADDER
G1	ROOF ACCESS LADDER
H1	ROOF ACCESS LADDER
I1	ROOF ACCESS LADDER
J1	ROOF ACCESS LADDER



GAS CANOPY ELEVATION

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

1  
A-22



GAS CANOPY ELEVATION

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

2  
A-23

EXTERIOR FINISH KEYNOTES	
NOTE: CONTRACTOR TO VERIFY ALL EXTERIOR FINISH MATERIALS AND COLORS WITH THORNTONS INC.	
<b>EQUIPMENT SCREEN</b>	
① METAL LOUVER EQUIPMENT SCREEN, COLOR: PANTONE 6600C	
<b>FIBER CEMENT PANEL SYSTEM</b>	
② NCMA PANELS	
STYLE: ILLUMINATION SERIES	
COLOR: PANTONE 6600C	
③ NCMA SYNTHETIC STONE VENEER PANELS	
STYLE: ALTHORNSHIRE	
COLOR: CRUSH	
④ NCMA PANELS	
STYLE: ILLUMINATION SERIES	
COLOR: BEAUMONT MOORE, DEEP SPACE 313-20	
<b>SYNTHETIC STONE</b>	
⑤ NCMA KURASTONE "DESERT"	
<b>ARCHITECTURAL LOWERS &amp; CANOPY</b>	
⑥ COLOR: PANTONE 6600C PENTON	
⑦ COLOR: BLACK	
<b>PREFINISHED METAL COPING</b>	
⑧ SUPPLIED BY S&H, COLOR: BLACK	
⑨ SUPPLIED BY S&H, COLOR: BLACK ADJACENT MATERIAL COLOR	
<b>PREFINISHED SCUPPERS AND DOWNSPOUTS</b>	
⑩ SUPPLIED BY S&H, COLOR: BLACK	
<b>ROOF ACCESS LADDER FINISH</b>	
⑪ SUPPLIED BY S&H, COLOR: BLACK	
<b>H.M. DOOR &amp; FRAME FINISH</b>	
⑫ SUPPLIED BY S&H, COLOR: BLACK	
<b>SYNTHETIC Limestone WATER TABLE</b>	
⑬ ATEK HOLDING "HISTORIC S&H ADH 1000, PANTONE 6600C, SHOWN FILLING "DESERT" 313-20	

**snide design**  
ARCHITECTS

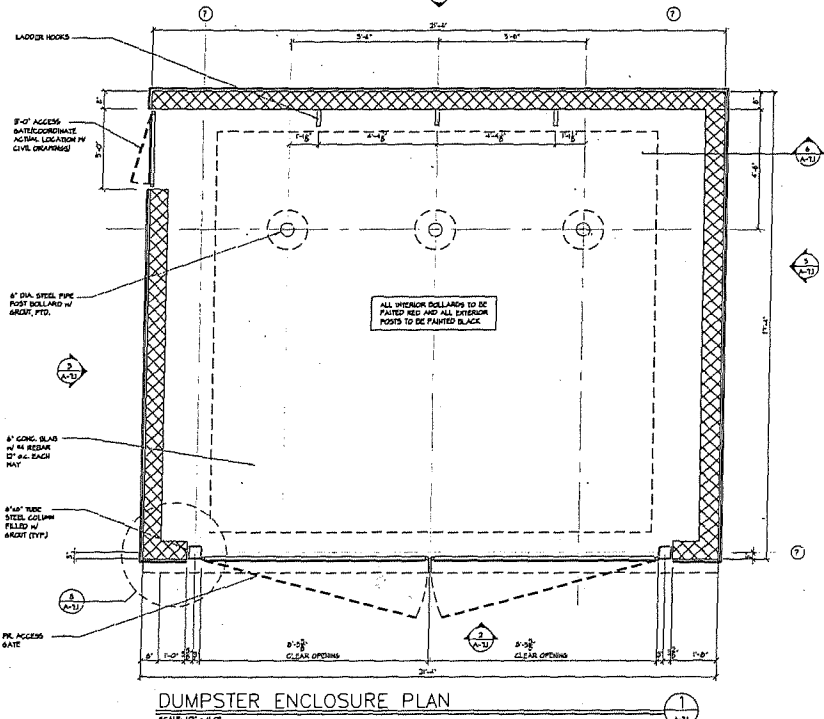
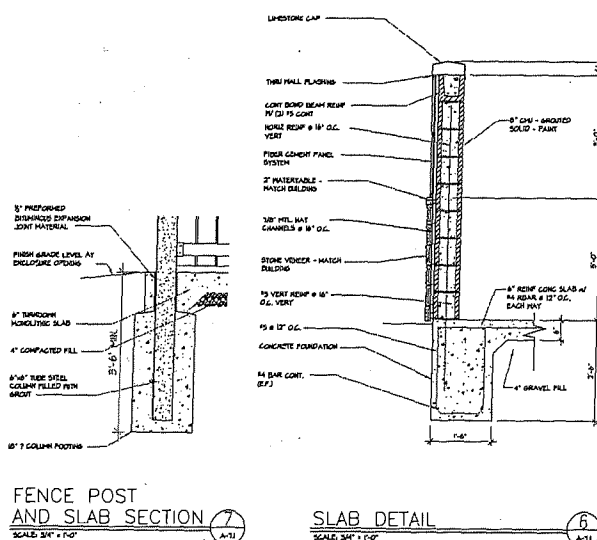
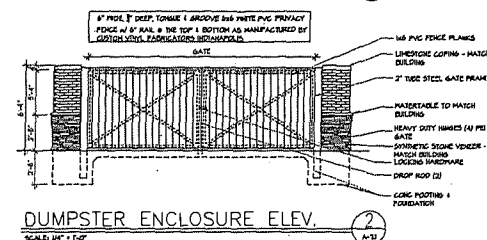
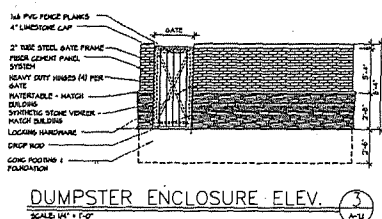
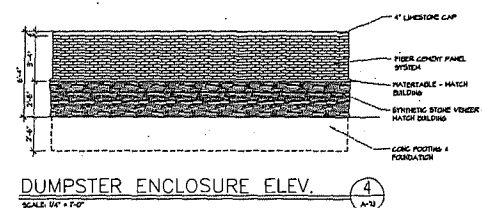
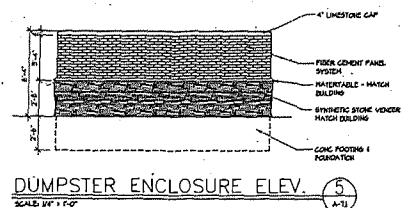
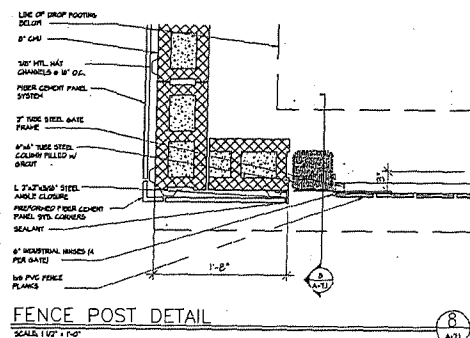
Design +  
Architectural +  
Interior Design +  
Landscape Architecture +  
Urban Planning +  
Historic Preservation +  
Construction Management +

**THORNTONS**  
NWQ Neilnor Blvd & Roosevelt Rd  
West Chicago, Illinois

DESIGNED BY: DAN  
CHECKED BY: DAN  
DATE: September 23, 2014  
REV: 001 - REVISIONS

NOTES:  
1. ALL FINISHES TO BE MATCHED TO EXISTING CONDITIONS.  
2. ALL MATERIALS TO BE APPROVED BY THORNTONS INC. PRIOR TO INSTALLATION.  
3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE THORNTONS INC. SPECIFICATIONS.  
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE THORNTONS INC. SCHEDULE.  
5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE THORNTONS INC. BUDGET.  
6. ALL WORK TO BE DONE IN ACCORDANCE WITH THE THORNTONS INC. QUALITY CONTROL.  
7. ALL WORK TO BE DONE IN ACCORDANCE WITH THE THORNTONS INC. SAFETY.  
8. ALL WORK TO BE DONE IN ACCORDANCE WITH THE THORNTONS INC. ENVIRONMENTAL.  
9. ALL WORK TO BE DONE IN ACCORDANCE WITH THE THORNTONS INC. HISTORIC PRESERVATION.  
10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE THORNTONS INC. ARCHITECTURAL.  
11. ALL WORK TO BE DONE IN ACCORDANCE WITH THE THORNTONS INC. INTERIOR DESIGN.  
12. ALL WORK TO BE DONE IN ACCORDANCE WITH THE THORNTONS INC. LANDSCAPE ARCHITECTURE.  
13. ALL WORK TO BE DONE IN ACCORDANCE WITH THE THORNTONS INC. URBAN PLANNING.  
14. ALL WORK TO BE DONE IN ACCORDANCE WITH THE THORNTONS INC. CONSTRUCTION MANAGEMENT.

EXTERIOR ELEVATIONS  
A2.2



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Results  
Design +,  
"Residential-Commercial Building,  
Leasehold Improvements, Tenant  
Improvements, and Other  
Building Services." [www.snide.com](http://www.snide.com)

**THORNTONS**  
NWQ Neltner Blvd & Roosevelt Rd  
West Chicago, Illinois

DRAWN BY	EM
CHECKED BY	EM
DATE	September 22, 2014

Page 10 of 10

111

1

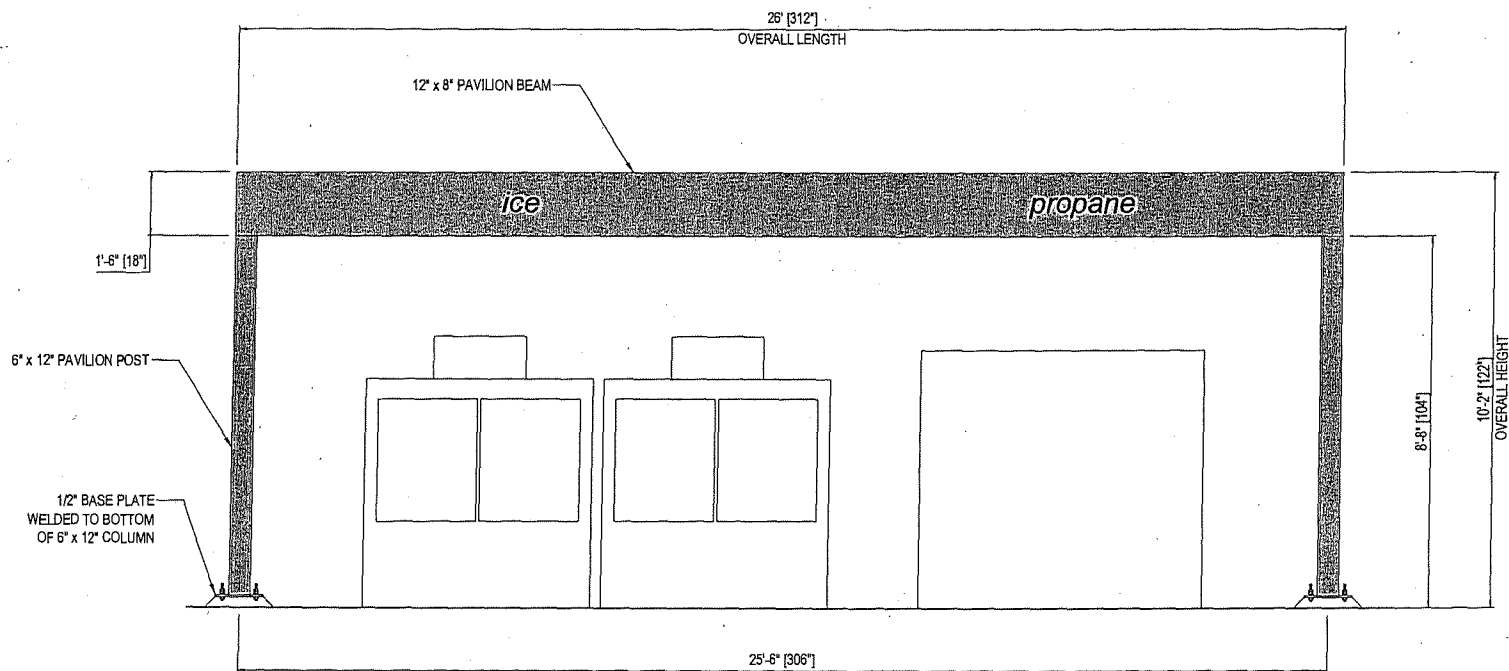
[illegible]

SHEET TITLE

DUMPSTER ENCLOSURE  
PLAN & DETAILS

A7.1

Z:\Users\jordan\Documents\Projects\Thorntons\Thorntons\Thorntons.dwg, 8/17/2011 1:41:11 PM



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 www.awnexinc.com  
 Ph. 770-704-7140 Fax 770-704-7647

PROJECT NAME: THORNTONS - WEST CHICAGO, ILLINOIS  
 DRAWING NAME: PAVILION LAYOUT  
 CUSTOMER: THORNTONS INC.

REV	DATE	BY	DESCRIPTION

SHIPPING ADDRESS:

CONTRACTOR:  
 THORNTONS INC.  
 10101 LINN STATION RD, STE 200  
 LOUISVILLE, KY 40223

DWN BY: PDB  
 CHK BY: HJB  
 ENG BY: \_\_\_\_\_

SCALE: 3/8" = 1'-0"

SHT. NO:

A-3.01

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# SITE PLAN

Not to Scale

## PERMIT PURPOSES ONLY

Display not intended for manufacturing purposes at 100 gsm

## West Chicago Code Check

<https://library.municode.com/index.aspx?clientId=10315>

All three parcels are B-2 zoning district, business general

### Building signs

Cannot be painted or above roofline

With street frontage – 1.5 sq ft per 1 linear ft for the first 100 ft plus 1 sq ft of sign area for every 1 ft of frontage in excess of 100 ft

Without street frontage – 1 sq ft per 1 linear ft for the first 100 ft plus .5 sq ft of sign area for every 1 ft of frontage in excess of 100 ft

### Monument signs

1 per zoning lot

Cannot be closer than 5 ft to any lot line

Cannot exceed 84 sq ft in area

Must have landscaping

Cannot exceed 12 ft in height

### Window Signs

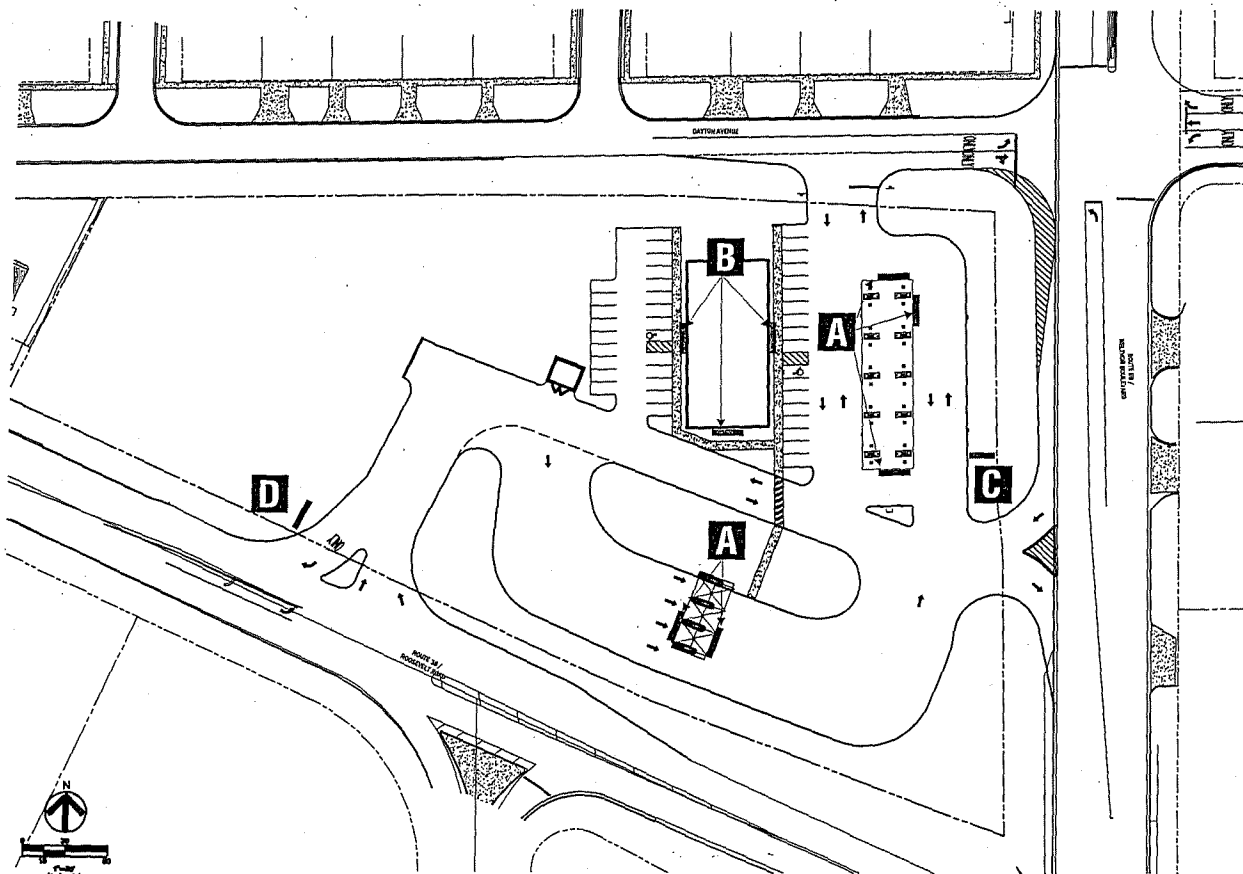
Cannot cover more than 50%

Permanent window signs will count as wall sign allowance

### General

No streamers or pennants

EMC's are only allowed as freestanding signs and they cannot exceed 30% of the sign area



8959 TYLER BLVD.  
MENTOR, OHIO 44060

PH 440-209-6200

FAX 440-209-6277

[www.mcsign.com](http://www.mcsign.com)

CLIENT: BLUESTONE SINGLE  
TENANT PROPERTIES, LLC

ADDRESS:

1330 S. NELTNOR BOULEVARD,  
WEST CHICAGO, ILLINOIS

PAGE NUMBER	TICKET NO.	DATE	DATE	REVISIONS
1	324206	09/25/14	11/21/14 DN	revise location of signs
PROJECT MANAGER:			12/05/14 DB	Updated placement of C & D
LAURA SWEENEY		DN	12/08/14 DN	Add B
ELECTRONIC FILE NAME:			12/10/14 DN	revise address on all pages
BLUESTONE HEALTH PARTNERS\ 2014\W\WEST CHICAGO				

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# Sign On.

Partner with the best



CLIENT SIGNATURE & APPROVAL DATE:

# FUEL CANOPY ELEVATIONS

Scale: 3/32" = 1'-0"

## PERMIT PURPOSES ONLY

Drawing not intended for construction purposes at this time

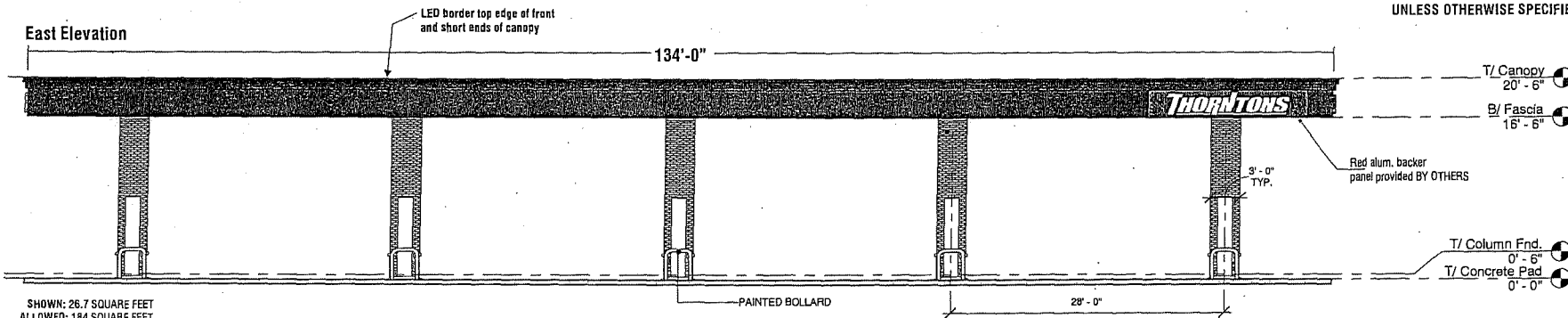
## COLOR MATCHING

PMS 8600 C

ALL PAINT FINISHES TO BE HIGH GLOSS  
UNLESS OTHERWISE SPECIFIED!

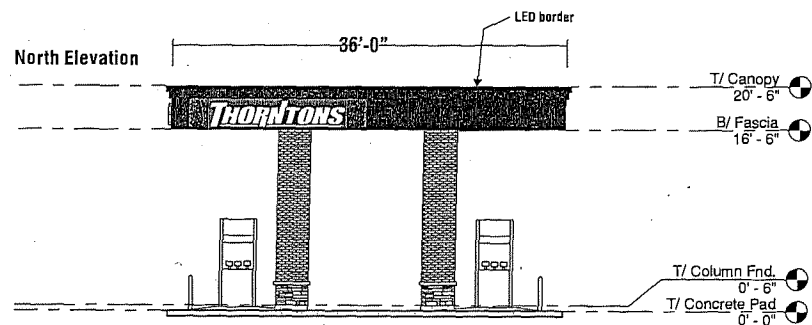
### A PROPOSED NORTHERN CANOPY - SOUTHERN CANOPY NOT SHOWN

#### East Elevation



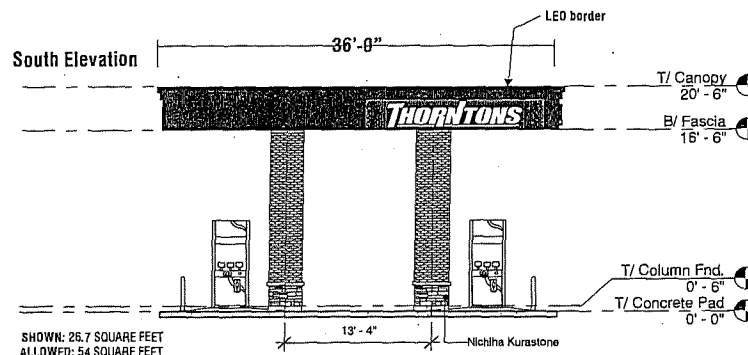
SHOWN: 26.7 SQUARE FEET  
ALLOWED: 184 SQUARE FEET

#### North Elevation



SHOWN: 26.7 SQUARE FEET  
ALLOWED: 54 SQUARE FEET

#### South Elevation



SHOWN: 26.7 SQUARE FEET  
ALLOWED: 54 SQUARE FEET



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ADDRESS: 1330 S. NELNOR BOULEVARD,  
WEST CHICAGO, ILLINOIS

PAGE NUMBER: 2  
TICKET NO.: 324206  
DATE: 09/25/14

PROJECT MANAGER: LAURA SWEENEY  
DESIGNER: DN

ELECTRONIC FILE NAME:  
BLUESTONE HEALTH PARTNERS\2014\IL\WEST CHICAGO

DATE: 10/02/14 DN  
11/21/14 DN  
12/05/14 DB

REVISIONS:  
revise to Thorntons  
revise location of signs  
Updated placement of signs

Sign On.

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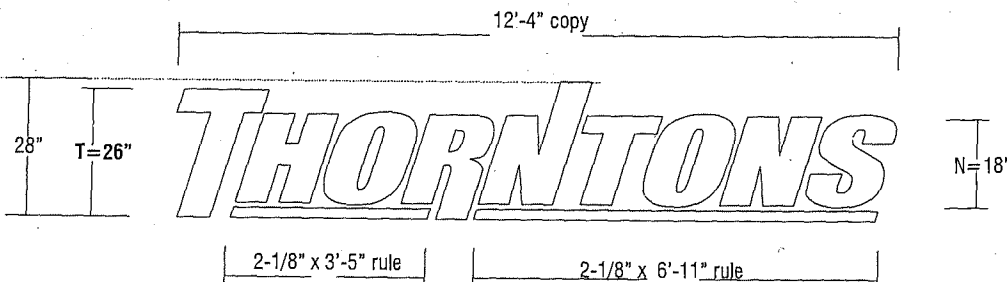
# LED ILLUMINATED CHANNEL LETTERS

Scale: 1/2"=1'-0"

26.7 SQUARE FEET

PERMIT PURPOSES ONLY  
Drawing not intended for construction purposes at this time

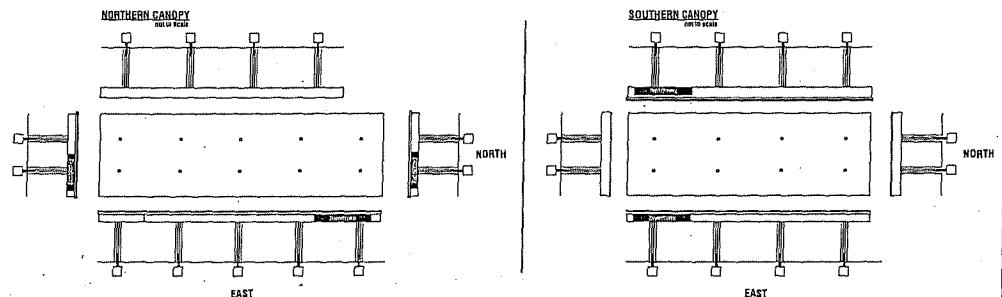
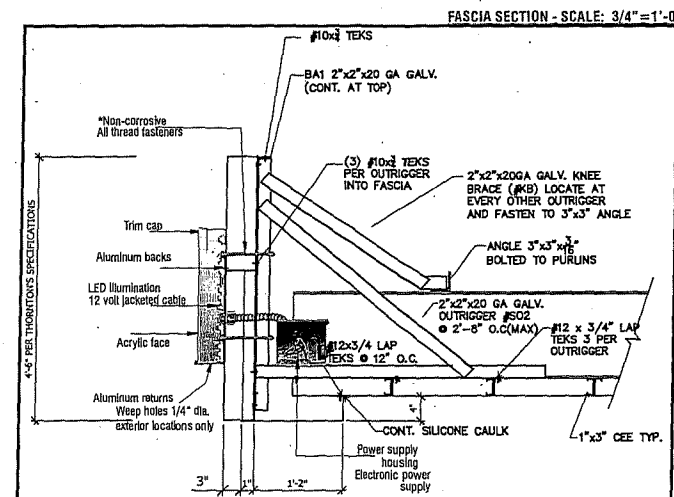
A 26 INCH



- FACES:** 3/16" #7328 White acrylic
- TRIMCAP::** 1" White jewelite
- LETTER BACKS:** .063 alum. - prefinish White all sides
- RETURNS:** 5" deep .040 alum. returns painted GG White
- ILLUMINATION:** White LED's as required by manufacturer; whips to be a minimum of 6'-0" in length
- MOUNTING:** Flush mounted to canopy sign band as required
- QUANTITY:** (5) Five lettersets required; (3) Three for Northern Canopy; (2) Two for Southern Canopy

## COLOR MATCHING

White  
#7328 White Acrylic



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PAGE NUMBER	TICKET NO.	DATE	REVISIONS
3	324206	09/25/14	10/02/14 DN revise to Thornton's 11/21/14 DN revise location of signs
PROJECT MANAGER:		DESIGNER:	
LAURA SWEENEY		ON	
ELECTRONIC FILE NAME:			
BLUESTONE HEALTH PARTNERS, 2014VILWEST CHICAGO			

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Sign On.



CLIENT SIGNATURE & APPROVAL DATE



# BUILDING ELEVATIONS

Scale: 3/32" = 1'-0"

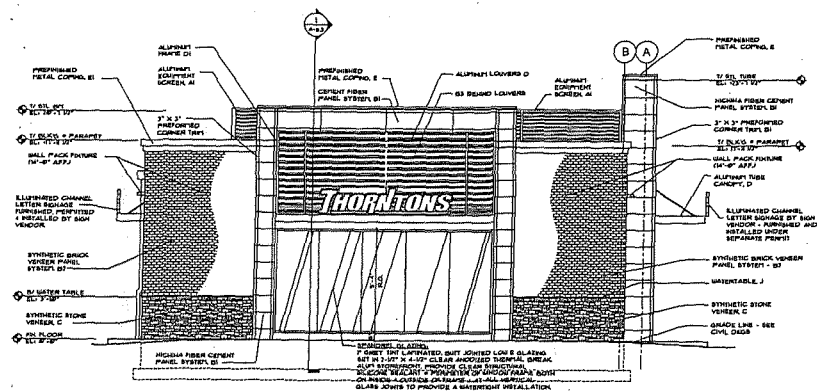
PERMIT PURPOSES ONLY

Do not use for construction purposes at 100% scale

B

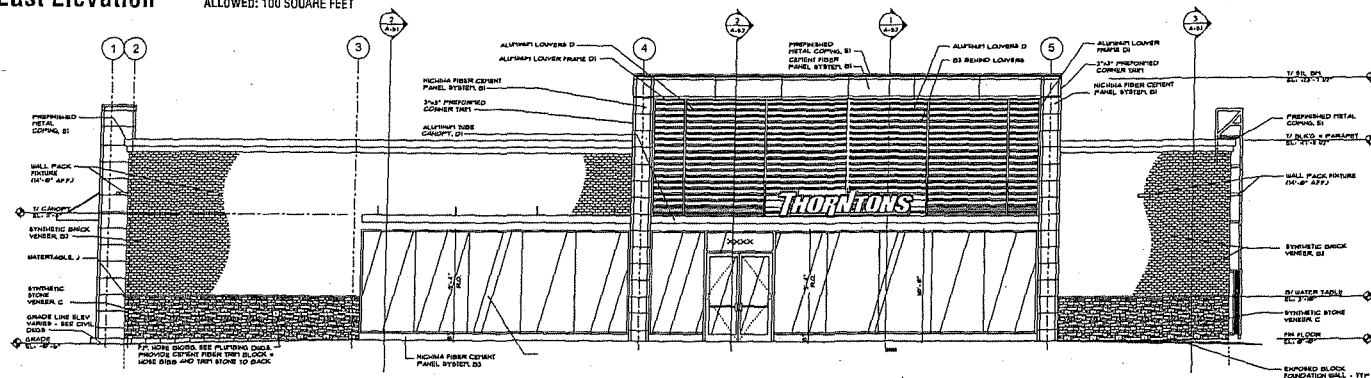
## South Elevation

SHOWN: 93.3 SQUARE FEET  
ALLOWED: 50 SQUARE FEET



## East Elevation

SHOWN: 39.3 SQUARE FEET  
ALLOWED: 100 SQUARE FEET



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ADDRESS: 1330 S. NELNOR BOULEVARD,  
WEST CHICAGO, ILLINOIS

PAGE NUMBER: 4  
TICKET NO.: 324206  
DATE: 09/25/14

PROJECT MANAGER: LAURA SWEENEY  
DESIGNER: DN

ELECTRONIC FILE NAME: BLUESTONE HEALTH PARTNERS, 2014 WL WEST CHICAGO

DATE	REVISIONS
10/02/14 DN	revise to Thorntons
12/05/14 DB	Updated building elevation
12/08/14 DN	Updated building elevation drawings

Sign On.

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# BUILDING ELEVATIONS

Scale: 3/32" = 1'-0"

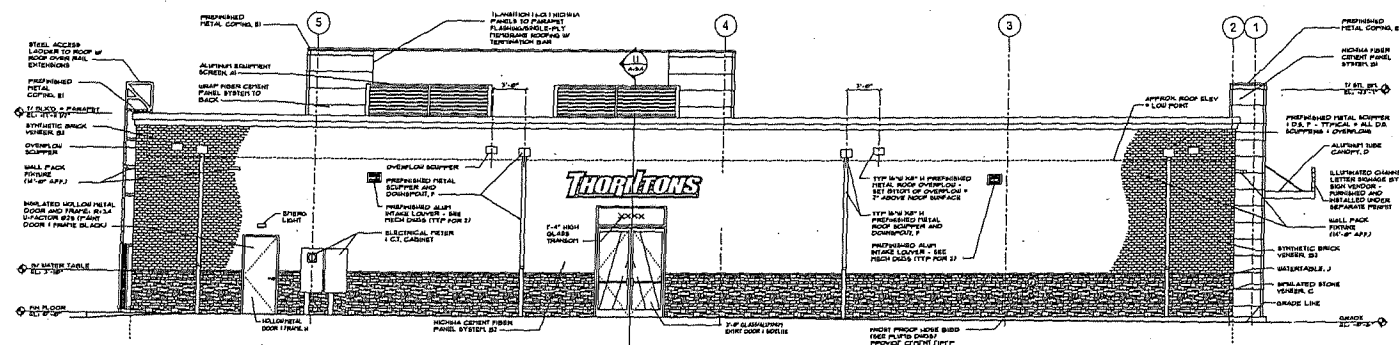
PERMIT PURPOSES ONLY

Drawings are intended for manufacturing purposes only and are not to be used for construction.

B

## West Elevation

SHOWN: 33.3 SQUARE FEET  
ALLOWED: 100 SQUARE FEET



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PAGE NUMBER:

5

TICKET NO.:

324206

DATE:

12/08/14

PROJECT MANAGER:

LAURA SWEENEY

DESIGNER:

DN

ELECTRONIC FILE NAME:

BLUESTONE HEALTH PARTNERS\2014\WEST CHICAGO

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CLIENT SIGNATURE & APPROVAL DATE:

# LED ILLUMINATED CHANNEL LETTERS

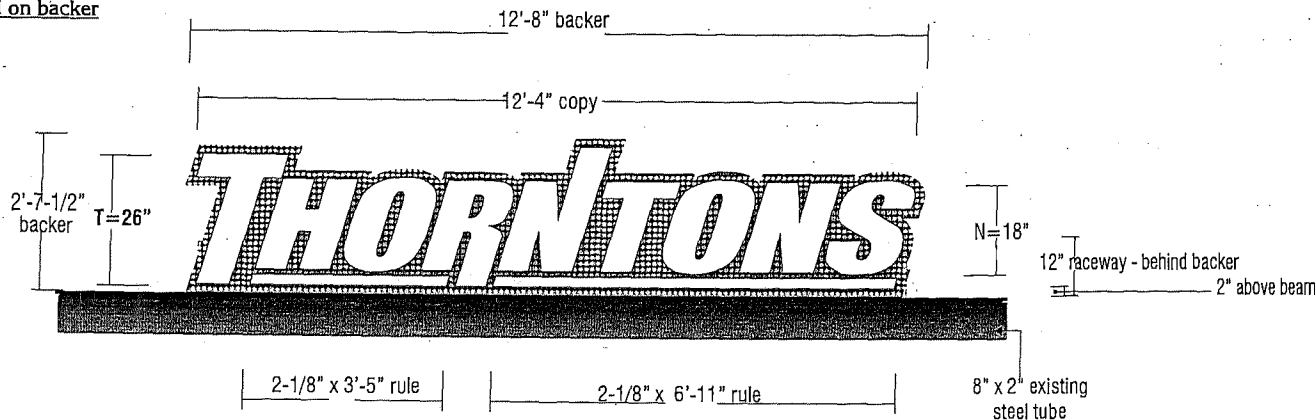
Scale: 1/2" = 1'-0"

33.3 SQUARE FEET

PERMIT PURPOSES ONLY

Drawing not intended for manufacturing purposes at this time

**B** 26 INCH on backer



## COLOR MATCHING

- #7328 white acrylic
- Raceway - Black
- Metallic Silver  
MP 33172 Silver Surfer Metallic

**FACES:** 3/16" #7328 White acrylic  
**TRIMCAP:** 1" White jewelrite  
**LETTER BACKS:** .063 alum. - prefinish White all sides  
**RETURNS:** 5" deep .040 alum. returns painted GG White  
**ILLUMINATION:** White LED's as required by manufacturer; Whips to be a minimum of 6'-0" in length  
**BACKER:** .080 perforated alum. screen backer; Holes to be .50" diameter and are 1 1/16" on centers to allow for 48% visibility; Backer painted Metallic Silver front & back; Backer to be mounted behind letters & will help to conceal raceway

**MOUNTING:** Custom 12" high x 6" deep alum. raceway to house all electrical - Painted Black - all sides;  
 Raceway mounted to 1/4" steel plate shelf provided at top edge of steel tube using stainless steel fasteners as required;  
 1" alum. flat bar to be used for back bracing as necessary - painted Black to match raceway

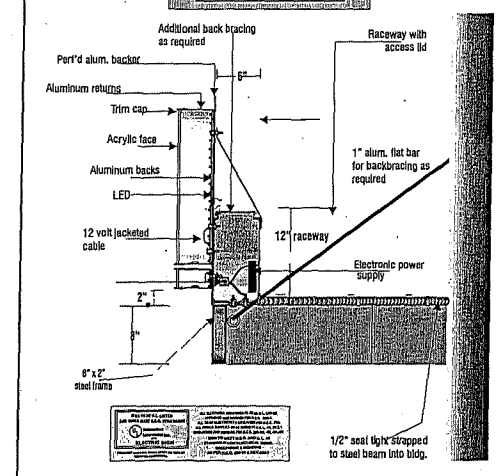
**CONSTRUCTION NOTES:** ALL SIGNAGE IS REQUIRED TO HAVE EXTERNAL DISCONNECT SWITCHES AS REQUIRED BY NEC

**ILLUMINATION:** (3) Three lettersets required; (1) One for South, (1) One for East and (1) One for West Elevations

## ELECTRICAL NOTE:

ILLINOIS: Any channel letter sets must have seal tie connectors and housings per code

## SECTION DETAIL:



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ADDRESS: 1330 S. NELSON BOULEVARD,  
 WEST CHICAGO, ILLINOIS

1330 S. NELSON BOULEVARD,  
 WEST CHICAGO, ILLINOIS

PAGE NUMBER: 6, TICKET NO: 324206, DATE: 09/25/14, DATE: 10/02/14 ON, REVISIONS: revise to Thornton

PROJECT MANAGER: LAURA SWEENEY, DESIGNER: DN

ELECTRONIC FILE NAME: BLUESTONE HEALTH PARTNERS\2014\WEST CHICAGO

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CLIENT SIGNATURE & APPROVAL DATE:

# D/F ILLUMINATED MONUMENT W/ PRICERS

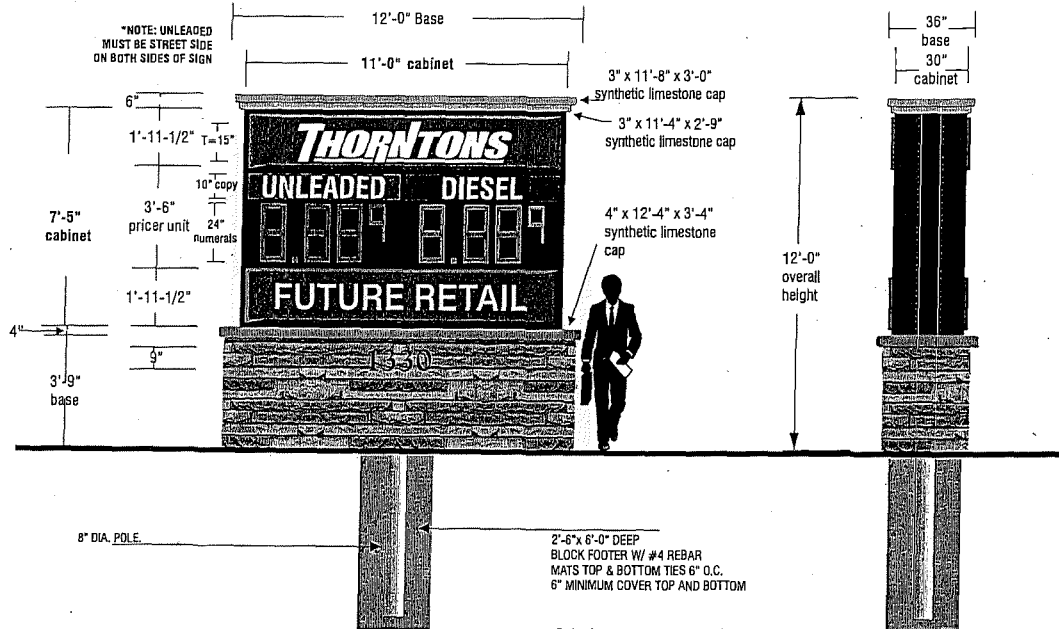
Scale: 1/4" = 1'-0"

81.6 square feet

## PERMIT PURPOSES ONLY

Drawing not intended for manufacturing purposes at this time

C D



Calculated at 130 mph wind load  
FOUNDATION & POLE SIZES SUBJECT TO CHANGE  
ACCORDING TO ENGINEERING SPECS & CITY REQUIREMENTS!!

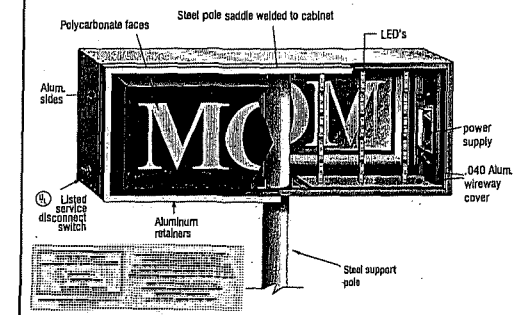
- CABINET:** 30" deep alum. construction w/ 2" retainers & 2" divider bar - all painted Black; Cabinet to sleeve ovetop internal support & saddle weld into place as required
- CAP:** (2) Two 3" synthetic limestone caps for top of cabinet
- HEADER FACE:** (2) Two gloss panned polycarbonate faces w/ reverse sprayed graphics to match colors shown
- TENANT FACE:** (2) Two gloss panned polycarbonate faces - Graphics TSV
- ADDRESS:** 1/4" Acrylic flat cut outs, painted Black; Drilled & tapped for stud mounting flush to base. Penetrations filled with silicone adhesive
- ILLUM.:** Internal White Sunshine LED lightstrips; power supplies to be housed within cabinet
- PRICING UNIT:** Sunshine double pricer unit - 30" deep; Character height = 24"; Red & Green LED digit colors; LED backlit label panels w/ reverse weeded Red & Green vinyl overlays
- BASE:** Fab'd aluminum framework for sign base w/ 1/4" plywood overlay Nichiha Desert Stone veneer installed over framework Stone thickness is approx. 3/4"; 4" synthetic limestone cap; Installer to provide Plywood framing
- SUPPORT:** 8" diameter internal support pole; Direct burial installation as required by city requirements & engineering specs

## COLOR MATCHING

- Gripflex 585 Flame Red  
Avery A9340-TU Red
- UNLEADED:  
3M 3630-143 Poppy Red
- DIESEL:  
3M 3630-76 Holly Green
- Black

ALL PAINT FINISHES TO BE HIGH GLOSS  
UNLESS OTHERWISE SPECIFIED!

## D/F ILLUMINATED CABINET - Pan Faces - sleeved



**MC SIGN COMPANY**

8959 TYLER BLVD.  
MENTOR, OHIO 44060

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FAX 440-209-6277

www.mcsign.com

CLIENT: BLUESTONE SINGLE  
TENANT PROPERTIES, LLC

ADDRESS:

1330 S. WELTNR BOULEVARD,  
WEST CHICAGO, ILLINOIS

PAGE NUMBER: 7

TICKET NO: 324206

DATE: 09/25/14

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PROJECT MANAGER:

DESIGNER:

LAURA SWEENEY

ON

ELECTRONIC FILE NAME:

BLUESTONE HEALTH PARTNERS, 2014V1WEST CHICAGO

NOTE: PRINTS ARE THE EXCLUSIVE PROPERTY OF "MCSIGN COMPANY". ANY UNAUTHORIZED USE OR DUPLICATION WILL RESULT IN A 20% CHARGE PER OCCURRENCE PER THE VALUE OF THE DISPLAY. © MC SIGN CO 1998

**Sign On.**

Partner with the best



CLIENT SIGNATURE & APPROVAL DATE:

**RESOLUTION NO. 15-R-0018**

**A RESOLUTION AUTHORIZING THE MAYOR TO ACCEPT A PLAT OF  
RIGHT-OF-WAY DEDICATION FOR A PORTION OF DAYTON AVENUE  
EAST OF NELTNOR BOULEVARD**

BE IT RESOLVED by the City Council of the City of West Chicago, in regular session assembled, that the Mayor is hereby authorized to execute a Plat of Dedication for a portion of Dayton Avenue right-of-way located east of Neltnor Boulevard (IL Route 59), as prepared by Manhard Consulting, Ltd., a copy of which is attached hereto and incorporated herein as Exhibit "A".

APPROVED this \_\_\_\_ day of \_\_\_\_\_ 2015.

AYES: \_\_\_\_\_

NAYES: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

\_\_\_\_\_  
Mayor, Ruben Pineda

ATTEST:

\_\_\_\_\_  
City Clerk, Nancy M. Smith

BLUESTONE SINGLE TENANT PROPERTIES, LLC  
400 NORTH MICHIGAN AVENUE, SUITE 800  
CHICAGO, ILLINOIS 60611

**STAFF OF THE**

DATED THIS \_\_\_\_\_ DAY 1

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CITY OF WEST CHICAGO

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**COIT CLERK**

CITY COLLECTOR CERTIFICATE

COUNTY OF DUFFALOY

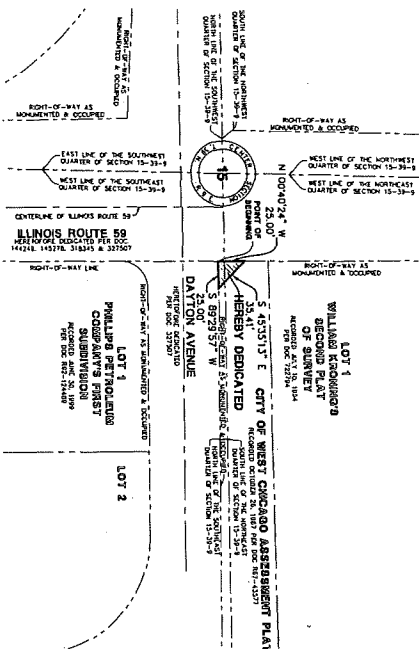
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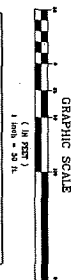
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2. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.

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## 312 SQUARE FEET (0.007 ACRES) ±

312 SQUARE FEET (0.007 ACRES) ±



1 inch = 50 ft



CURRENT P.L.N.  
04-15-200-006

COUNTY OF DUNDEE

DATE THIS \_\_\_\_\_

DECISION TIME PROGRESS

**SURVEYOR'S CERTIFICATE**

COUNTY OF DUPAGE

OTBACH FIRM PROFESSIONAL REGISTRATION NO. 16400335  
EXPIRES APRIL 30, 2015



**BLUESTONE SINGLE TENANT PROPERTIES  
CITY OF WEST CHICAGO, ILLINOIS  
PLAT OF DEDICATION**

[illegible]

## RESOLUTION NO. 15-R-0017

### A RESOLUTION APPROVING THE BLUESTONE SINGLE TENANT PROPERTIES 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 Bluestone Single Tenant Properties Plat of Resubdivision, as prepared by Manhard Consulting, Ltd., consisting of two (2) sheets 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-0004, 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.

APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2015.

AYES: \_\_\_\_\_

NAYES: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

\_\_\_\_\_  
Mayor, Ruben Pineda

ATTEST:

\_\_\_\_\_  
City Clerk, Nancy M. Smith

**EXHIBIT "A"**

(INSERT PLAT OF RESUBDIVISION HERE)





PRELIMINARY PLAT OF RESUBDIVISION  
OF  
BLUESTONE SINGLE TENANT PROPERTIES  
PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 23 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPLAGE COUNTY, ILLINOIS

CURRENT P.L.N.:  
04-13-101-001  
04-13-101-002  
04-13-101-003  
04-13-102-001

DUPAGE COUNTY, ILLINOIS

STATE OF ILLINOIS )  
COUNTY OF DUPLAGE )

THIS IS TO CERTIFY THAT THE DUPLAGE COUNTY CLERK, BEING A SWORN OFFICER OF THE COUNTY, HAS REVIEWED THE PRELIMINARY PLAT OF RESUBDIVISION OF THE BLUESTONE SINGLE TENANT PROPERTIES, PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 23 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPLAGE COUNTY, ILLINOIS, AND HAS FOUND THAT THE SAME COMES WITHIN THE PROVISIONS OF THE ACTS OF THE LEGISLATURE RELATIVE TO THE SUBDIVISION OF LAND, AND THAT THE SAME IS IN ACCORDANCE WITH THE LAWS OF THE STATE OF ILLINOIS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE, AT SPRINGFIELD, ILLINOIS, THIS 10TH DAY OF MAY, 2011.

DUPLAGE COUNTY CLERK

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DUPLAGE COUNTY CLERK

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IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE, AT SPRINGFIELD, ILLINOIS, THIS 10TH DAY OF MAY, 2011.

DUPLAGE COUNTY CLERK

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BLUESTONE SINGLE TENANT PROPERTIES, LLC  
THE CITY OF WEST CHICAGO, ILLINOIS  
PRELIMINARY PLAT OF RESUBDIVISION

2 of 2  
SHEET

**EXHIBIT "B"**

RECOMMENDATION # 15-RC-0004

TO: The Honorable Mayor and City Council

SUBJECT: PC 14-15  
Bluestone Single Tenant Properties Plat of Resubdivision  
1330 S. Neltnor Boulevard

DATE: February 17, 2015

DECISION: The motion to approve the request passed by unanimous (5-0) vote.

**RECOMMENDATION**

After review of the proposed Bluestone Single Tenant Properties Plat of Resubdivision, the Plan Commission/Zoning Board of Appeals recommends approval.

(There are no specific findings of facts for resubdivision 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:**

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

## **ORDINANCE NO. 15-O-0011**

### **AN ORDINANCE AUTHORIZING THE VACATION AND CONVEYANCE OF CERTAIN RIGHT-OF-WAY – OAK STREET (PORTION)**

WHEREAS, the City Council of West Chicago desires to vacate the portion of the Oak Street right-of-way lying between Dayton Avenue and Roosevelt Road (IL Route 38); and,

WHEREAS, the right-of-way to be vacated lies wholly within the corporate limits of the City of West Chicago; and,

WHEREAS, it has been determined that it would be in the best interest of the City to vacate the right-of-way because the right-of-way is no longer necessary for public roadway use; and,

WHEREAS, in conjunction with the right-of-way vacation the City has agreed to convey the vacated right-of-way property to the adjacent property owners at no cost to said property owners.

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 the sixty-six foot (66') wide Oak Street right-of-way as shown on the Plat of Vacation prepared by Manhard Consulting, Ltd., attached hereto and incorporated herein as Exhibit "A" is hereby vacated.

Section 2. That the vacated Oak Street right-of-way, as shown on the Plat of Vacation attached hereto as Exhibit "A", is hereby equally conveyed to the adjacent property owners identified by P.I.N.s: 04-15-302-001 and 04-15-301-004.

Section 3. The adjacent property owners shall pay all costs associated with the vacation and conveyance of the Oak Street right-of-way, as shown on the Plat of Vacation attached hereto as Exhibit "A".

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

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

PASSED this \_\_\_\_ day of \_\_\_\_\_, 2015

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

APPROVED as to form: \_\_\_\_\_  
City Attorney

APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2015

\_\_\_\_\_  
Mayor, Ruben Pineda

ATTEST:

\_\_\_\_\_  
City Clerk, Nancy M. Smith

PUBLISHED: \_\_\_\_\_

**Exhibit "A"**

(insert Plat of Vacation here)





## CITY OF WEST CHICAGO

### DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Third Amendment to the Final PUD  
900 N. Prince Crossing Road  
Wheaton Academy  
  
Ordinance No. 15-O-0010

**AGENDA ITEM NUMBER:** 4. B.**FILE NUMBER:** \_\_\_\_\_**COMMITTEE AGENDA DATE:** Mar. 9, 2015**COUNCIL AGENDA DATE:** \_\_\_\_\_**STAFF REVIEW:** John D. Said, AICP**SIGNATURE** **APPROVED BY CITY ADMINISTRATOR:** Michael Guttman **SIGNATURE** \_\_\_\_\_**ITEM SUMMARY:**

Wheaton Academy is requesting approval of a third amendment to the final PUD of their property located at 900 N. Prince Crossing Road, which is at the northwest corner of Prince Crossing Road and Hawthorne Lane. The proposed PUD amendment entails increased usage of their athletic field lighting, adding new property to the PUD, and the approval of a comprehensive build out plan for various campus improvements over the next five plus years.

As part of the current PUD amendment, Wheaton Academy is requesting approval to increase the maximum number of times they would be permitted to utilize the existing athletic field lights for games from twenty (20) to thirty (30) per academic year. The requested increase in usage is due to the fact that the recently renovated athletic field (synthetic turf was installed) is now capable of hosting not only soccer games, but football and lacrosse games as well. Wheaton Academy is also requesting approval that as part of the increase in lighting usage they would be permitted to use the lights for not only games, but also for an unspecified number of practices for their athletic teams. Please note that this request does not entail installing additional lights to the athletic field; only increasing the usage of the existing lighting system. Wheaton Academy is not requesting any modifications to the existing limitations on the hours of permitted usage for the lights for games. They are however proposing restricted lighting usage for practices of Monday through Friday only with the lights being turned off no later than 9:00 p.m.

Wheaton Academy recently acquired the 0.8 acre former train depot property off of Prince Crossing Road, as well as an 0.8 acre portion of the former Illinois Prairie Path located immediately south of the train depot property. These land acquisitions, in the northeast part of the campus, are now being incorporated into their PUD plans.

Wheaton Academy is also proposing improvements to its campus, which are identified on the PUD plan attached to the Ordinance as Exhibit "C" with labeled call out boxes and are color coded based on their anticipated year of commencement. A detailed description of each of these proposed improvements is also included in the attached Statement of Planning Objectives by the applicant.