

1. Science wing addition to the southeast corner of the main academic building
2. Parking lot south of the proposed science wing addition
3. Modifications the academy hall building
4. Monument signs
5. Removal of the existing maintenance building and construction of a new maintenance facility at the former train depot property
6. Fence along the west property line (Rosewood Drive) and along the south property line (Hawthorne Lane), west of the campus's southern entrance
7. Track & field storage shed
8. Main athletic field bleachers and walkways
9. Tennis courts lights
10. Addition to the north side of the fine arts building
11. Pressbox, concessions and restrooms for the main athletic field
12. Gazebo east of the fine arts building

In addition to the seven (7) residents (6 in favor of the request & 1 opposed) who spoke at the public hearing the City also received the attached letter from the DuPage county Forest Preserve District. The letter expresses the District's concerns regarding Wheaton Academy's proposed pavement improvements at the north end of the campus and any potential ecological impacts those improvements may have on the adjacent wetlands. Wheaton Academy has agreed to address the District's concerns and the Plan Commission's action included additional conditions of approval to further address these matters.

At its March 3, 2015 meeting, the Plan Commission/Zoning Board of Appeals (PC/ZBA) recommended approval of the requested third amendment to the final PUD by a (6-0) vote. Their recommendation is included as Exhibit "B" of the attached ordinance. As part of their recommendation the Commission added four (4) conditions of approval, which are condition numbers 13-16 in Exhibit "B".

ACTIONS PROPOSED:

Consideration of a third amendment to the final PUD for Wheaton Academy.

COMMITTEE RECOMMENDATION:



Date: December 19, 2014

Project: Wheaton Academy PUD Amendment
900 Prince Crossing Road
West Chicago, IL 60185

FROM: Susan Maish, ALA
Jaeger Nickola Kuhlman and Associates
350 S. Northwest Hwy
Park Ridge, IL 60068

RE: STATEMENT OF PLANNING OBJECTIVES AND EXPLANATION OF THE
CHARACTER OF THE PUD

CURRENT WORK

1. *Modification to the Existing Lighting Schedule.*

As a part of this PUD amendment, Wheaton Academy is requesting a modification to their athletic field lighting schedule. The existing ordinance #04-O-0046 allows 20 night games per year. Wheaton Academy is requesting the addition of 10 night games so that football, lacrosse, and soccer can all utilize the field. The lights would be "turned off at 9 P.M. on Sundays through Thursday nights and, at 10 P.M. on Fridays and Saturday nights, or within 30 minutes of a game completion or cancellation" which is consistent with the existing ordinance. The lights could also be utilized for practice purposes until 9 pm on Monday through Friday nights. Please note that no sound system or game traffic will occur during practice times.

This schedule is consistent with other schools in the area such as Glenbard West in Glen Ellyn. No changes to the physical lighting will be made only to the schedule as listed above. They currently do not have any lighting complaints and have met with the neighbors regarding this issue.

2016

2. *Science Wing*

The proposed science wing will be located in the south east corner of the existing Academic Building. The new addition will add 4 new science labs on the main level, 2 new science labs on the upper level and a large basement for storage. A courtyard is created between the new and existing buildings. Architecturally, the new addition blends with the architecture of the existing Academic building. The new science wing incorporates a sloped asphalt shingled roof and a predominately brick façade. An EIFS band is introduced at the top of the building to mimic the character of the existing building. The color and texture of the EIFS and the brick will match the existing building. Mechanical units will be installed on the roof and will be hidden behind the sloped roof. The new addition will blend seamlessly with the existing building's architecture.

JAEGER NICKOLA KUHLMAN & ASSOCIATES, LTD., ARCHITECTS
350 S. Northwest Highway, Suite 106, Park Ridge, Illinois 60068
Ph: 847.692.6166 www.jnka-architects.com Fax: 847.692.2002

3. Installation of a New Teacher's Parking Lot and Detention Area

Just south of the new science wing, Wheaton Academy is proposing the installation of a new 54 space parking lot. This new lot will be utilized by the teachers. The detention area for the new parking lot and the science wing will be located east of the parking lot. Ample landscaping has been provided for both the parking lot and the detention areas.

4. Academy Hall

The Academy Hall is the only remaining building from the 1945 original campus. As a part of this project, the north addition to the Academy Hall will be removed and the original exterior face repaired. The removal of the addition will not only allow the building to be restored back to its original design, but also allow for the addition of new parking in front of the Academy Hall building. A new entry canopy will create a protected entrance on the north side of this building. A second story link will also be added on the south side of the building to connect the Academy Hall and the existing Academic Building. This link will allow students, teachers, and office staff a weatherproof path to and from this building. The new link will blend with the architecture of the Academy Hall.

5. Installation of New Site Signage

There are two new identification signs being proposed as a part of this PUD amendment. 1 of the signs will replicate the existing sign off of Prince Crossing Road in style and size. The sign will be a non illuminated expanded polystyrene foam sign with aluminum fabricated school logo and lettering. The sign itself will be 7'-2" wide by 4'-0" tall and will be flanked by 2 columns. The overall sign including the columns will be 10'-10" wide by 7'-0" tall. It will be located at the corner of Hawthorne Lane and Rosewood Drive. The second sign will be a monument sign. This sign will also mimic the design of the existing sign at the main entrance off of Prince Crossing Road, but will be slightly larger. The sign itself will be 8'-8" wide and 4'-8" tall which will be flanked by two columns. The overall sign will be 12'-8" wide by 8'-9" tall. All of the signs will be lit externally.

2017

6. Relocating Existing Maintenance Operations

Wheaton Academy proposes moving its maintenance facilities over to the new train station property in the northeast corner of the site. This use is consistent with previous uses of this property. This modification will involve paving the existing gravel lot on the train station property, closing off the existing north entry drive and utilizing the prairie path entrance as the new main entrance, adding a new 4,200 square foot building to the train station property, installing a new water main to the site, installing a new 2'-0" x 3'-0" Maintenance Entrance sign, and repaving the lot where the existing maintenance building resides. By relocating their maintenance operations, the school will be adding 59 spaces to their main school lot.

7. New 4'-0" black chain link fence

Wheaton Academy proposes adding a new 4'-0" high chain link fence on the west property line and a portion of the south property line. This fence will match the fence currently installed by the turf field. The fence would be installed to further deter parking along Rosewood.

8. Future Storage Shed

A shed is being proposed southeast of the new track. This will be utilized to house the track equipment. Landscaping has been added on the south side of the shed to soften its appearance along Hawthorne. It complies with the height requirement for an accessory building and matches the existing architecture of the field house and warrior dome.

9. New Bleachers and Walks

Wheaton Academy proposed installing new bleachers on both the west and east side of the turf field. The new bleachers will be elevated for better viewing. The east side is designed to seat 800 spectators and the west side is designed to seat 400 spectators. Walks will be installed as required to gain access to the bleacher areas.

2018- 2019+

10. Recreational Lighting for the existing Tennis Courts

The school is desirous of installing lights for the existing tennis courts north of Parking Lot B to allow for night practice and recreational play. Photometrics have been provided as a part of this submittal. It shows 0 footcandles along the property line utilizing 22'-0" high poles. The lighting of these tennis courts comply with code and has been discussed with the neighbors.

11. Future Fine Arts Addition

A new 980 square foot addition is proposed on the north side of the Fine Arts Center. The addition will be utilized for additional storage for the Fine Arts Center. The building will utilize the same exterior materials, detailing, and character as the existing Fine Arts Center. The east fire lane will be extended as a part of this addition

12. Future Pressbox, Concessions, and Restrooms

The press box will be approximately 980 square feet on the main level and will house the concessions area and the toilet rooms. A prefab pressbox will be utilized on top of this addition. Both elements will blend architecturally with each other. Access to the pressbox will be gained from the new bleacher area. The new press box is 25'-9" high and complies with the zoning ordinance.

13. Future Gazebo

A future gazebo is planned adjacent to the fine arts building. The gazebo will match the architectural detailing of the fine arts building and with the other buildings on the campus. The new gazebo is 22'-5" and complies with the zoning ordinance.

All of these additions will be a great asset to the school and enhance the school both academically and athletically. Making these enhancements will not only be a benefit to the school, but also to the community as a whole.

All of these modifications and additions have been discussed with the Forest Trails and Prince Crossing Farm's Homeowner's Associations. Wheaton Academy met with both Homeowner's Association boards. They also conducted 4 separate open meetings for the member of the Homeowner's Association. (2 meetings for each HOA.) Wheaton Academy has been proactive in communicating with the community and all surrounding properties.

WHEATON ACADEMY- PROJECT PHASING SCHEDULE

Modifications to the Existing Lighting Schedule	2015
New Science Addition	2016
New Parking 54 cars	2016 (completed with science wing)
New Detention	2016 (completed with science wing)
Future Monument Sign (Sign B)	2016
Future Secondary Sign (Sign C)	2016 (by Rosewood Avenue)
New second story link	2016 (at Academy Hall)
New canopy entry	2016 (at Academy Hall)
New parking 9 total spaces	2016 (at Academy Hall)
Demo existing portion of building	2016 (at Academy Hall)
Demo Existing Maintenance building in school parking lot	2017
New Maintenance building	2017
Existing gravel to be paved (at train station)	2017
2'-0" x 3'-0" Maintenance Entrance Signage (Sign D)	2017
New 4'-0" black chain link fence	2017 (at west property line)
New Storage Shed	2017 (at new track)
New Bleachers and walks	2017 (at football field)
Future recreational lighting (at existing tennis courts)	2018-2019+
Future Fine Arts Building Addition	2018-2019+
Extend Existing Fire Lane	2018-2019+
Future Press Box, concessions & Restrooms	2018-2019+
Future Gazebo	2018-2019+



Forest Preserve District
of DuPage County

Connecting People to Nature for 100 Years

35580 Naperville Road
P.O. Box 5000
Wheaton, IL 60189
630.933.7200
Fax 630.933.7204
TTY 800.526.0857
dupageforest.org

via email to John Said: Jsaid@westchicago.org

March 2, 2015

Mr. Erik Van-der-Mey, Chairman
Plan Commission and Zoning Board of Appeals
City of West Chicago
475 West Main Street
West Chicago, Illinois 60185

Re: Public Hearing Notice on Wheaton Academy Property at 900 N Prince Crossing Rd.
PIN's 01-34-401-022, 01-34-401-024, 01-34-401-026, 01-34-401-027, and
01-34-401-028
Case No. PC 14-12

Dear Mr. Van-der-Mey,

The Forest Preserve District of DuPage County recently received notice of a petition by Wheaton Academy for an Amendment to a Final Planned Unit Development to allow certain improvements on the above property. We appreciate receiving timely notification of such projects that may have an impact on our adjacent property, and thank you for the opportunity to comment.

The Forest Preserve District owns the property known as Timber Ridge Forest Preserve, which is adjacent to Wheaton Academy. District Staff has reviewed the public hearing notice and the proposed project and has the following comments at this time.

1. The District's main concern is the planned pavement of a gravel parking lot immediately adjacent to a high quality wetland and critical ecological habitat (see attached aerial photo). This new pavement would allow the flow of stormwater and any surface contaminants (oils, gas, salt, chemicals, etc.) directly on to District property. It is requested that a landscape buffer of a minimum of fifteen feet (15') be provided along the north property line to allow stormwater runoff to filter into the ground instead of flowing directly onto District land.

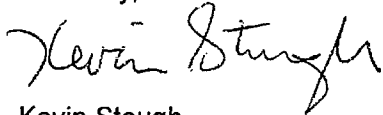
2. The District is committed to protecting water quality and since a small tributary to the West Branch of the DuPage River is about 200' from the proposed asphalt parking lot, we request the owner refrain from using asphalt sealants that contain coal tar products. These sealants contain Polycyclic Aromatic Hydrocarbons (PAHs) which pose adverse threats to natural resources including aquatic organisms and plants, and humans when subjected to long-term exposure. Suitable alternatives to coal tar products exist.

Erik Van-der-Mey, Chairman
City of West Chicago Plan Commission and Zoning Board of Appeals
March 2, 2015
Page 2

3. The District requests the opportunity to review the landscape planting plan prior to implementation. Some ornamental landscape species can become aggressive and have invaded our natural areas. The District spends countless hours and thousands of dollars on herbicide each year to combat these invasive species. Many suitable ornamental, less-invasive alternatives exist.

We hope you will allow us the opportunity to review and comment on plans as this project moves forward. Please consider this as the District's request that this letter be read and entered into the public record at the hearing on Tuesday, March 3rd, 2015. If you have any questions, please contact me at (630) 933-7235.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Stough". The signature is fluid and cursive, with the first name "Kevin" and last name "Stough" clearly distinguishable.

Kevin Stough
Director of Land Preservation

cc: Joseph Cantore, President
Al Murphy, District 6 Commissioner
Bob Vick, Deputy Director of Natural Resources
Mike Palazzetti, Deputy Director of Operations
Mayor Ruben Pineda and City Council members
Michael Gutman, City Administrator
John Said, Community Development Director

WHEATON ACADEMY, WEST CHICAGO



 Forest Preserve District Property

0 25 50 100 150 200 Feet

Office of Land Preservation



ORDINANCE NO. 15-O-0010

AN ORDINANCE APPROVING A THIRD AMENDMENT TO THE FINAL PUD FOR WHEATON ACADEMY - 900 N. PRINCE CROSSING ROAD

WHEREAS, on or about May 22, 2014, Wheaton Academy (the "APPLICANT"), filed an application for a third amendment to the final Planned Unit Development (PUD) for the property legally described on Exhibit "A", which is attached hereto and incorporated herein as the "SUBJECT REALTY"; and,

WHEREAS, the corporate authorities of the City of West Chicago approved a special use for school on the SUBJECT REALTY upon annexation by Ordinance No. 1987-O-1988 on September 8, 1987; and,

WHEREAS, the corporate authorities of the City of West Chicago approved a first amendment to the special use for the SUBJECT REALTY by Ordinance No. 1997-O-3073 on March 17, 1997; and,

WHEREAS, the corporate authorities of the City of West Chicago approved a preliminary PUD for the SUBJECT REALTY by Ordinance No. 2000-O-4317 on July 10, 2000; and,

WHEREAS, the corporate authorities of the City of West Chicago approved a final PUD for the SUBJECT REALTY by Ordinance No. 2001-O-0043 on July 2, 2001; and,

WHEREAS, the corporate authorities of the City of West Chicago approved a first amendment to the final PUD for the SUBJECT REALTY by Ordinance No. 2003-O-0045 on July 26, 2003; and,

WHEREAS, the corporate authorities of the City of West Chicago approved a second amendment to the final PUD for the SUBJECT REALTY by Ordinance No. 2004-O-0046 on May 17, 2004; and,

WHEREAS, Notice of Public Hearing on said application was published in the Daily Herald on or about Friday, February 13, 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, March 3, 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 third amendment to the final PUD which contains specific findings of fact, pursuant to Recommendation No. 15-RC-0003, 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 third amendment to the final PUD in conformance with Sections 5.5 and 15 of the Zoning Ordinance is hereby granted for the SUBJECT REALTY, subject to compliance with the following conditions:

1. The sixteen (16) conditions set forth in Section 1 of Ordinance 04-O-0046 approving the second amendment to the final PUD are hereby rescinded in their entirety.
2. The athletic field lights and tennis court lights shall be maintained and inspected annually by a lighting consultant to ensure the aiming angles or light intensity has not deviated from the approved design plans. Proof of such inspection shall be submitted to the City's Community Development Department. The lights shall also be inspected upon a reasonable complaint of a suspicion that the lights have deviated from the approved design plans.
3. The athletic field lights shall be turned off by 9:00 p.m. on Sunday through Thursday nights and by 10:00 p.m. on Friday and Saturday nights for any game related usage, or within thirty (30) minutes of a game completion or cancellation, whichever is earlier. The parking lot lights shall be turned off by midnight.
4. The athletic field lights shall only be utilized Monday through Friday for any practice usage and shall be turned off by 9:00 p.m., or within thirty (30) minutes of a practice completion or cancellation, whichever is earlier.
5. The athletic field lights shall be utilized no more than thirty (30) times per academic year for any game related usage, not including any day use of the lights used to reduce the light intensity to the maintained illumination levels. There shall be no limitation on the number of times the athletic field lights may be utilized per academic year for any practice related usage, subject to compliance with condition # 4.
6. There shall not be any night games held on any night during which any other high attendance activities are held on the SUBJECT REALTY until such time that all of the parking proposed on the PUD Plan prepared by Jaeger Nickola Kuhlman & Associates, Ltd., dated December 8, 2014, is installed and approved by the City.
7. In the event Wheaton Academy violates any of the conditions set forth herein, on one (1) or more occasions in any academic year, or Wheaton Academy fails to cure any violation for which notice has been given, as provided for above, the City Administrator, or his designee, with input from the Plan Commission, is granted the exclusive authority to suspend the use of the lights at the athletic field, for a designated period of time, commensurate with the aggregate number of violations issued since the date of the granting of this PUD amendment provided for herein. The suspension date(s) may be determined by agreement between Wheaton Academy and the City Administrator, or his designee. Any suspension of the use of the lights in excess of one (1) evening game may be appealed directly to the City Council.
8. All loudspeakers shall be aimed away from any residences and from other buildings that would result in sound being reflected towards any residences.
9. Adequate trash receptacles shall be provided throughout the SUBJECT REALTY and the SUBJECT REALTY shall clean of any trash not located within a receptacle following each game.

10. The SUBJECT REALTY shall be developed and used in substantial conformance with the PUD Plan prepared by Jaeger Nickola Kuhlman & Associates, Ltd., dated December 8, 2014, a copy of which is attached hereto and incorporated herein as Exhibit "C".
11. The SUBJECT REALTY shall be developed in substantial conformance with the Landscape Plans prepared by Jaeger Nickola Kuhlman & Associates, Ltd., dated December 18, 2014, a copy of which is attached hereto and incorporated herein as Exhibit "D".
12. The science wing addition, academy hall modifications, athletic field building, monument signs, storage shed, gazebo, fine arts building addition, and new maintenance building shall be constructed in substantial conformance with the respective building elevation plans prepared by Jaeger Nickola Kuhlman & Associates, Ltd., dated December 8, 2014, copies of which is attached hereto and incorporated herein as Exhibit "E".
13. The APPLICANT shall not install the chain-link fence depicted on the PUD Plan prepared by Jaeger Nickola Kuhlman & Associates, Ltd., dated December 8, 2014 that is parallel to Rosewood Drive and Hawthorne Lane.
14. The APPLICANT shall relocate the monument sign proposed at the southwest corner of the SUBJECT REALTY as depicted on the PUD Plan prepared by Jaeger Nickola Kuhlman & Associates, Ltd., dated December 8, 2014 further east, approximately one-third of the distance between the southwest corner of the SUBJECT REALTY and the access point off of Hawthorne Lane.
15. The APPLICANT shall install a fifteen (15) foot landscape buffer along a portion of the north property line of the SUBJECT REALTY that is formerly known as "the old train depot site". The landscape buffer shall be installed when the proposed pavement improvements on this portion of the SUBJECT REALTY are installed.
16. The APPLICANT shall provide the Dupage County Forest Preserve District the opportunity to review and provide comments on the landscaping proposed within the fifteen (15') foot buffer identified in Condition # 15 prior to planting.

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

Section 3. That 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

PARCEL 1:

A PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING A POINT IN THE EAST LINE OF THE LAND NOW OR FORMERLY OWNED BY ROBERT BENJAMIN IN THE CENTER OF A HIGHWAY AT A POINT 539.2 FEET SOUTH OF THE INTERSECTION OF THE CENTER LINE OF SAID HIGHWAY WITH THE SOUTH LINE OF THE CHICAGO GREAT WESTERN RAILWAY; THENCE NORTHWESTERLY 440 FEET ON A CURVE TO THE RIGHT WITH A RADIUS OF 5679.6 FEET; THENCE NORTH ON A LINE PARALLEL WITH THE CENTERLINE OF SAID HIGHWAY 75 FEET; THENCE SOUTHEASTERLY ON A LINE PARALLEL TO THE NORTH LINE OF SAID RIGHT OF WAY OF THE CHICAGO, AURORA AND ELGIN RAILROAD TO THE CENTER OF SAID HIGHWAY; THENCE SOUTH ALONG THE CENTERLINE OF SAID HIGHWAY 75 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS. ALSO;

PARCEL 2:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED BY COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 34 AND RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 1075.13 FEET TO AN ARC THAT IS CONCENTRIC WITH AND 8.85 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF THE NORMAL 100 FOOT RIGHT OF WAY OF THE ILLINOIS PRAIRIE PATH (FORMERLY THE CHICAGO, AURORA AND ELGIN RAILWAY COMPANY RIGHT OF WAY); THENCE WESTERLY ALONG SAID ARC, BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 5720.75 FOR A DISTANCE OF 53.82 FEET TO THE WESTERLY LINE OF PRINCE CROSSING ROAD AS PER DOCUMENT R2000-160734 FOR A PLACE OF BEGINNING; THENCE CONTINUING WESTERLY ALONG SAID ARC, 160.91 FEET; THENCE NORTHERLY ALONG A LINE WHICH FORMS AN ANGLE OF 122 DEGREES 04 MINUTES MEASURED FROM NORTH TO EAST WITH THE LONG CHORD EXTENDING FROM THE INTERSECTION OF SAID ARC WITH SAID EAST LINE OF SECTION 34, 26.85 FEET; THENCE WESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 125 DEGREES 31 MINUTES 30 SECONDS, MEASURED FROM SOUTH TO WEST WITH THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 77.2 FEET; THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2435.0 FEET, THE LONG CHORD OF WHICH FORMS AN ANGLE OF 182 DEGREES 01 MINUTES MEASURED THROUGH NORTH, FOR A DISTANCE OF 141.43 FEET; THENCE NORTHERLY PARALLEL WITH SAID EAST LINE OF SECTION 34, 21.0 FEET TO THE NORTHERLY LINE OF SAID 100 FOOT RIGHT OF WAY; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE, BEING ON A CURVE TO THE LEFT HAVING A RADIUS OF 5679.6 FEET, FOR AN ARC DISTANCE OF 386.21 FEET TO SAID WESTERLY RIGHT OF WAY LINE OF PRINCE CROSSING ROAD; THENCE SOUTHERLY ALONG SAID WESTERLY LINE, 43.57 FEET TO THE PLACE OF BEGINNING, IN WAYNE TOWNSHIP, DUPAGE COUNTY, ILLINOIS. ALSO;

PARCEL 3:

A 100 FOOT STRIP OF LAND LYING SOUTHERLY AND ADJACENT TO PARCEL 1, EXCEPTING THEREFROM PARCEL 2 IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS. ALSO;

PARCEL 4:

LOT 1 IN FINAL PLAT OF SUBDIVISION FOR WHEATON ACADEMY, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 27, 2007 AS DOCUMENT NO. R2007-056235, IN DUPAGE COUNTY, ILLINOIS. ALSO;

PARCEL 5:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 21 MINUTES 38 SECONDS EAST (BEARINGS ASSUMED FOR DESCRIPTION PURPOSES), 1490.36 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION TO THE NORTHERLY LINE OF THE FORMER STATION SITE OF THE CHICAGO, AURORA AND ELGIN RAILROAD; THENCE WESTERLY, 440.94 FEET ALONG SAID NORTHERLY LINE, BEING ALONG A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 5610.76, THE CHORD OF SAID CURVE BEARING NORTH 69 DEGREES 09 MINUTES 04 SECONDS WEST TO THE NORTHWEST CORNER OF SAID STATION SITE; THENCE SOUTH 00 DEGREES 49 MINUTES 04 SECONDS EAST, 75.27 FEET ALONG THE WEST LINE OF SAID STATION SITE TO THE NORTHERLY RIGHT OF WAY LINE OF SAID RAILROAD; THENCE WESTERLY, 300.00 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE, BEING ALONG A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 5679.65 FEET, THE CHORD OF SAID CURVE BEARING NORTH 65 DEGREES 41 MINUTES 40 SECONDS WEST TO THE POINT OF BEGINNING; THENCE CONTINUING WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, 724.16 FEET TO THE WEST LINE OF THE EAST HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 05 MINUTES 39 SECONDS EAST, 46.99 FEET ALONG SAID WEST LINE TO THE SOUTHERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY, FORMERLY THE RIGHT OF WAY OF THE CHICAGO GREAT WESTERN RAILROAD; THENCE SOUTH 83 DEGREES 57 MINUTES 04 SECONDS EAST, 668.91 FEET ALONG SAID SOUTHERLY LINE TO A POINT THAT IS 649.69 FEET WESTERLY OF THE EAST LINE OF SAID NORTHEAST QUARTER, AS MEASURED ALONG THE SOUTHERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY; THENCE SOUTH 06 DEGREES 02 MINUTES 56 SECONDS WEST, 334.40 FEET PERPENDICULAR TO THE LAST DESCRIBED COURSE TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS. ALSO;

PARCEL 6:

THAT PART OF THE FORMER CHICAGO, AURORA AND ELGIN RAILROAD RIGHT OF WAY IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED BY COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE NORTH 00 DEGREES 21 MINUTES 51 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 1118.00 FEET TO THE NORTH LINE OF THE 100 FOOT WIDE FORMER CHICAGO, AURORA AND ELGIN RAILROAD RIGHT OF WAY; THENCE WESTERLY, ALONG SAID NORTH LINE, ON A CURVE TO THE RIGHT HAVING A RADIUS OF 5679.40 FEET, AN ARC DISTANCE OF 440 FEET TO THE PLACE OF BEGINNING; THENCE WESTERLY ON SAID NORTH LINE AN ARC DISTANCE OF 975.08 FEET TO A LINE WHICH IS 40.68 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 04 MINUTES 59 SECONDS WEST, ON SAID PARALLEL LINE, A DISTANCE OF 118.16 FEET TO THE SOUTH LINE OF SAID 100 FOOT WIDE FORMER RIGHT OF WAY; THENCE EASTERLY ON SAID SOUTH LINE, HAVING A RADIUS OF 5779.40 FEET, AN ARC DISTANCE OF 971.37 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 51 SECONDS WEST, PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 108.56 FEET TO THE PLACE OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

P.I.N.'S: 01-34-401-022, 01-34-401-024, 01-34-401-026, 01-34-401-027, 01-34-401-028.

EXHIBIT “B”

RECOMMENDATION NO. 15-RC-0003

TO: The Honorable Mayor and City Council

SUBJECT: PC 14-12
Third amendment to the final PUD for Wheaton Academy
900 N. prince Crossing Road

DATE: March 3, 2015

DECISION: The motion to approve the third amendment to the final PUD request unanimously passed (6-0).

RECOMMENDATION

After review of the requested third amendment to the final PUD, the Plan Commission/Zoning Board of Appeals (PC/ZBA) recommended approval based on the following standard:

Per Section 15.3 of the Zoning Ordinance: “...if the final plan is, 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, it shall be approved by the [Plan Commission] and recommended to the city council”. The proposed third amendment to the final PUD is designed to improve the campus to make it a greater asset to the community while addressing any potential negative aspects that may be associated with any of the proposed improvements or modifications to the existing PUD.

The recommendation was also based on the following conditions of approval:

1. The sixteen (16) conditions set forth in Section 1 of Ordinance 04-O-0046 approving the second amendment to the final PUD are hereby rescinded in their entirety.
2. The athletic field lights and tennis court lights shall be maintained and inspected annually by a lighting consultant to ensure the aiming angles or light intensity has not deviated from the approved design plans. Proof of such inspection shall be submitted to the City’s Community Development Department. The lights shall also be inspected upon a reasonable complaint of a suspicion that the lights have deviated from the approved design plans.
3. The athletic field lights shall be turned off by 9:00 p.m. on Sunday through Thursday nights and by 10:00 p.m. on Friday and Saturday nights for any game related usage, or within thirty (30) minutes of a game completion or cancellation, whichever is earlier. The parking lot lights shall be turned off by midnight.

4. The athletic field lights shall only be utilized Monday through Friday for any practice usage and shall be turned off by 9:00 p.m., or within thirty (30) minutes of a practice completion or cancellation, whichever is earlier.
5. The athletic field lights shall be utilized no more than thirty (30) times per academic year for any game related usage, not including any day use of the lights used to reduce the light intensity to the maintained illumination levels. There shall be no limitation on the number of times the athletic field lights may be utilized per academic year for any practice related usage, subject to compliance with condition # 4.
6. There shall not be any night games held on any night during which any other high attendance activities are held on the SUBJECT REALTY until such time that all of the parking proposed on the PUD Plan prepared by Jaeger Nickola Kuhlman & Associates, Ltd., dated December 8, 2014, is installed and approved by the City.
7. In the event Wheaton Academy violates any of the conditions set forth herein, on one (1) or more occasions in any academic year, or Wheaton Academy fails to cure any violation for which notice has been given, as provided for above, the City Administrator, or his designee, with input from the Plan Commission, is granted the exclusive authority to suspend the use of the lights at the athletic field, for a designated period of time, commensurate with the aggregate number of violations issued since the date of the granting of this PUD amendment provided for herein. The suspension date(s) may be determined by agreement between Wheaton Academy and the City Administrator, or his designee. Any suspension of the use of the lights in excess of one (1) evening game may be appealed directly to the City Council.
8. All loudspeakers shall be aimed away from any residences and from other buildings that would result in sound being reflected towards any residences.
9. Adequate trash receptacles shall be provided throughout the SUBJECT REALTY and the SUBJECT REALTY shall clean of any trash not located within a receptacle following each game.
10. The SUBJECT REALTY shall be developed and used in substantial conformance with the PUD Plan prepared by Jaeger Nickola Kuhlman & Associates, Ltd., dated December 8, 2014.
11. The SUBJECT REALTY shall be developed in substantial conformance with the Landscape Plans prepared by Jaeger Nickola Kuhlman & Associates, Ltd., dated December 18, 2014.
12. The science wing addition, academy hall modifications, athletic field building, monument signs, storage shed, gazebo, fine arts building addition, and new maintenance building shall be constructed in substantial conformance with the respective building elevation plans prepared by Jaeger Nickola Kuhlman & Associates, Ltd., dated December 8, 2014.
13. The APPLICANT shall not install the chain-link fence depicted on the PUD Plan prepared by Jaeger Nickola Kuhlman & Associates, Ltd., dated December 8, 2014 that is parallel to Rosewood Drive and Hawthorne Lane.

14. The APPLICANT shall relocate the monument sign proposed at the southwest corner of the SUBJECT REALTY as depicted on the PUD Plan prepared by Jaeger Nickola Kuhlman & Associates, Ltd., dated December 8, 2014 further east, approximately one-third of the distance between the southwest corner of the SUBJECT REALTY and the access point off of Hawthorne Lane.
15. The APPLICANT shall install a fifteen (15) foot landscape buffer along a portion of the north property line of the SUBJECT REALTY that is formerly known as "the old train depot site". The landscape buffer shall be installed when the proposed pavement improvements on this portion of the SUBJECT REALTY are installed.
16. The APPLICANT shall provide the Dupage County Forest Preserve District the opportunity to review and provide comments on the landscaping proposed within the fifteen (15') foot buffer identified in Condition # 15 prior to planting.

Respectfully submitted,

Erik Van-der-Mey
Chairman

VOTE:

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

EXHIBIT “C”

(insert the PUD Plan here)

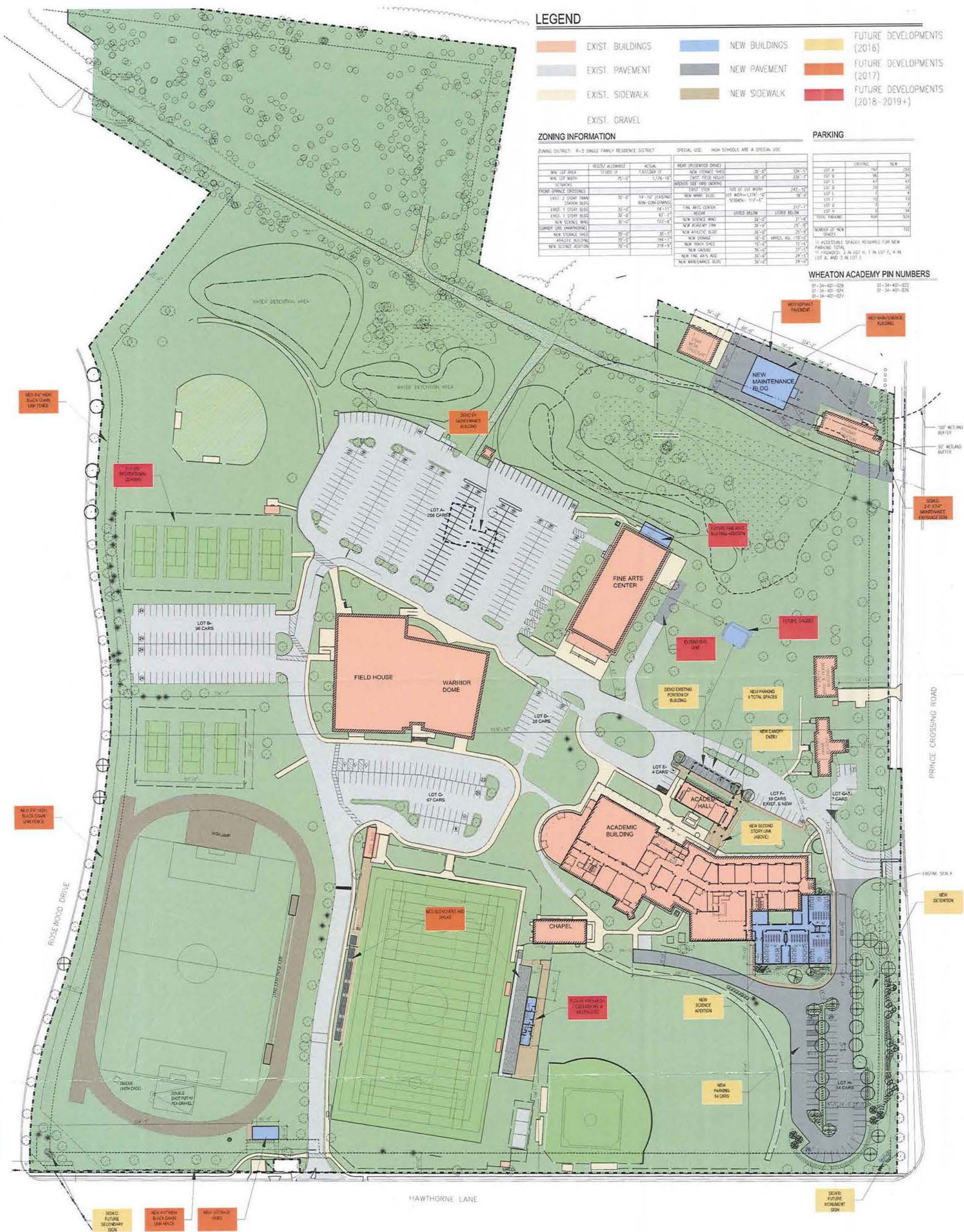
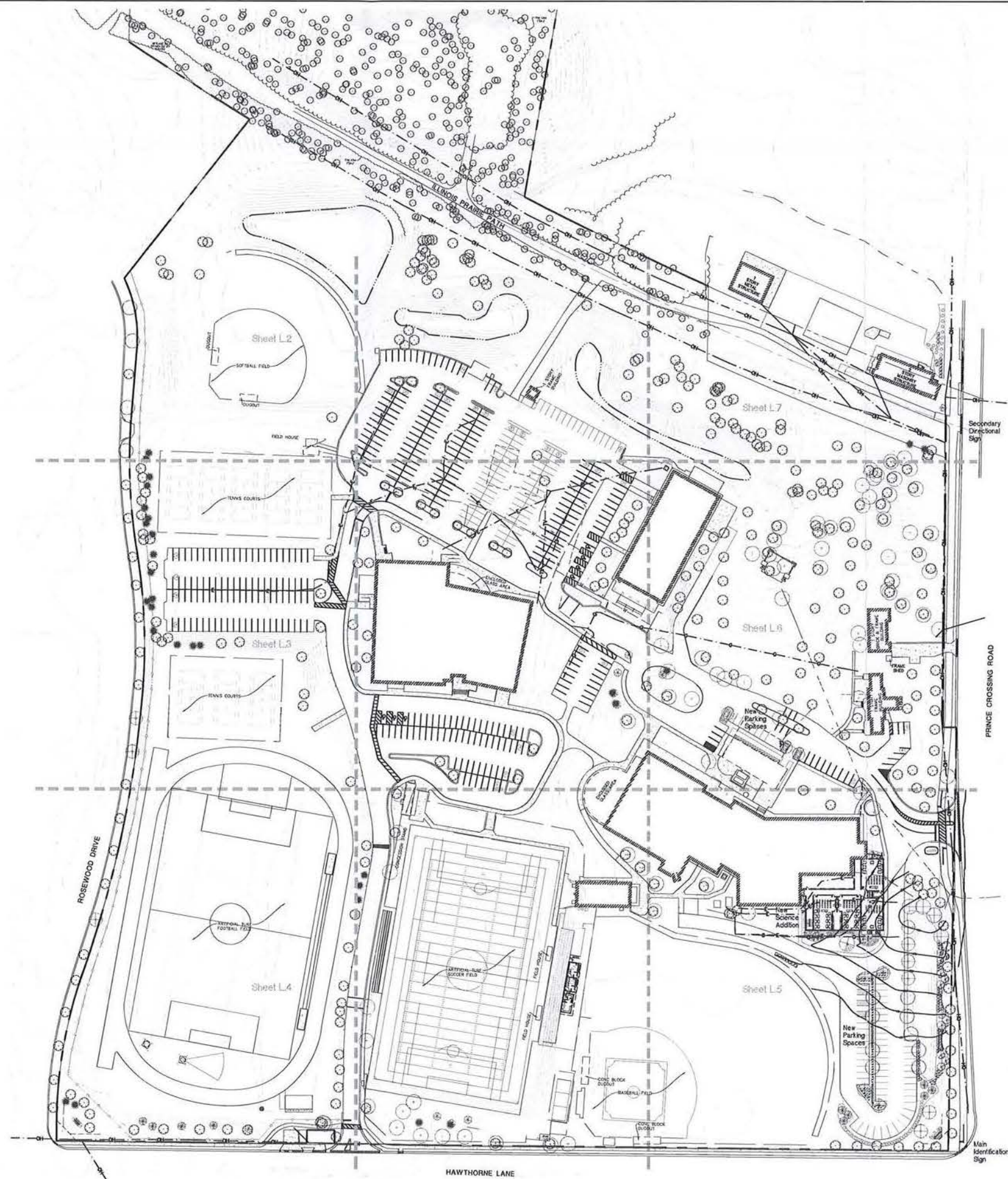


EXHIBIT “D”

(insert the Landscape Plans here)



PROPOSED CONSTRUCTION AT:
WHEATON ACADEMY
 900 PRINCE CROSSING ROAD

WEST CHICAGO, ILLINOIS 60185



DAVID H. MCALLUM ASSOCIATES, INC.
 LANDSCAPE ARCHITECTS
 201 N. Halsted Street, Suite 100, Chicago, IL 60607
 TEL: 312.467.0000 FAX: 312.467.0001
 WWW.DHMA-ARCHITECTS.COM



Scale: 1" = 40'
 North Arrow

NO.	DESCRIPTION	DATE
1	LANDSCAPE PLAN	

DATE	12.18.2014
DESIGNED BY	DRM
CHECKED BY	DRM
DATE	11.30

L1.0

Landscape Calculations

Foundation Planting | New Science Addition

Landscape Perimeter (north, south and west)	160 In. feet.
Landscape points required:	640 Points
Landscape points provided	766 Points

Detention Basin | Prince Crossing Road Facility

Landscape Perimeter	550 l.f.
Landscape points required (2) Elements per 50':	22 Landscape Elements
Landscape points provided:	22 Landscape Elements
	12 shade trees = 12 LE
	21 ornamental trees (12 new + 9 existing) = 7 LE
	60 shrubs = 3 LE

Interior Parking Lot

Shade tree required:	9
Shade trees provided:	9

Identification and Directional Signs

Main Identification Sign (Hawthorne and Prince Crossing Road)	
Landscape Area Required (1.5 x sign area)	75 square feet
Landscape Area Provided	226 square feet

Secondary Directional Sign (Rosewood Drive and Hawthorne Lane)	
Landscape Area Required (1.5 x sign area)	36 square feet
Landscape Area Provided	111 square feet

Secondary Directional Sign (Maintenance Entry – Prince Crossing Road)	
Landscape Area Required (1.5 x sign area)	6 square feet
Landscape Area Provided	71 square feet

Plant List

Shade Trees			Botanical Name	Common Name	Remarks
Key	Qty.	Size			
CEO	4	3"	Celtis occidentalis 'Prairie Pride'	Prairie Pride Common Hackberry	BB
GPS	3	3"	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	BB
GTS	14	3"	Gleditsia triacanthos var. inermis 'Skyline'	Skyline Thornless Honeylocust	BB
QUC	1	3"	Quercus muehlenbergii	Chinkapin Oak	BB
ULM	13	3"	Ulmus x 'Regal'	Regal Elm	BB

Ornamental Trees			Botanical Name	Common Name	Remarks
Key	Qty.	Size			
AMC	4	6'	Amelanchier canadensis	Shadblow Serviceberry	BB/Clump
CCI	4	6'	Crataegus crusgalli var. inermis	Thornless Cockspur Hawthorn	BB/Clump
MPF	6	6'	Malus 'Prairie Fire'	Prairie Fire Crabapple	BB/Clump

Evergreen Trees			Botanical Name	Common Name	Remarks
Key	Qty.	Size			
PGD	3	6'	Picea glauca 'Densata'	Black Hills Spruce	BB
PGD	1	8'	Picea glauca 'Densata'	Black Hills Spruce	BB
PIA	4	6'	Picea abies	Norway Spruce	BB
PIC	3	6'	Picea pungens	Colorado Green Spruce	BB

Shrubs			Botanical Name	Common Name	Remarks
Key	Qty.	Size			
BUX	36	24"	Buxus x microphylla 'Glencoe'	Chicagoland Green Boxwood	BB
CSI	18	24"	Cornus sericea 'Isanti'	Isanti Redosier Dogwood	BB
CSI	15	36"	Cornus sericea 'Isanti'	Isanti Redosier Dogwood	BB
JCS	10	24"	Juniperus chinensis var. sargentii	Sargent Juniper	BB
JKC	7	24"	Juniperus chinensis 'Kallay's Compacta'	Kallay's Compact Juniper	BB
RGM	23	24"	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	BB
RHG	87	24"	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	BB
SMK	19	24"	Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	BB
TOT	19	6'	Thuja occidentalis 'Technyii'	Mission Arborvitae	BB
VBM	16	24"	Viburnum dentatum 'Christom'	Blue Muffin Arrowwood Viburnum	BB
VID	39	36"	Viburnum dentatum Seventeen Little Joe	Little Joe Viburnum	BB

Perennials, Ornamental Grasses and Groundcovers			Botanical Name	Common Name	Remarks
Key	Qty.	Size			
CMK	81	#1	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	Container
HLG	86	#1	Hemerocallis 'Little Grapette'	Little Grapette Daylily	Container
HHR	35	#1	Hemerocallis 'Happy Returns'	Happy Returns Daylily	Container
SPO	36	#1	Sporobolus heterolepis	Prairie Dropseed	Container

LANDSCAPING LEGEND

This is an enlarged version of the Landscaping Legend shown on following sheets

Landscape Calculations

Foundation Planting / New Species Addition	
Landscape perimeter (front, back and side)	160' in feet
Landscape plants required	640 Plants
Landscape plants provided	768 Plants

Deflection Sign / Price Crossing Road Facility	
Landscape perimeter	550' in
Landscape plants required (23 Elements per 50')	23 Landscape Elements
Landscape plants provided	32 Landscape Elements
	12 shade trees = 12 LE
	21 ornamental trees (12 new + 9 existing) = 7 LE
	60 shrubs = 3 LE

Mobile Parking Lot	
Shade trees required	8
Shade trees provided	8

Deflection and Directional Sign

Main / Directional Sign (Intersection and Price Crossing Road)	
Landscape Area Required (1.5 x sign area)	75 square feet
Landscape Area Provided	236 square feet

Secondary Directional Sign (Ramp and Price Crossing Road)	
Landscape Area Required (1.5 x sign area)	38 square feet
Landscape Area Provided	111 square feet

Secondary Directional Sign (Maintenance Entry - Price Crossing Road)	
Landscape Area Required (1.5 x sign area)	8 square feet
Landscape Area Provided	21 square feet

Plant List

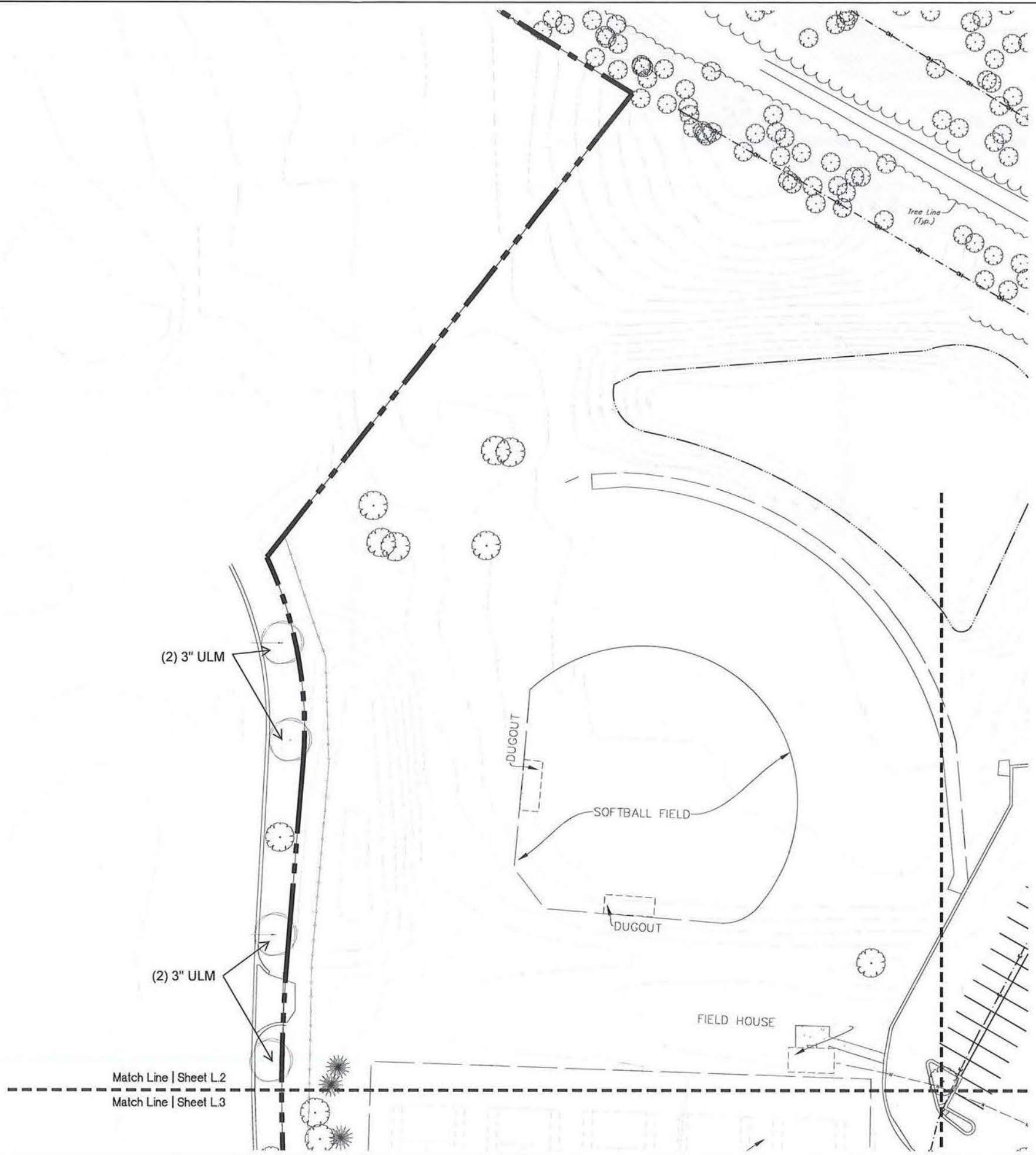
Shade Trees	Qty	Size	Botanical Name	Common Name	Remarks
ULM	4	3"	Ulmus americana 'Prince of Wales'	Princely Elm	BB
QUS	3	3"	Quercus prinus 'Princeton Sentry'	Princeton Sentry Oak	BB
QUS	14	3"	Quercus prinus 'Princeton Sentry'	Princeton Sentry Oak	BB
QUS	1	3"	Quercus prinus 'Princeton Sentry'	Princeton Sentry Oak	BB
ULM	13	3"	Ulmus americana 'Prince of Wales'	Princely Elm	BB

Ornamental Trees	Qty	Size	Botanical Name	Common Name	Remarks
AMT	4	6"	Amelanchier canadensis	Shadblow	BB/ULM
QUS	4	6"	Quercus prinus 'Princeton Sentry'	Princeton Sentry Oak	BB/ULM
QUS	6	6"	Quercus prinus 'Princeton Sentry'	Princeton Sentry Oak	BB/ULM

Evergreen Trees	Qty	Size	Botanical Name	Common Name	Remarks
PIG	3	6"	Pinus strobus 'Dorset'	Dorset Spruce	BB
PIG	1	6"	Pinus strobus 'Dorset'	Dorset Spruce	BB
PA	4	6"	Pinus strobus 'Dorset'	Dorset Spruce	BB
PA	3	6"	Pinus strobus 'Dorset'	Dorset Spruce	BB

Shrubs	Qty	Size	Botanical Name	Common Name	Remarks
BUR	30	24"	Buxus x microphylla 'Common'	Common Boxwood	BB
CS	18	24"	Camelia sasanqua 'Tidal Wave'	Tidal Wave Camellia	BB
CS	15	24"	Camelia sasanqua 'Tidal Wave'	Tidal Wave Camellia	BB
CS	10	24"	Camelia sasanqua 'Tidal Wave'	Tidal Wave Camellia	BB
CS	7	24"	Camelia sasanqua 'Tidal Wave'	Tidal Wave Camellia	BB
CS	23	24"	Camelia sasanqua 'Tidal Wave'	Tidal Wave Camellia	BB
CS	80	24"	Camelia sasanqua 'Tidal Wave'	Tidal Wave Camellia	BB
CS	19	24"	Camelia sasanqua 'Tidal Wave'	Tidal Wave Camellia	BB
CS	13	24"	Camelia sasanqua 'Tidal Wave'	Tidal Wave Camellia	BB
CS	16	24"	Camelia sasanqua 'Tidal Wave'	Tidal Wave Camellia	BB
CS	33	24"	Camelia sasanqua 'Tidal Wave'	Tidal Wave Camellia	BB

Perennials, Ornamental Grasses and Groundcovers	Qty	Size	Botanical Name	Common Name	Remarks
CMN	81	21"	Camellia sasanqua 'Tidal Wave'	Tidal Wave Camellia	BB
CMN	81	21"	Camellia sasanqua 'Tidal Wave'	Tidal Wave Camellia	BB
CMN	81	21"	Camellia sasanqua 'Tidal Wave'	Tidal Wave Camellia	BB
CMN	81	21"	Camellia sasanqua 'Tidal Wave'	Tidal Wave Camellia	BB



PROPOSED CONSTRUCTION AT:
WHEATON ACADEMY
900 PRINCE CROSSING ROAD
WEST CHICAGO, ILLINOIS 60185

JKA
ARCHITECTS
JACOB K. JACOBSON ARCHITECTS, INC.
2005 W. NORTH AVE., SUITE 100
CHICAGO, IL 60610
(773) 327-1000

DAVID R. JACOBSON ASSOCIATES, INC.
2005 W. NORTH AVE., SUITE 100
CHICAGO, IL 60610
(773) 327-1000

McCALLUM
ASSOCIATES

Scale: 1" = 30'

NO. DESCRIPTION DATE

LANDSCAPE PLAN

DATE: 12.18.2014

DESIGN: L2.0

1130

Landscape Calculations

Foundation Planting (Row Science Addition)

Landscape Perimeter (North, South and West)	150 ft. feet
Landscape points required	640 Points
Landscape points provided	766 Points

Detention Basin (Prince Crossing Box Facility)

Landscape Perimeter	550 ft.
Landscape points required (7' Elements per foot)	22 Landscape Elements
Landscape points provided	72 shade trees + 12 LE 21 ornamental trees (12 new + 9 existing) + 7 LE 69 shrubs + 3 LE

Master Rippling Lot

Shade tree required	8
Shade trees provided	8

Identification and Directional Signs

Main Identification Sign (Poststone and Prince Crossing Road)	25 square feet
Landscape Area Required (15' x sign area)	226 square feet
Landscape Area Provided	226 square feet

Secondary Directional Sign (Poststone Drive and Poststone Lane)	36 square feet
Landscape Area Required (15' x sign area)	111 square feet
Landscape Area Provided	111 square feet

Secondary Directional Sign (Maintenance Drive - Prince Crossing Road)	6 square feet
Landscape Area Required (15' x sign area)	21 square feet
Landscape Area Provided	21 square feet

Plant List

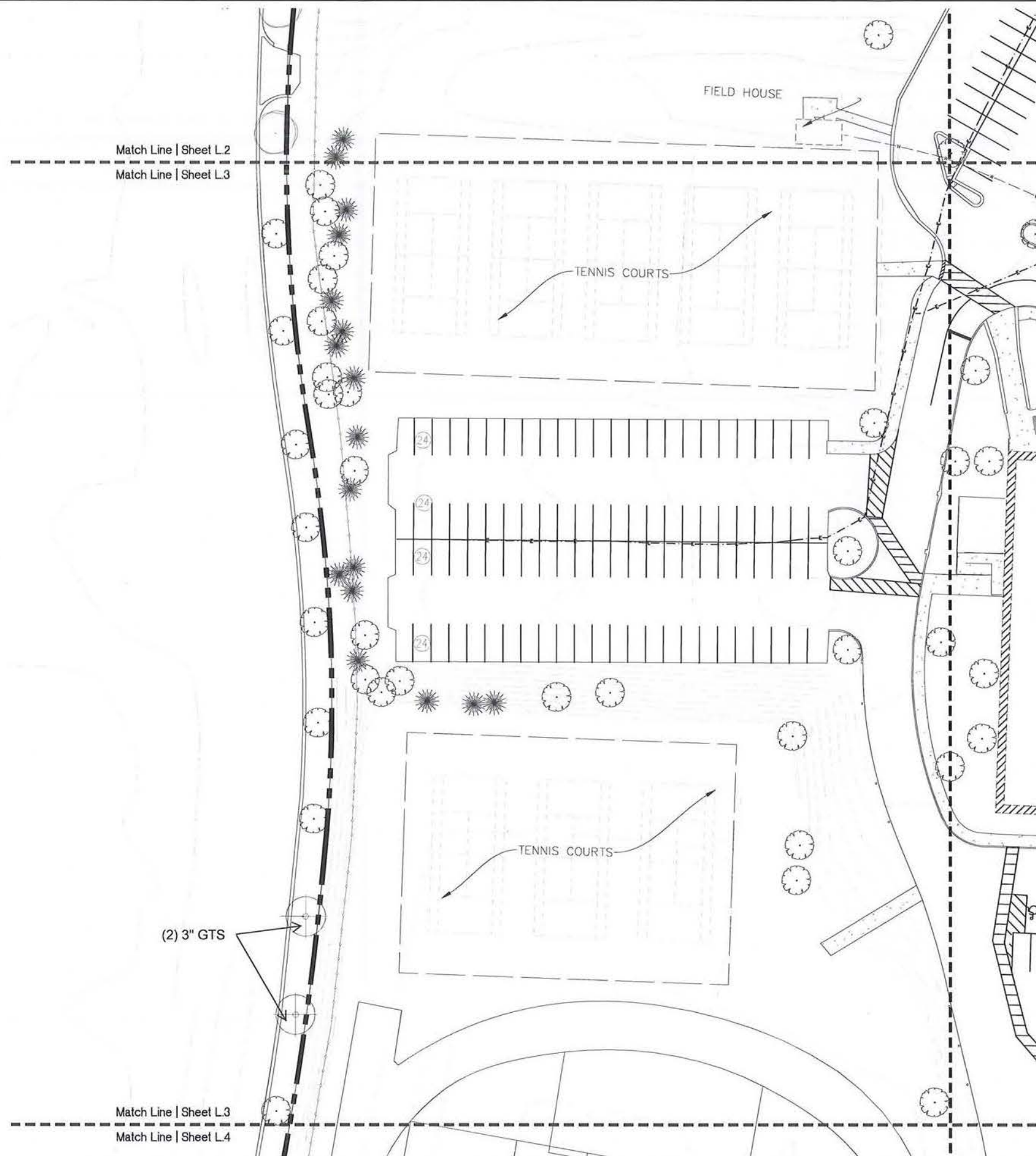
Shade Trees	Qty	Size	Botanical Name	Common Name	Remarks
CEG	4	3"	<i>Quercus bicolor</i> (Pine Ridge)	Pine Ridge Common Hicory	BB
OPS	3	3"	<i>Quercus bicolor</i> (Pine Ridge)	Pine Ridge Common Hicory	BB
GTS	14	3"	<i>Quercus bicolor</i> (Pine Ridge)	Pine Ridge Common Hicory	BB
QCC	1	3"	<i>Quercus bicolor</i> (Pine Ridge)	Pine Ridge Common Hicory	BB
UM	13	3"	<i>Quercus bicolor</i> (Pine Ridge)	Pine Ridge Common Hicory	BB

Ornamental Trees	Qty	Size	Botanical Name	Common Name	Remarks
AMZ	4	6"	<i>Amelanchier canadensis</i>	Shadblow	BB/CLUP
CO	4	6"	<i>Coronilla canadensis</i>	Shadblow	BB/CLUP
WFF	4	6"	<i>Witch Hazel</i>	Witch Hazel	BB/CLUP

Evergreen Trees	Qty	Size	Botanical Name	Common Name	Remarks
POD	3	6"	<i>Podocarpus neriifolia</i>	Black Alder	BB
POD	1	6"	<i>Podocarpus neriifolia</i>	Black Alder	BB
PA	4	6"	<i>Pinus strobus</i>	White Pine	BB
PC	3	6"	<i>Pinus strobus</i>	White Pine	BB

Shrubs	Qty	Size	Botanical Name	Common Name	Remarks
BJA	26	24"	<i>Buxus sempervirens</i> (Vernon)	Common Boxwood	BB
CS	18	24"	<i>Conium maculatum</i> (Vernon)	Common Hemlock	BB
CS	15	24"	<i>Conium maculatum</i> (Vernon)	Common Hemlock	BB
CS	10	24"	<i>Conium maculatum</i> (Vernon)	Common Hemlock	BB
CS	7	24"	<i>Conium maculatum</i> (Vernon)	Common Hemlock	BB
CS	23	24"	<i>Conium maculatum</i> (Vernon)	Common Hemlock	BB
CS	87	24"	<i>Conium maculatum</i> (Vernon)	Common Hemlock	BB
CS	13	24"	<i>Conium maculatum</i> (Vernon)	Common Hemlock	BB
CS	13	24"	<i>Conium maculatum</i> (Vernon)	Common Hemlock	BB
CS	16	24"	<i>Conium maculatum</i> (Vernon)	Common Hemlock	BB
CS	23	24"	<i>Conium maculatum</i> (Vernon)	Common Hemlock	BB

Perennials, Ornamental Grasses and Groundcovers	Qty	Size	Botanical Name	Common Name	Remarks
CM	81	1"	<i>Coreopsis grandiflora</i> (Vernon)	Common Coreopsis	BB
CM	81	1"	<i>Coreopsis grandiflora</i> (Vernon)	Common Coreopsis	BB
CM	81	1"	<i>Coreopsis grandiflora</i> (Vernon)	Common Coreopsis	BB
CM	81	1"	<i>Coreopsis grandiflora</i> (Vernon)	Common Coreopsis	BB



PROPOSED CONSTRUCTION AT:
WHEATON ACADEMY
 900 PRINCE CROSSING ROAD
 WEST CHICAGO, ILLINOIS 60185



DAVID R. MACCALLUM ASSOCIATES, INC.
 LANDSCAPE ARCHITECTS



Scale: 1" = 20'
 Date: 12/18/2014

NO.	DESCRIPTION	DATE
1	LANDSCAPE PLAN	

DESIGNED BY	DATE
CHECKED BY	12/18/2014
DATE	
1130	

L3.0

SEE ENLARGED SHEET FOLLOWING

Landscape Calculations

Foundation Planting - New Science Addition	
Landscape Planter Depth, width and area	100 sq. ft.
Landscape plants required	640 Plants
Landscape plants provided	708 Plants

Detention Basin - Prince Crossing Water Facility	
Landscape Planter	150 sq. ft.
Landscape plants required (2) Plants per sq. ft.	22 Landscape Elements
Landscape plants provided	12 shade trees + 12 LE
	21 ornamental trees (12 new + 9 existing) = 33 LE
	60 shrubs + 3 LE

Interpretation List

Shade tree required	1
Shade tree provided	8

Identification and Orientation Signs

Main Identification Sign (Midway and Prince Crossing Road)	
Landscape Area Required (15 x sign area)	75 square feet
Landscape Area Provided	236 square feet
Secondary Directional Sign (Midway Drive and Midway Road)	
Landscape Area Required (15 x sign area)	36 square feet
Landscape Area Provided	111 square feet
Secondary Directional Sign (Midway Drive - Prince Crossing Road)	
Landscape Area Required (15 x sign area)	8 square feet
Landscape Area Provided	71 square feet

Plant List

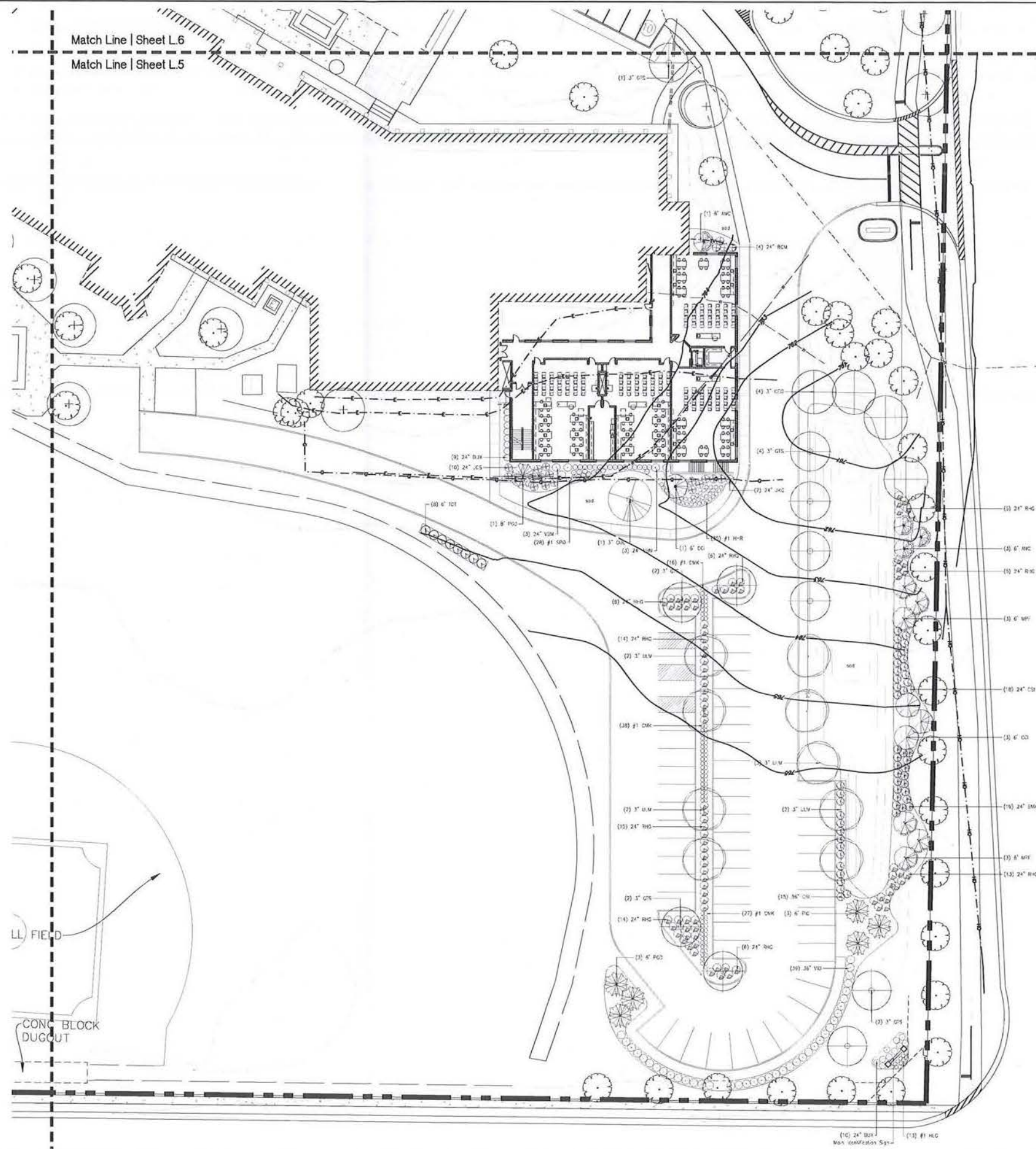
Shade Trees	Qty.	Size	Botanical Name	Common Name	Remarks
LD	4	1"	<i>Salix nigricarpa</i> (Prune Ridge)	Prune Ridge Willow	BB
LD	3	5"	<i>Crataegus</i> (Prune Ridge)	Prune Ridge Hawthorn	BB
LD	1	5"	<i>Quercus macrocarpa</i> (Prune Ridge)	Prune Ridge White Oak	BB
LD	1	5"	<i>Quercus macrocarpa</i> (Prune Ridge)	Prune Ridge White Oak	BB
LD	1	5"	<i>Quercus macrocarpa</i> (Prune Ridge)	Prune Ridge White Oak	BB

Ornamental Trees	Qty.	Size	Botanical Name	Common Name	Remarks
LD	4	6"	<i>Prunella</i> (Prune Ridge)	Prune Ridge Spirea	BB/CL
LD	4	6"	<i>Prunella</i> (Prune Ridge)	Prune Ridge Spirea	BB/CL
LD	4	6"	<i>Prunella</i> (Prune Ridge)	Prune Ridge Spirea	BB/CL

Overgreen Trees	Qty.	Size	Botanical Name	Common Name	Remarks
LD	2	6"	<i>Prunella</i> (Prune Ridge)	Prune Ridge Spirea	BB
LD	2	6"	<i>Prunella</i> (Prune Ridge)	Prune Ridge Spirea	BB
LD	2	6"	<i>Prunella</i> (Prune Ridge)	Prune Ridge Spirea	BB

Shrubs	Qty.	Size	Botanical Name	Common Name	Remarks
LD	10	24"	<i>Buxus</i> (Prune Ridge)	Prune Ridge Boxwood	BB
LD	10	24"	<i>Buxus</i> (Prune Ridge)	Prune Ridge Boxwood	BB
LD	10	24"	<i>Buxus</i> (Prune Ridge)	Prune Ridge Boxwood	BB
LD	10	24"	<i>Buxus</i> (Prune Ridge)	Prune Ridge Boxwood	BB
LD	10	24"	<i>Buxus</i> (Prune Ridge)	Prune Ridge Boxwood	BB

Perennials, Ornamental Grasses and Groundcovers	Qty.	Size	Botanical Name	Common Name	Remarks
LD	10	1"	<i>Coreopsis</i> (Prune Ridge)	Prune Ridge Coreopsis	BB
LD	10	1"	<i>Coreopsis</i> (Prune Ridge)	Prune Ridge Coreopsis	BB
LD	10	1"	<i>Coreopsis</i> (Prune Ridge)	Prune Ridge Coreopsis	BB



PROPOSED CONSTRUCTION AT:
WHEATON ACADEMY
900 PRINCE CROSSING ROAD

WEST CHICAGO, ILLINOIS 60185



DAVID R. HANCOCK ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
2000 W. 12TH STREET, SUITE 100
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TEL: 312.467.1000
WWW.DRHA.COM

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2000 W. 12TH STREET, SUITE 100
CHICAGO, IL 60604
TEL: 312.467.1000
WWW.DRHA.COM



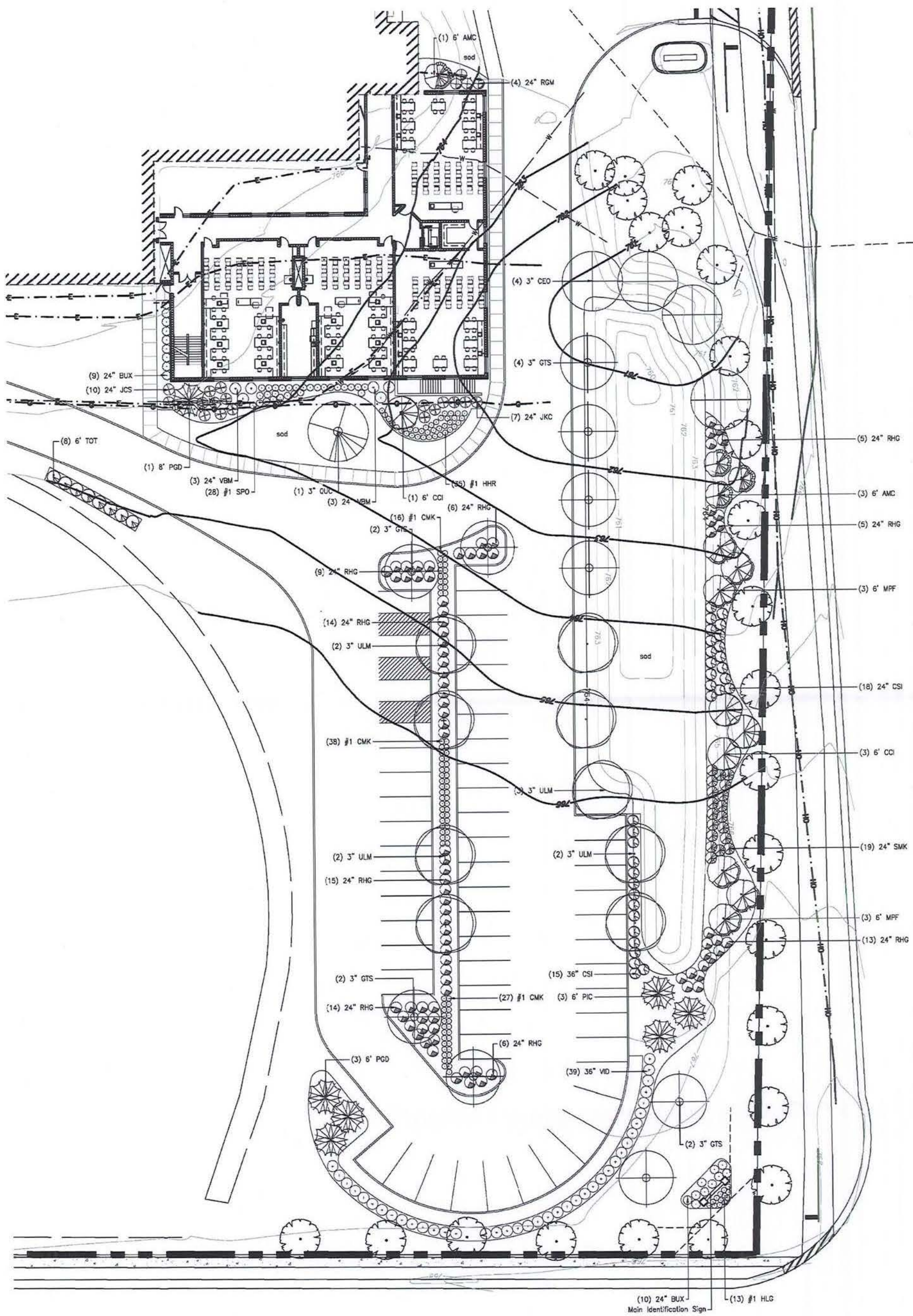
Scale
1" = 20'

NO.	DESCRIPTION	DATE
1	LANDSCAPE PLAN	

DATE: 12.18.2014

DESIGNED BY: DRH
CHECKED BY: DRH
DATE: 12.18.2014

L5.0



ENLARGED SCIENCE WING LANDSCAPING PLAN

SEE ENLARGED SHEET FOLLOWING

Landscape Calculations
Recreation Planning / New Science Edition

Landscape Perimeter (north, south and west)	160 m. feet
Landscape points required	640 Points
Landscape points provided	766 Points

landscape Pedestal	550 LF
landscape p/mts required (2) Elements per 50'	22 landscape Elements
landscape p/mts provided	22 landscape Elements

12 shade trees = 12 LE
 71 deciduous trees $(12 \text{ oak} + 9 \text{ ash}) = 7 \text{ LE}$
 62 shrubs = 3 LE

Motor Parking Lot	
Space time required	9
Space time provided	9

0-026 11404 100V 50Hz 3

Identification and Measuring Signs	
Wild Identification Sign (Hatchlings per Person Crossing Road)	
Landmark Area Required (15 x sign area)	25 square feet
Landmark Area Required	300 square feet

Landscape Area Required (100' x 250' area)	25 square feet
Landscape Area Provided	226 square feet

Intelligence Not Required 715 square feet

Longshore Drag Force (1.5 x 520000)	6 square feet
Longshore Drag Force	21 square feet

Plant List

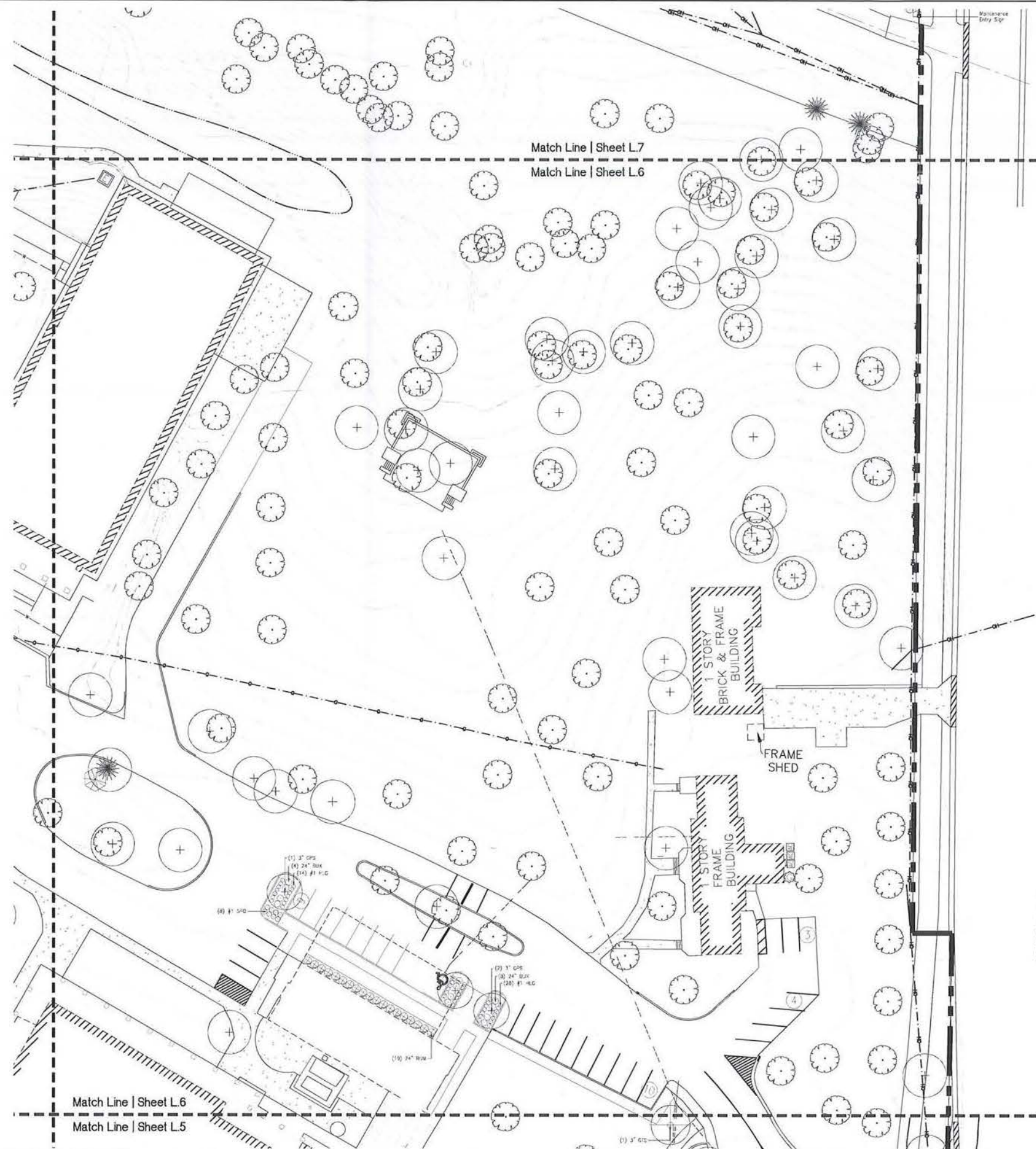
Shrub trees veg.	Qty.	Size	Botanical Name	Common Name	Remarks
CEC	4	5'	<i>Celastrus scandens</i> 'Florida White'	White-flowered Common Honeysuckle	09
GPS	3	5'	<i>Griggsia nana</i> 'Princeton Sentry'	Princeton Sentry Griggs	09
GTS	14	5'	<i>Gladiolus vanderhoffii</i> var. 'Miami Skyline'	Skyline Running Tulip	09
QAC	1	5'	<i>Quercus muhlenbergii</i>	Chinquapin Oak	09
UAW	19	5'	<i>Ulmus x 'Regal'</i>	Regal Elm	09

Genus/Species	Key	Qty.	Size	Biological Name	Common Name	Remarks
AM2	4	6		<i>Amorpha canescens</i>	Grayish Sensitive	BSO/Clara
CO1	4	6		<i>Orthocentrus ruber</i> var. <i>harmis</i>	Harmon's Surgehead	BSO/Clara
OFF	5	6		<i>Muraena pinnata</i>	Pinna Fish	BSO/Clara

Geopline Tree Key	Qty.	Size	Botanical Name	Common Name	Remarks
PG	3	6'	Pink glaucous "Dewdrops"	Black Hill Saurau	03
PG	1	6'	Pink glaucous "Dewdrops"	Black Hill Saurau	03
PA	4	6'	Pink glaucous "Dewdrops"	Souray Saurau	03
PC	3	6'	Pink glaucous "Dewdrops"	Colombian Green Saurau	03

[illegible]

Peterson's Commercial Grasses and Groundcovers			Common Name	Hardiness
Key	Gra. Size	Botanical Name		
CMA	81	†	<i>Kalmeglossa acutifolia</i> 'Arl Foresta'	Common Reed Grass
MAC	86	†	<i>Hemerocallis</i> 'Little Chaperon'	Little Gazelle Daylily
and	25	†	<i>Hemerocallis</i> 'Happy Returns'	Happy Returns Daylily
SPG	36	†	<i>Sporobolus</i> 'Petersburg'	Reeds Disposed



**PROPOSED CONSTRUCTION AT:
WHEATON ACADEMY
900 PRINCE CROSSING ROAD**


WEST CHICAGO, ILLINOIS 60185



JAEGER NICKOLA KUHLMAN
KALLIOPIETÄ, VÄLÄÄNÄITSEKÄ
2015 NÄPÄNÄITSEKÄ, SÄLÄ NÄPÄNÄITSEKÄ
SÄLÄ
0471314141 - Fax 0471312200
www.jnk.fi

DAVID R. McCALLUM ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
275 N. Madison Avenue, Suite 1500, New York, NY 10017



Scale: $r = 0.1$ Name: 

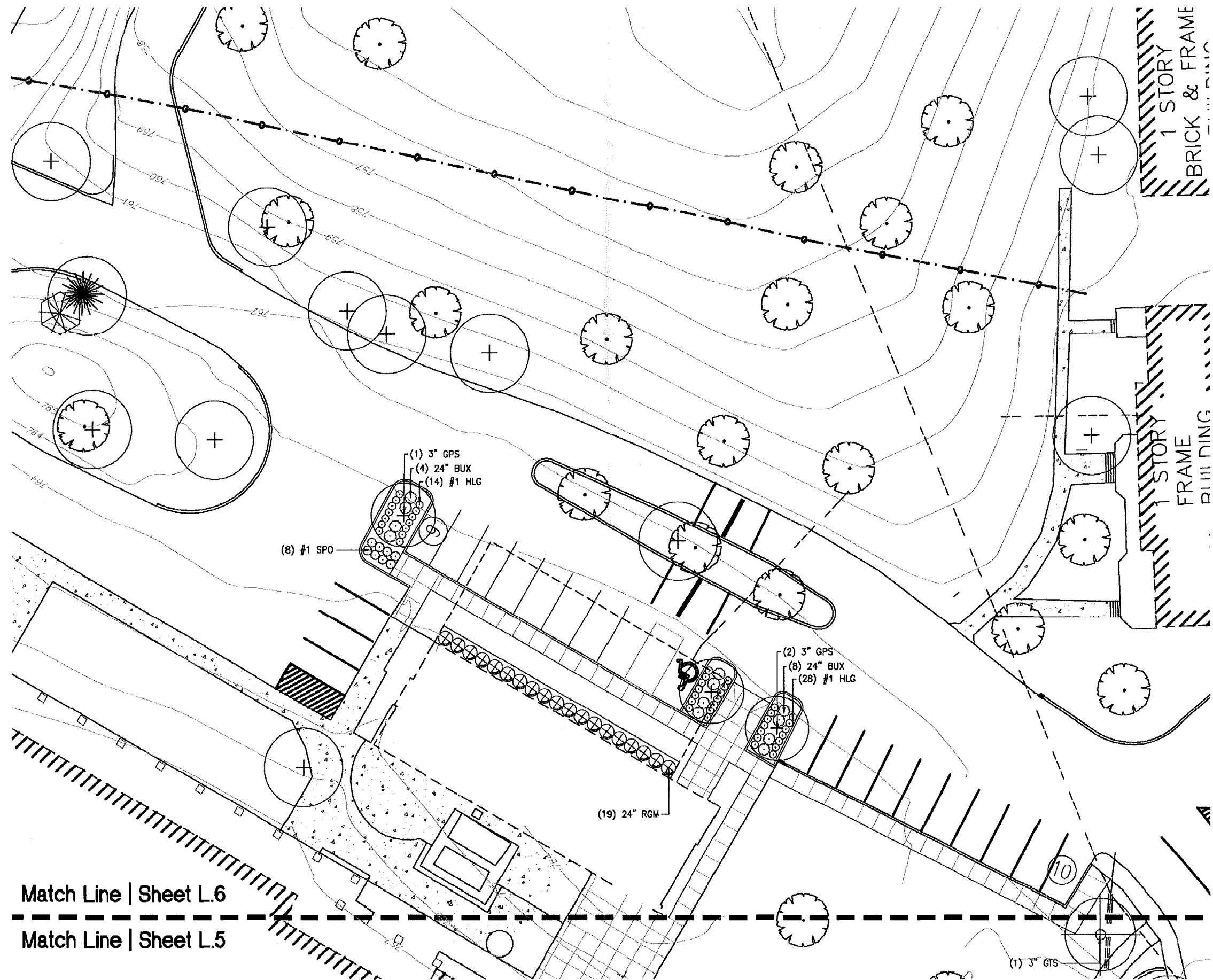
NO.	DESCRIPTION	DATE
LANDSCAPE PLAN		

DATE	PLT DATE
09/04	12/18/2014

DATE	
TIME	

	L6.0
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1130



Match Line | Sheet L.6

Match Line | Sheet L.5

ENLARGED ACADEMY HALL LANDSCAPING PLAN

SEE ENLARGED SHEET FOLLOWING

Landscape Calculations

Foundation Writing / New Science Addition

Landscape Perimeter (north, south and west)	160 m. Vets.
Landscape points retained	640 Points
Landscape points provided	306 Points

Detection Bias (Finite Crossing Root Cavity)

Landscape Perimeter	500 ft
Landscape points required (2) Exempts per 50'	22 Landscape Elements
Landscape points provided	22 Landscape Elements
	12 shade trees = 12 LE
	21 ornamental trees {12 new + 9 existing} = 21 LE
	60 shrubs = 3 LE

Interior Parking Lot

Shade tree required:	3
Shade trees provided:	3

Notification and Directed Signs

WPA Identification Sign (Healthcare and Police Crossing Road)	
Landscape Area Required (1.5 x sign area)	75 square feet
Landscape Area Provided	220 square feet

Secondary Directional Sign (Rosewood Drive and Hawthorne Lane)	
Landscape Area Required (1.5 x sign area)	35 square feet
Landscape Area Provided	111 square feet

Secondly Oxford Sign (Marksmen Entry - Where Crossing West)	
Landscaping Area Required (1.5 x sign area)	6 square feet
Landscaping Area Provided	71 square feet

Plant List

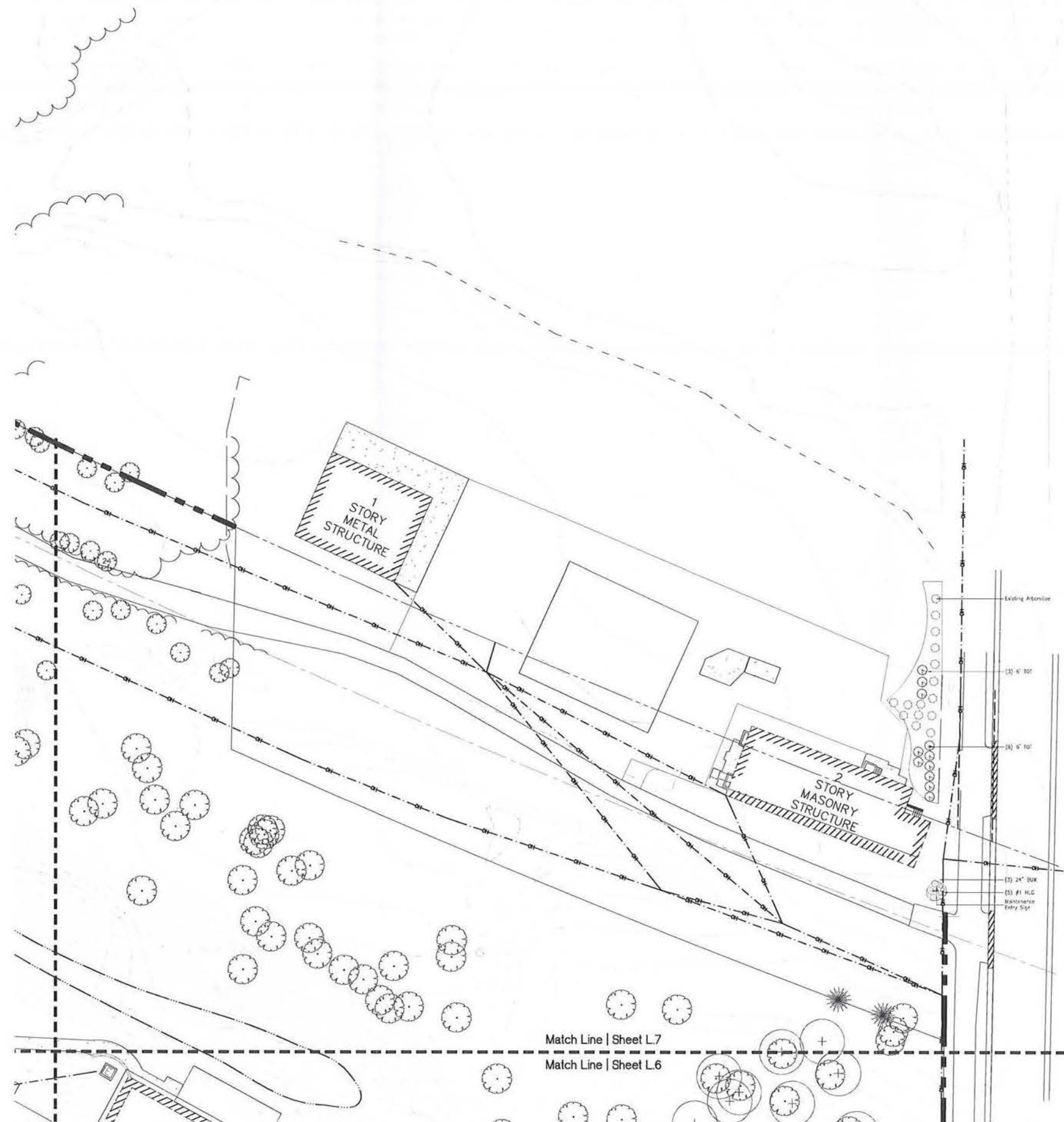
Site	Tree Qty.	Tree Size	Botanical Name	Common Name	Remarks
CID	4	3'	<i>Cordia alliodora</i> 'Bottle Tree'	Bottle Tree Common Hattery	03
CPS	5	3'	<i>Cordia baccata</i> 'Mango Serry'	Almond Serry Cango	03
IDS	12	3'	<i>Cordia alliodora</i> var. <i>acuminata</i> 'Bottle'	Stem Bottle Almond	03
ISC	1	2'	<i>Cordia macrocarpa</i>	Common Oak	03
ISC	12	3'	<i>Alnus</i> + 'Rage'	Rage Oak	03

Ornamental Tree	Key	Qty.	Size	Botanical Name	Common Name	Remarks
AMC	4	5		<i>Amorpha canescens</i>	Shrubby Sp. Colony	B3/City
CC	4	5		<i>Corylus virginica</i> var. <i>hirsuta</i>	Thornless Hickory	B3/City
NFF	6	5		<i>Wald. Parula Tree</i>	Parula Tree	B3/City

Evergreen Seed Key, Qty, Size	Botanical Name	Common Name	Warnings
POB 5 5'	Picea glauca 'Densata'	Blue Pine, Spruce	B3
POB 1 8'	Picea glauca 'Densata'	Blue Pine, Spruce	B3
PA 4 4'	Picea - 4'	Sitka Spruce	U8
POC 5 6'	Picea mariana	Colorado, Green Spruce	B3

[illegible]

Perennial, Ornamental Grasses and Groundcovers					
Key	Qty.	Size	Botanical Name	Common Name	Remarks
CMC	81	#1	<i>Calamagrostis canadensis</i> "Ken Fostner"	Feather Reed Grass	Container
HLC	85	#1	<i>Hemerocallis</i> "Little Grapes"	Little Daylily	Container
HBR	35	#1	<i>Hemerocallis</i> "Happy Return"	Happy Returns Daylily	Container
SPG	36	#1	<i>Sporobolus</i> <i>Heterophyllus</i>	Plains Oatgrass	Container



PROPOSED CONSTRUCTION AT:
WHEATON ACADEMY
900 PRINCE CROSSING ROAD


WEST CHICAGO, ILLINOIS 60185



JASCEER NICKOLA HULMANS
 1055 W. 10TH AVE. SUITE 1000
 DENVER, CO 80202
 TEL: 303.733.1111 FAX: 303.733.1112
 WWW.JASCEER.COM

DAVID R. MCALLUM ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
25 N. Lincoln Avenue • Suite 100 • Oak Brook, IL 60110
TEL: 630.584.1000 FAX: 630.584.1001

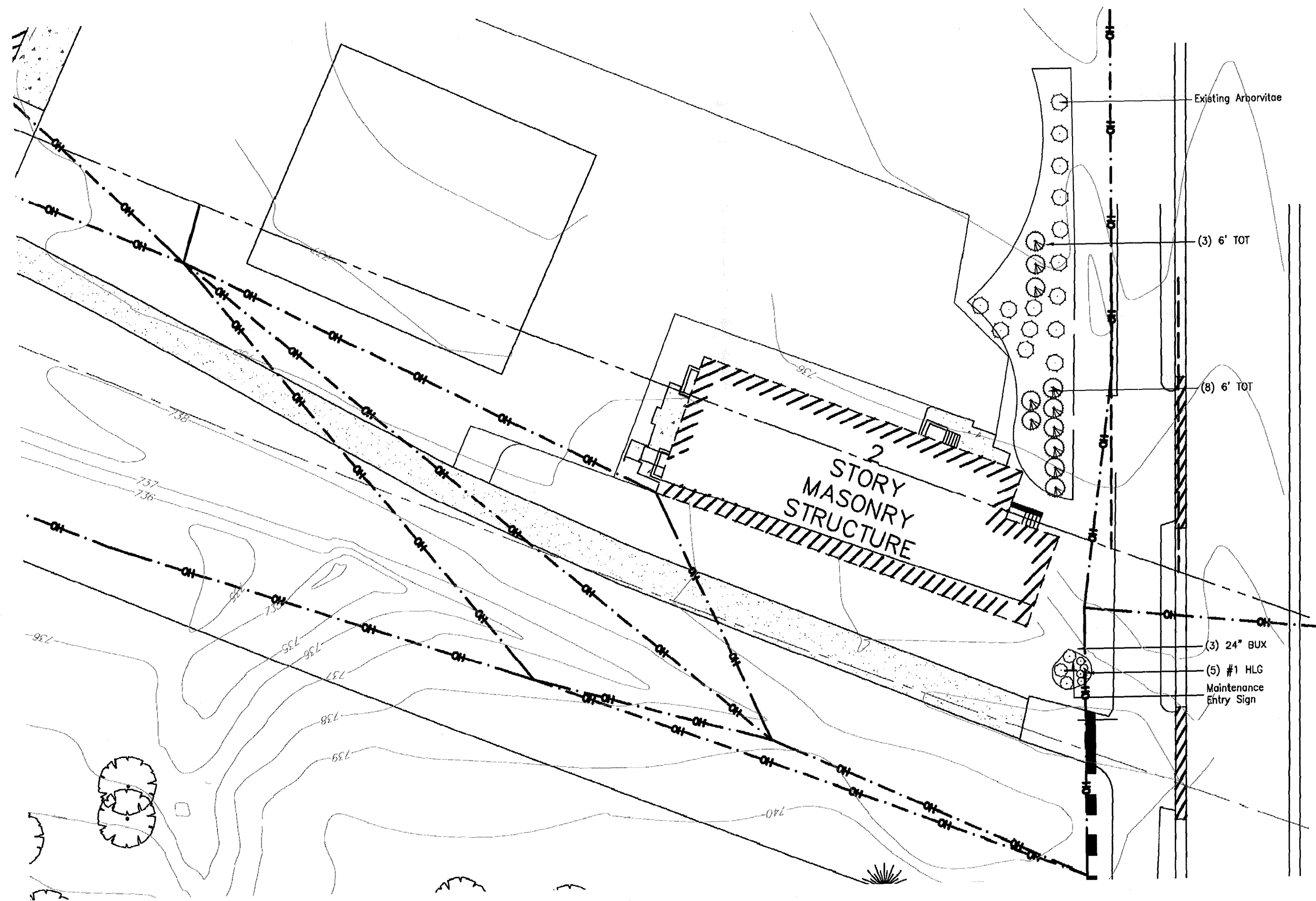


Score	Time	
Time 20		

No.	DESCRIPTION	DATE
LANDSCAPE PLAN		

Druck:	Print Date:
07/01	12.18.2014

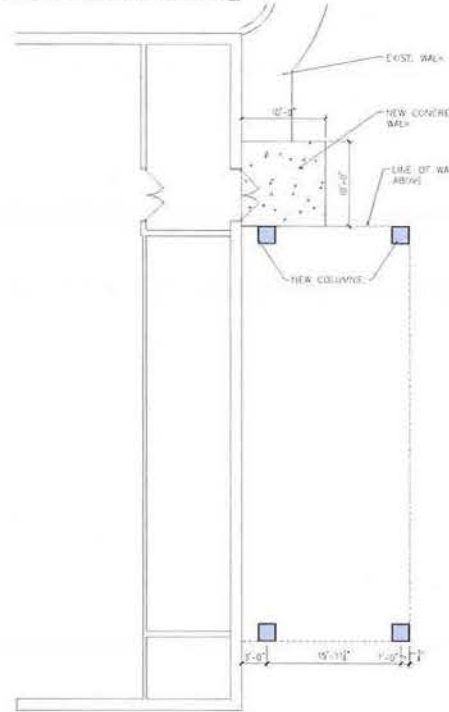
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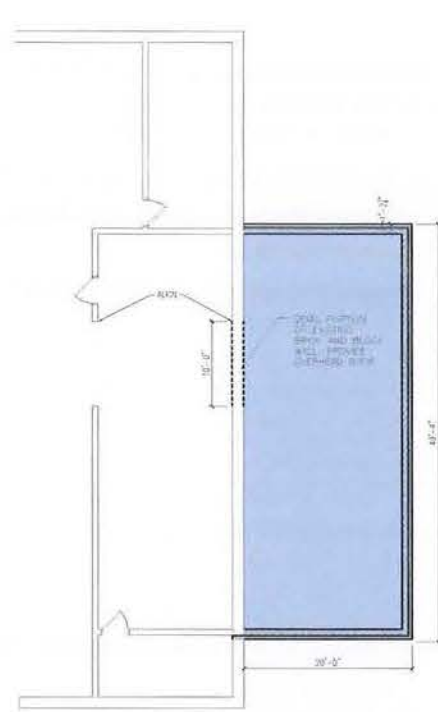
ENLARGED MAINTENANCE LANDSCAPING PLAN

EXHIBIT “E”

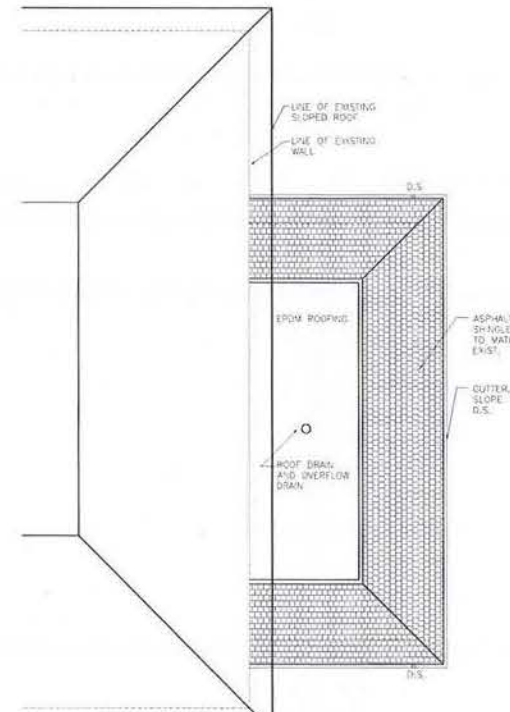
(insert the Building Elevation Plans here)



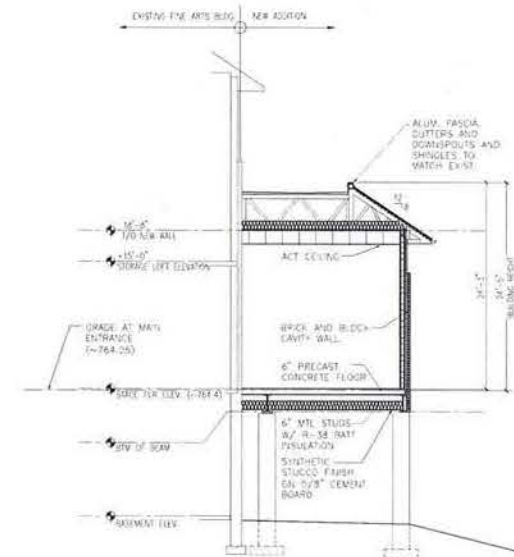
BASEMENT FLOOR PLAN
1/8" = 1'-0"



MAIN FLOOR PLAN
1/8" = 1'-0"



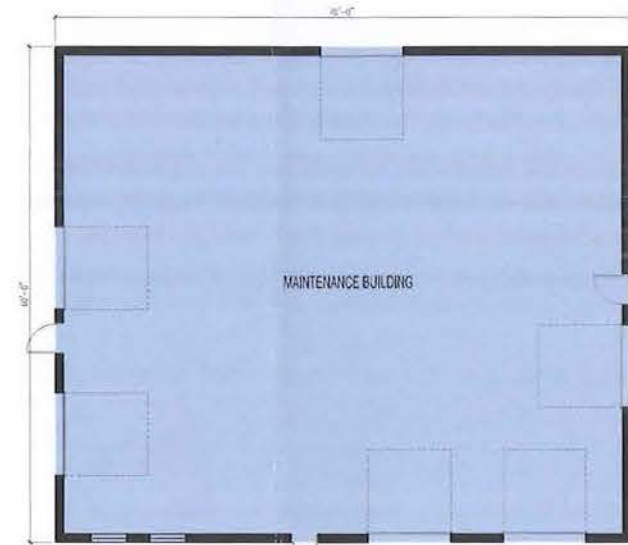
ROOF PLAN
1/8" = 1'-0"



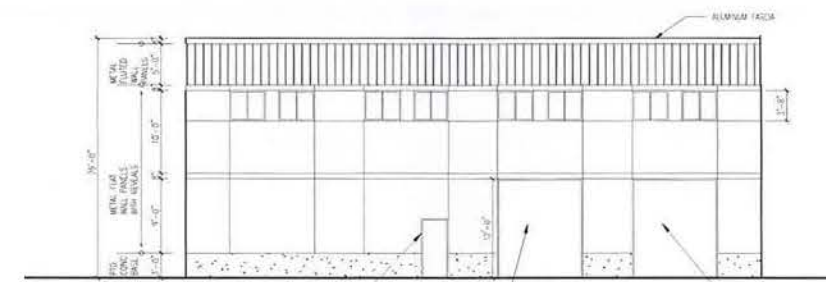
SECTION
1/8" = 1'-0"



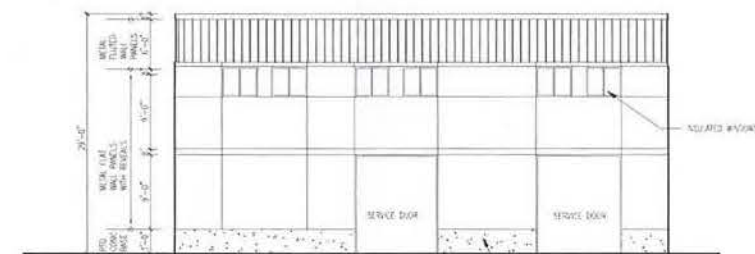
PERSPECTIVE LOOKING SOUTHWEST



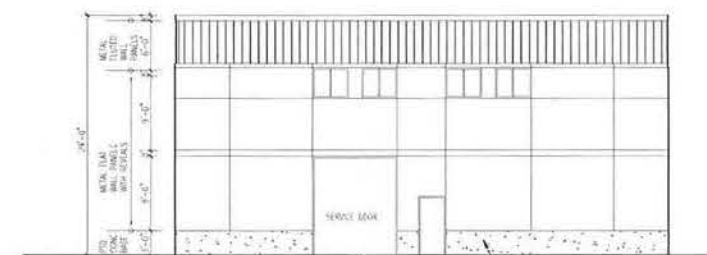
MAINTENANCE BUILDING FLOOR PLAN
1/8" = 1'-0"



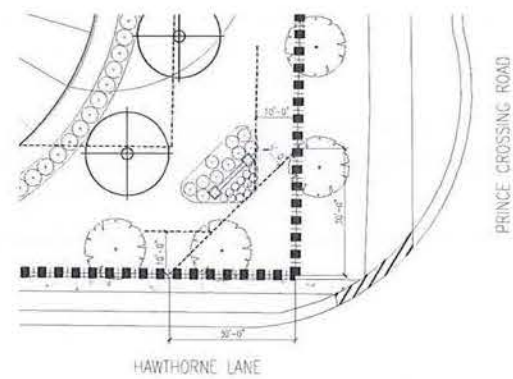
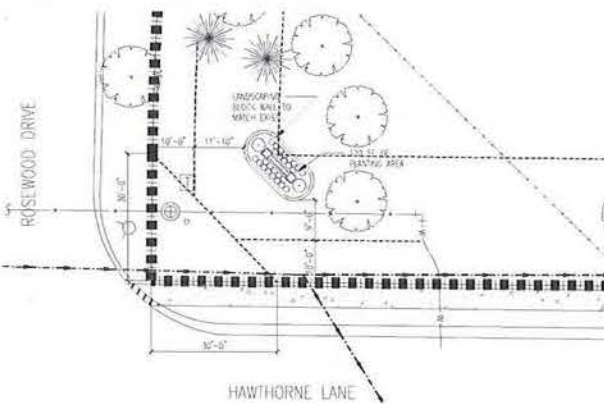
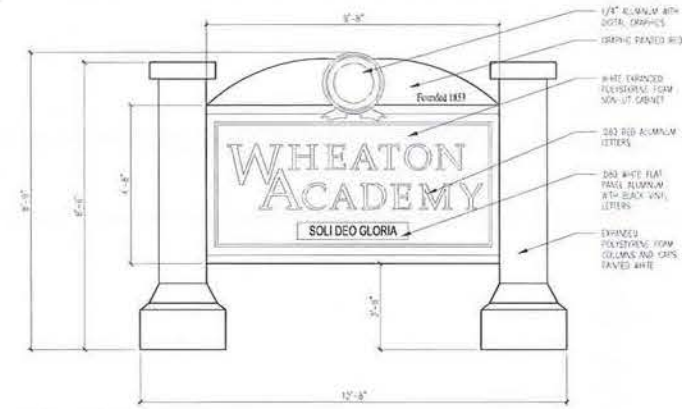
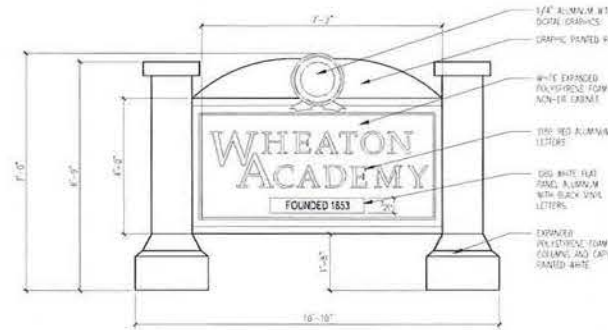
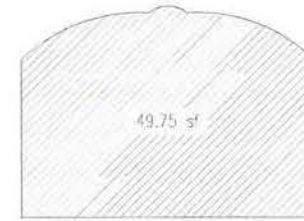
SOUTH ELEVATION
1/8" = 1'-0"



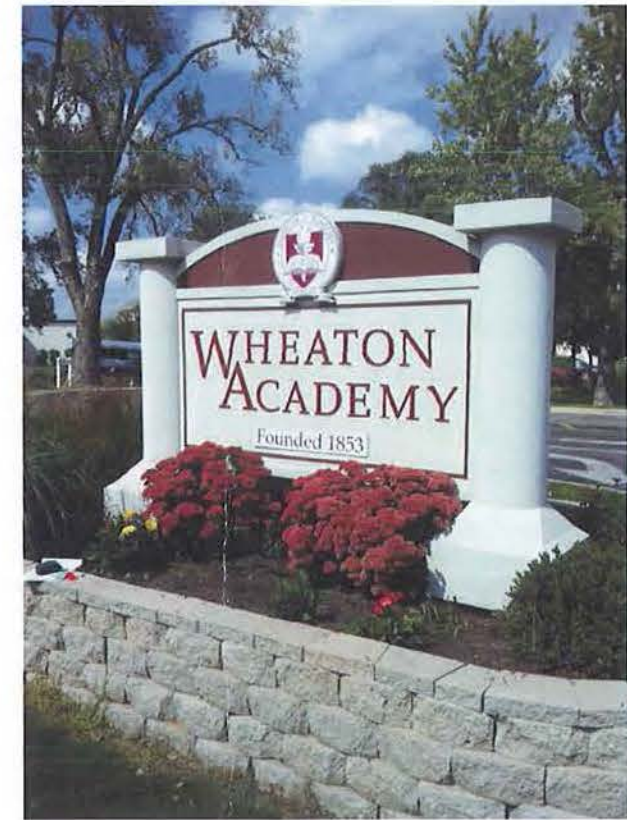
WEST ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"

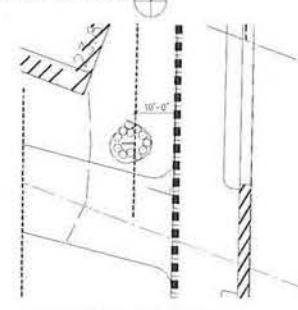
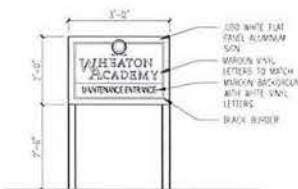
SIGN B- MONUMENT SIGN PLAN
1/2" = 1'-0"SIGN C- SECONDARY SIGN SITE PLAN
1/2" = 1'-0"SIGN B- MONUMENT SIGN ELEVATION
1/2" = 1'-0"SIGN C- SECONDARY SIGN ELEVATION
1/2" = 1'-0"

NEW SECONDARY SIGN WILL MATCH THE EXISTING SIGN HEIGHT, STYLE, AND MATERIALS OF THE EXISTING SIGN.

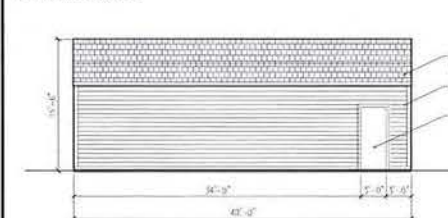
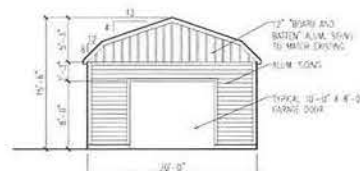
EXISTING SIGN PHOTOGRAPH (SIGN A)
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NEW SIGNS WHICH MATCH THE STYLE AND MATERIALS OF THE EXISTING SIGN.

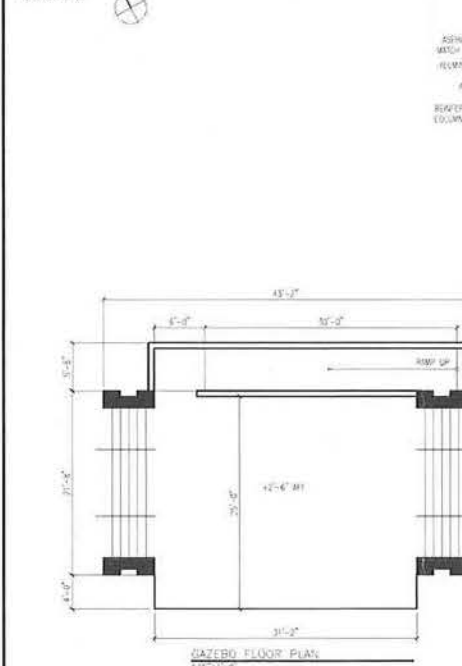
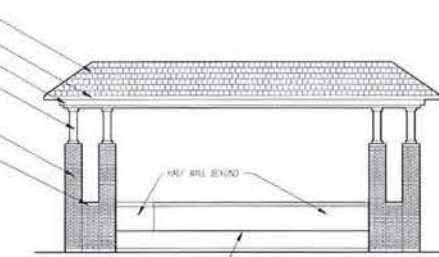
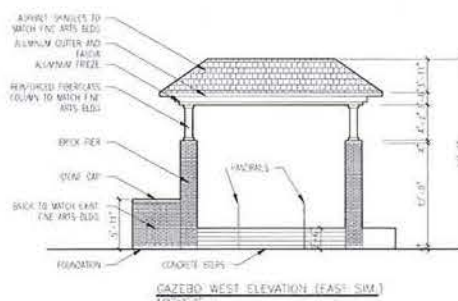
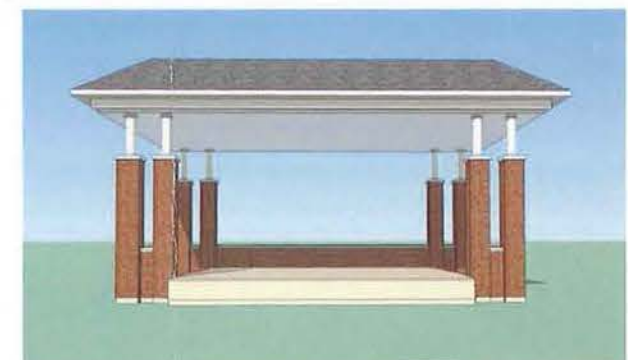
MAINTENANCE SIGNAGE

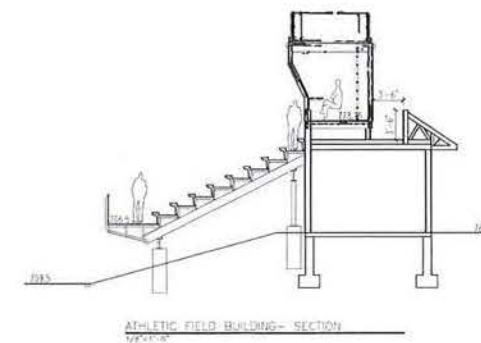
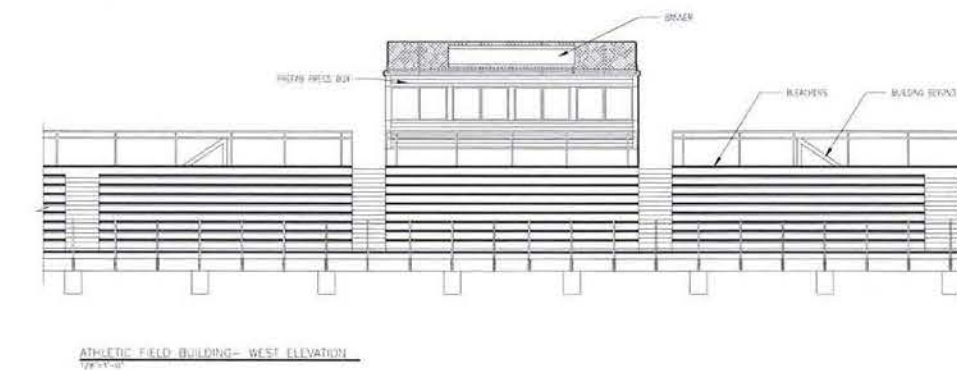
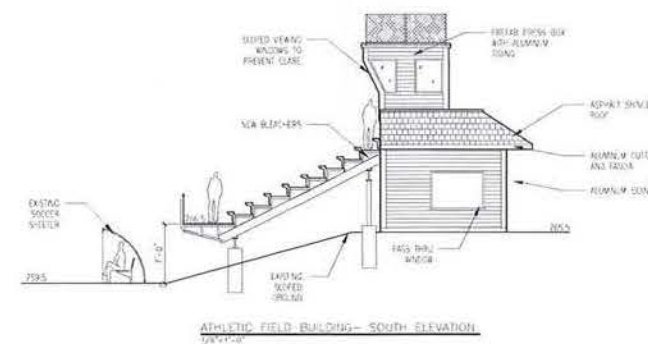
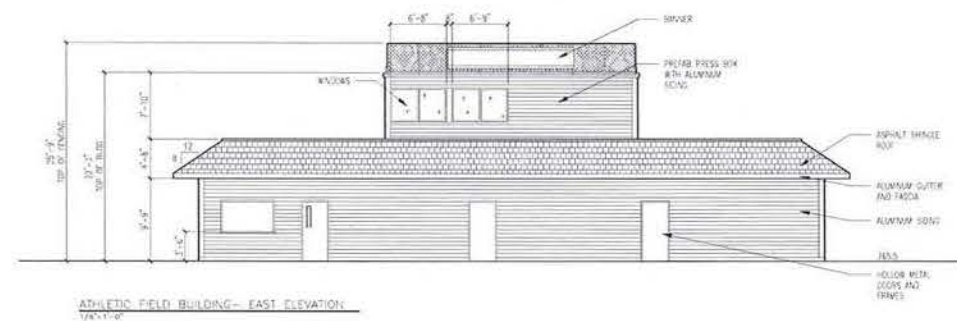
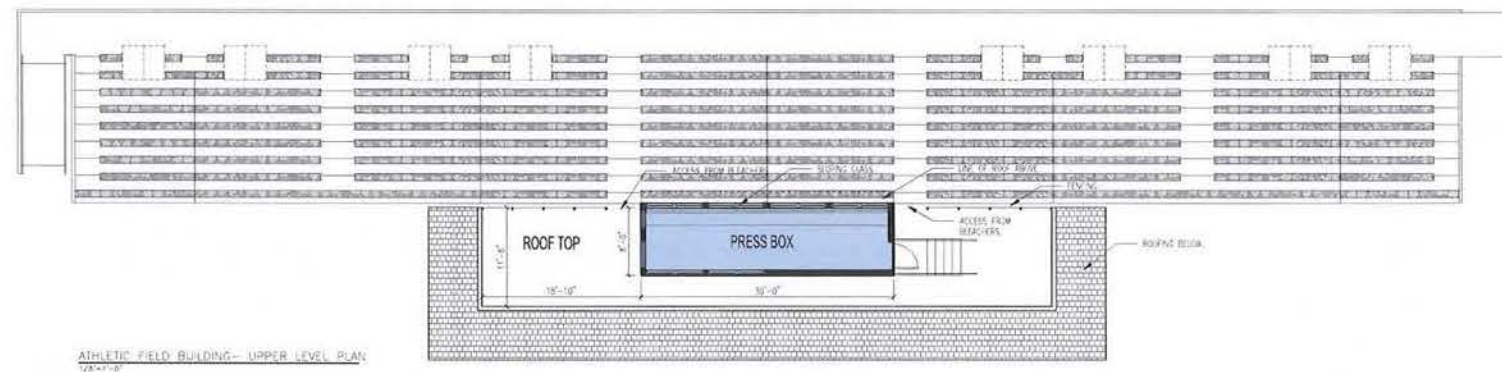
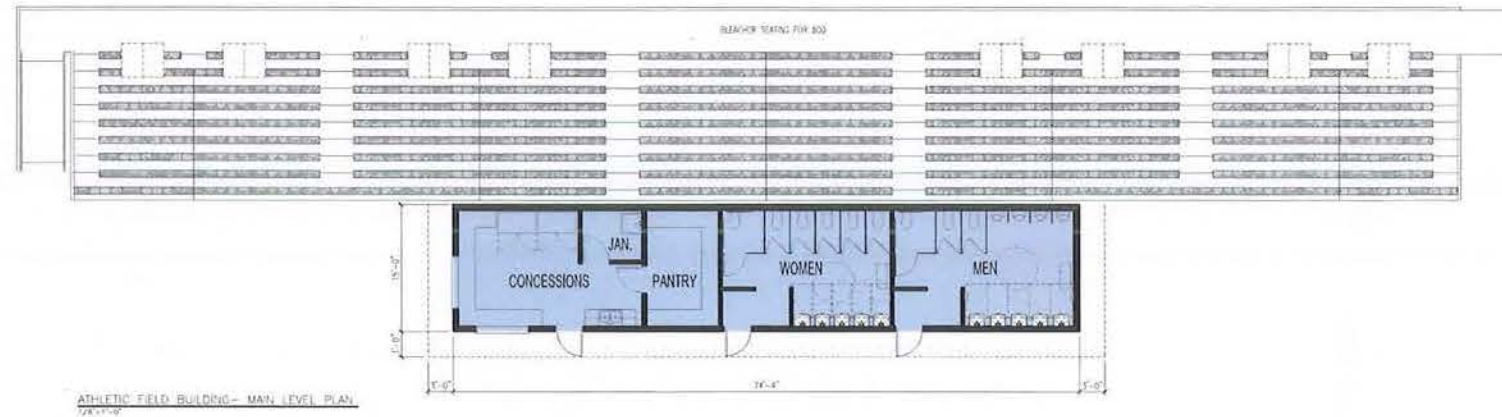
MAINTENANCE SIGNAGE PLAN
1/2" = 1'-0"SIGN D- MAINTENANCE SIGNAGE ELEVATION
1/2" = 1'-0"

STORAGE SHED

STORAGE SHED- NORTH AND SOUTH ELEVATIONS
1/2" = 1'-0"STORAGE SHED- WEST AND EAST ELEVATIONS
1/2" = 1'-0"

GAZEBO

GAZEBO FLOOR PLAN
1/2" = 1'-0"GAZEBO SOUTH ELEVATION
1/2" = 1'-0"GAZEBO WEST ELEVATION (EAST SIDE)
1/2" = 1'-0"





CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Conceptual Review- Speedway Gas Station & Convenience Store
Northwest corner of W. Washington Street & Roosevelt Road

AGENDA ITEM NUMBER: 5.A.**FILE NUMBER:** _____**COMMITTEE AGENDA DATE:** March 9, 2014**COUNCIL AGENDA DATE:** _____**STAFF REVIEW:** John D. Said**SIGNATURE** JDS**APPROVED BY CITY ADMINISTRATOR:** Michael Guttman**SIGNATURE** _____**ITEM SUMMARY:**

Speedway proposes to construct a gas station with convenience store at the northwest corner of West Washington Street and Roosevelt Road. The subject site currently contains approximately three acres, although the site area will decrease with future right-of-way acquisition by the Illinois Department of Transportation (IDOT) for expansion and improvement of this intersection.

The proposal includes a proposed +/- 4600 square-foot convenience store, automobile fuel canopy with eight pump islands, 24 parking spaces and a diesel fuel canopy with two pump islands. The conceptual site development plan reflects the new street curb lines of the proposed Washington/Roosevelt intersection expansion/improvement, along with the anticipated right-of-way lines. Speedway obtained this information from IDOT for inclusion on the concept plan.

For the truck service drive along the northwest edge of the site, the applicant proposes one-way (to the northeast) traffic. However, City staff anticipates potential conflicts due to this restricted movement. Specifically, truck traffic entering the driveway at the northeast corner of the site may wish to turn into the service drive to purchase fuel, which would be opposite of the applicant's proposed traffic direction on the service drive. This existing driveway is the main entrance to the asphalt plant adjacent to the subject property. Staff recommends that the truck drive and fueling be modified to provide two-way traffic, with a by-pass lane adjacent to the fueling canopy.

The site is currently zoned ORI, Office/Research/Light Industrial District, which does not allow gas stations. Speedway's concept plan reflects ORI setback regulations; however, City staff supports rezoning this site to B-2 General Business District, which requires increased building setbacks versus ORI. Therefore, staff's recommendation for B-2 zoning may necessitate additional variations that have not yet been identified. In addition to rezoning of the subject site to B-2 and possible variations, the applicant will need to request a special use to allow the gas station.

The applicant's plan also reflects a proposed variation to the landscape setback (from the required 20 feet to 8.5 feet) in the southeast corner of the site. This will be reviewed in greater detail during the formal zoning approval process.

At the time of the proposed rezoning request, City staff will work with the owner of the existing BP gas station at the northeast corner, which is currently zoned M (Manufacturing), concerning rezoning to create a larger B-2 District including both the BP and Speedway sites.

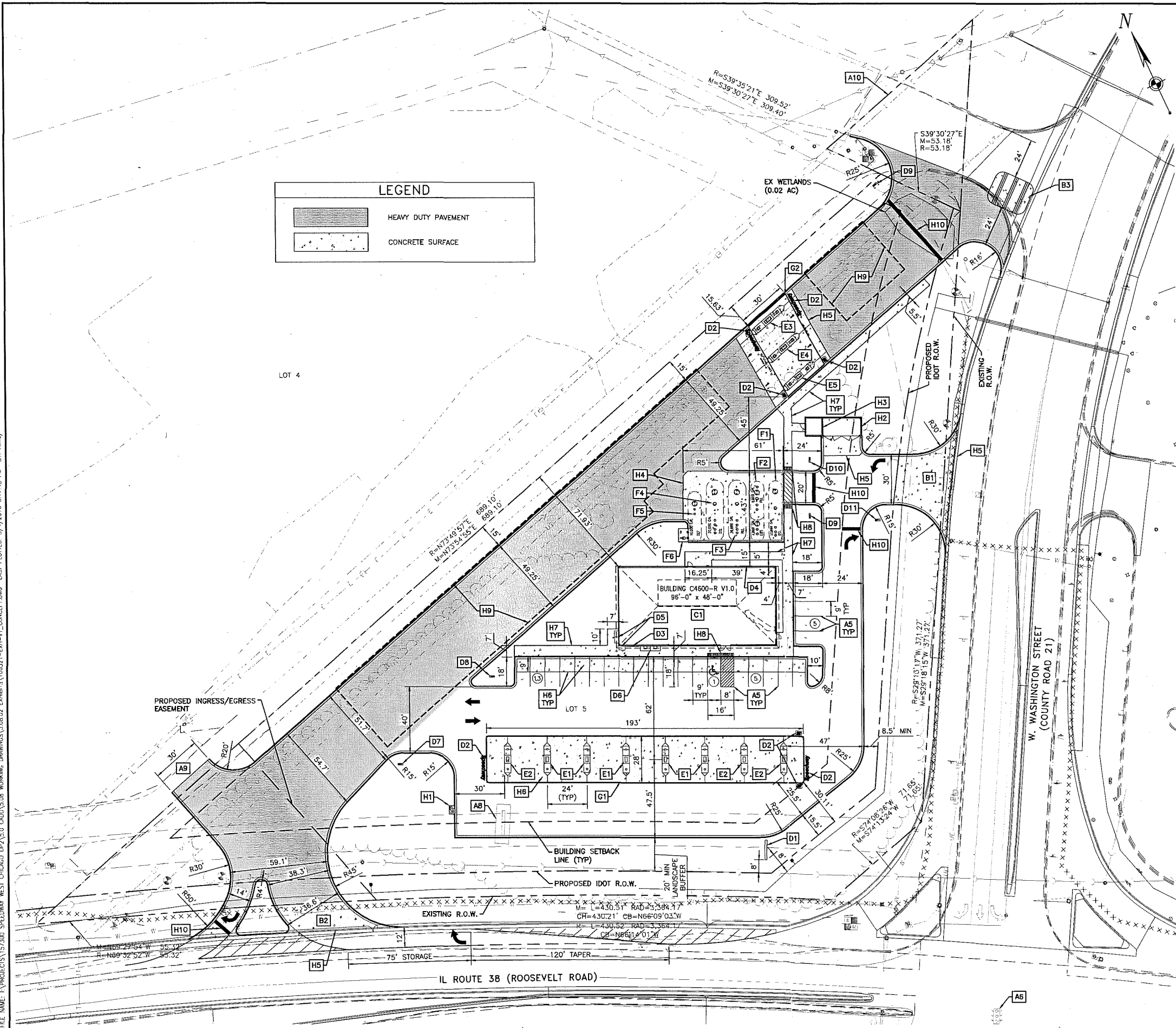
Overall, City staff has no objections to the proposed use, with the caveat that changes may be recommended for zoning, improved traffic circulation, and possibly other site matters. Staff also does not object to the proposed rezoning, as it is more appropriate for this type of use. Staff also is interested in a larger B-2 District commercial node, including the BP gas station, at this intersection.

ACTIONS PROPOSED:

Conceptual review and commentary on the preliminary development plans by Speedway for the construction of a gas station and convenience store at the northwest corner of West Washington Street and Roosevelt Road.

COMMITTEE RECOMMENDATION:

FILE NAME: I:\PROJECTS\157100 SPEEDWAY WEST CHICAGO DP2\5.0 CAD\5.0B WORKING DRAWINGS\5.0B.02 EXHIBITS\100321-EXH-V1_CONCEPT.DWG LAST PLOTTED: 3/4/2015 3:17:43 PM BY: twiley



KEY NOTE LEGEND

- A. GENERAL NOTES**
1. GENERAL SCOPE OF WORK INCLUDES: BUILDING, CANOPY, FUEL TANKS, PIPING DISPENSERS, & PARKING AND COMMERCIAL FUELING LANES (CFL'S)
 2. TRUCK TURNS HAVE BEEN PERFORMED ON THIS SITE TO CONFIRM LOCATION OF UST'S AND CFL'S
 3. FINAL DESIGN OF SITE SUBJECT TO LOCAL AND STATE REGULATIONS
 4. PROPERTY SIZE: 129,037.66 SQ. FT. \pm / 2.962 AC. \pm (INCLUDES R.O.W.)
DETENTION REQUIRED/PROVIDED: 1.00 AC-FT
 5. PROVIDED PARKING: (1) ADA PARKING SPACES (16'x18' TYP) AND (23) STANDARD PARKING SPACES (9'x18' TYP)
 6. THE ADJACENT INTERSECTION IS SIGNALIZED
 7. ALL CURB DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED
 8. EXISTING BILLBOARD SIGN TO BE REMOVED
 9. CROSS ACCESS
 10. BOUNDARY BASED ON TAX ASSESSOR MAPS, SURVEY TO VERIFY.
- B. SITE WORK**
1. PROPOSED DRIVE APPROACH
 2. PROPOSED RIGHT IN RIGHT OUT DRIVE APPROACH
 3. CONCRETE RUMBLE STRIP ISLAND
- C. BUILDING**
1. STANDARD C4600-R V1.0 BUILDING
- D. EXTERIOR APPEARANCE & SIGNAGE**
1. 72 SQ. FT. MONUMENT TRADEMARK SIGN (STD-AG-S072B)
 2. CANOPY SIGNAGE
 3. INSTALL READERBOARD
 4. INSTALL SECOND READERBOARD ON BUILDING SIDE NEAREST TO EXIT OF CFL'S
 5. PROPANE BOTTLE EXCHANGE RACK
 6. ICE
 7. "AUTO ENTER" DIRECTIONAL SIGNAGE
 8. "TRUCK ENTER" DIRECTIONAL SIGNAGE
 9. "TRUCK EXIT" DIRECTIONAL SIGNAGE
 10. "DO NOT ENTER" DIRECTIONAL SIGNAGE
 11. "RIGHT TURN ONLY" DIRECTIONAL SIGNAGE
- E. DISPENSERS**
1. (5) 3+0 DISPENSERS, SUMPS, AND ISLANDS
 2. (3) 3+1 DISPENSERS, SUMPS, AND ISLANDS
 3. (1) MASTER DIESEL DISPENSER (WITH DEF), SUMP AND ISLAND FOR CFL'S
 4. (1) MASTER/SATELLITE DIESEL DISPENSER (WITH DEF), SUMP AND ISLAND FOR CFL'S
 5. (1) SATELLITE DIESEL DISPENSER, SUMP AND ISLAND FOR CFL'S
- F. UNDERGROUND STORAGE TANKS**
1. (1) 12,000 GALLON TANK FOR AUTO DIESEL
 2. (1) 12,000 GALLON TANK FOR PREMIUM & E-85
 3. (1) 20,000 GALLON TANKS FOR UNLEADED
 4. (1) 20,000 GALLON TANK FOR TRUCK DIESEL
 5. (1) 10,000 GALLON TANK FOR DIESEL EXHAUST FLUID (DEF)
 6. DEF REMOTE FILL AND OVERFILL ALARM
- G. CANOPY**
1. 28' x 193' (8) CAR ISLAND DRIVE IN CANOPY PER CURRENT STANDARDS
 2. 30' x 49'-1" (2) LANE TRUCK CANOPY PER CURRENT STANDARDS
- H. YARD**
1. AIR ISLAND
 2. TRASH ENCLOSURE
 3. AIR COMPRESSOR SHED FOR CFL'S
 4. CONCRETE TANK SLAB
 5. CONCRETE PAVEMENT (HIGH STRENGTH FOR CFL'S)
 6. CONCRETE PAVEMENT
 7. CONCRETE SIDEWALK (5' WIDE UNLESS OTHERWISE NOTED)
 8. ADA ACCESSIBLE RAMP WITH DETECTABLE WARNING SURFACE
 9. STORMTRAP
 10. STOP BAR
- I. ZONING, SETBACKS, VARIANCE, & PERMITS**
- ZONING:**
- PROPOSED PROPERTY: ORI
- SETBACKS:**
- FRONT: 30' FROM R.O.W.
CORNER: 30' FROM R.O.W.
SIDE: 15' FROM PROPERTY LINE
REAR: 15' FROM PROPERTY LINE
LANDSCAPE: 20' FROM R.O.W.
LANDSCAPE: 4' FROM BUILDING
- VARIANCE:**
- LANDSCAPE SETBACK AT FRONT OF BUILDING
LANDSCAPE SETBACK REDUCTION AT R.O.W.
READERBOARDS (FRONT AND REAR OF BUILDING)
- PERMITS:**
- FOR WORK WITHIN RIGHT-OF-WAY FOR NEW DRIVE APPROACHING IL ROUTE 38 (ROOSEVELT ROAD) IS UNDER THE JURISDICTION OF IDOT, AND APPROACHING W. WASHINGTON STREET IS UNDER THE JURISDICTION OF THE CITY OF WEST CHICAGO.

Engineering
28100 TORCH PARKWAY
WARRENVILLE, IL 60555
TEL 630-353-0000
FAX 630-353-7777
WWW.ENGINEERING.COM
PROJECT NUMBER: 100321

Speedway
Prepared By:
Speedway Engineering and Construction Dept.
Evan, OH 45323

REVISIONS	DATE	BY	DESCRIPTION
1	02/17/15	R. WILLEY	REVISION PER CITY OF WEST CHICAGO COMMENTS

CONCEPTUAL PLAN
NEW BUILD
IL ROUTE 38 & W. WASHINGTON STREET
DUPAGE COUNTY
CITY OF WEST CHICAGO, IL.

STORE OR BLDG NO 100321

VERSION OR PROJECT ID 75697

SCALE 0 15 30
1" = 30'

DESIGN TEAM	DATE
DCMR R. WILLEY	02/17/15
PMCR R. RAMBERG	02/17/15
RVMR E. DUL	02/17/15

DRWG NO 100321-EXH_V1

NOT FOR CONSTRUCTION

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Proposed Municipal Code amendments concerning nomination applications for landmark designation of properties and historic districts

AGENDA ITEM NUMBER: 5.B.**FILE NUMBER:** _____**COMMITTEE AGENDA DATE:** March 9, 2015**COUNCIL AGENDA DATE:** _____**STAFF REVIEW:** John D. Said**SIGNATURE** **APPROVED BY CITY ADMINISTRATOR:** Michael Guttman**SIGNATURE** _____**ITEM SUMMARY:**

At its February 9, 2015 meeting, the Development Committee reviewed draft language regarding requirements for landmark designations for properties and districts, including owner consent and application fees. The Committee also directed staff to again review nomination application requirements with the Historical Preservation Commission, and to return to the Development Committee at the next available meeting on March 9.

The Historical Preservation Commission (HPC) reviewed the owner consent and application fee matters for a second time at their February 24 meeting. The Commission expressed their support for the easiest possible strategy to landmark potentially historic properties and districts in the community. As such, they expressed a preference to have application requirements that can be easily met by potential applicants, including to not require owner consent and to not require additional application fees.

At the same time, the Commission understood the Committee's consensus regarding owner consent and City expenses associated with public hearings for landmark designations. As a result, the Commission recommended a modification to the previously recommended language regarding owner consent and to the application process for fees. The proposals include the following:

- A threshold of a three-fifths majority vote for owner consent. During preliminary review, if the Commission recommends full consideration of a landmarking request by a 3/5 or greater majority (five members of a seven-member Commission), then owner consent would not be required. If the Commission recommends full consideration by a simple majority (four members), then owner consent would be required; and
- Not requiring payment of the required fee and deposit until after preliminary review, and only if the application is to proceed on to the public hearing stage.

To assist the Development Committee in their review of the proposals, staff included two versions (attached) of the draft language (Article V, Section 4-93) for review. One version reflects the recommendations of the Historical Preservation Commission (from their Feb. 24 meeting), while the other includes language reflecting Development Committee direction from their February 9 meeting.

ACTIONS PROPOSED:

Consideration of proposed Municipal Code amendments regarding nomination applications for landmark designation of properties and historic districts.

COMMITTEE RECOMMENDATION:

ARTICLE V. LANDMARK AND HISTORIC DISTRICT REGULATIONS

Sec. 4-90. Purpose.

The purpose of this article is to promote the educational, cultural, economic and general welfare of the community by:

- (1) Providing a mechanism to identify and preserve the special distinctive historic, aesthetic, architectural, and/or landscaping characteristics of West Chicago, which represent elements of the city's cultural, social, economic, political and architectural history.
- (2) Fostering civic pride in the beauty and noble accomplishment of the past as presented in West Chicago's landmarks and historic districts.
- (3) Stabilizing and improving the property value of West Chicago's landmarks and historic districts, and encouraging continued utilization of such properties and their adaptation for current use.
- (4) Protecting and enhancing the attractiveness of the city to its homebuyers, homeowners, residents, tourists, visitors and shoppers, and thereby, supporting and promoting business, commerce, industry and providing economic benefit to the city.
- (5) Fostering and encouraging preservation, restoration and historically sensitive rehabilitation.
- (6) Ensuring that all of the economic benefits resulting from preservation, including tax incentives, new jobs and renewed buildings are available to our citizens.
- (7) Encouraging new or rehabilitated buildings and developments that will be harmonious in scale, color, form, texture, and materials with existing historic structures, sites and neighborhoods.

Sec. 4-91. Definitions.

[The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:]

Alteration. Any act or process which changes one or more of the "exterior architectural features" of a structure.

Area. A specific geographic division of the city.

Certificate of appropriateness. A certificate issued by the Commission authorizing the performance of alterations, construction and demolition on property and improvements which have been designated for preservation.

Commission. West Chicago Historical Preservation Commission, as appointed and defined in Sections 2-278 to 2-283 of this Code.

Commissioners. Members of the West Chicago Historical Preservation Commission.

Construction. Any act or process whereby a new improvement is built, an existing improvement is expanded in size or area, or a demolished improvement is rebuilt.

Council. West Chicago City Council.

Demolition. Any act or process which destroys in part, or in whole, a designated landmark or an improvement within a designated historic district.

Design criteria. A standard that will preserve the historic and architectural character of an improvement or area.

Exterior architectural appearance. The architectural character and general composition of the exterior of an improvement, including but not limited to the kind, color and/or texture of the building material and the type, design and character of all windows, doors, light fixtures, ornamental details, signs and appurtenant elements.

Historic district. An area designated as a "historic district" by ordinance of the City Council and which may contain within definable geographic boundaries one (1) or more landmarks and which may have within its boundaries other properties or improvements which, not of such historic and/or architectural significance to be designated as landmarks, nevertheless contribute to the overall visual characteristics of the landmark or landmarks located within the district.

Improvement. Any building, structure, work of art, place, parking facility, fence, gate, wall or other object constituting a physical addition to real property, or any part of such addition.

Landmark. A property or structure designated as a "landmark" by ordinance of the City Council according to criteria and pursuant to procedures prescribed herein and which is therefore worthy of rehabilitation, restoration, and preservation because of its historic and/or architectural significance to the City.

Landscape. A significant natural feature or group of natural features or a combination of natural features and buildings or improvements.

Owner of record. The person or corporation or other legal entity whose name appears on the records of the County Recorder of Deeds, or address as shown on the tax assessor's rolls.

Property. A distinct parcel of real property which is assigned a separate tax parcel number by the County Supervisor of Assessments.

Restoration. The process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving portions and features of the property which are significant to its historic, architectural and cultural values.

Relocation. Any removal of an improvement on site to another site or any relocation of an improvement on its site, or any portion of an improvement.

Repair. Any change that does not require a building permit, that is not construction, removal or alteration, where the purpose and effect of such work or replacement is to correct any deterioration or decay of or a damage to such improvement or any part thereof and to restore the same, as nearly as may be practicable to its condition prior to the occurrence of such deterioration, decay or damage.

Structure. See "improvement".

Sec. 4-92. Landmark and historic district designation—Standards.

(a) Landmark. The Commission shall consider the following in reviewing property and improvements for designation as a landmark:

- (1) Significant value as part of the historical, cultural, artistic, social, ethnic or other heritage of the nation, state or community.
- (2) Its location as a site of a significant local, county, state or national event that may be likely to yield historical information.
- (3) Significant association with an important person or event in national, state or local history.
- (4) Representative of the distinguishing characteristics of an architectural type inherently valuable for the study of a period, style, craftsmanship, method of construction or use of indigenous materials and which may render it architecturally significant.
- (5) Notable work of master builder, designer, architect or artist whose individual genius has influenced an era.
- (6) Identifiable as an established and familiar visual feature in the community owing to its unique location or physical characteristics.
- (7) Any improvement that meets one or more of the above criteria shall also have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration.

(b) Historic district. The Commission shall consider the following in reviewing property and improvements for designation as a historical district:

- (1) Any of the standards listed in subsection (a).

- (2) Homogeneity of architectural design or dates of construction throughout the area.
- (3) Identifiable by clear and distinctive boundaries.
- (4) Repetition of distinguishing architectural or land use characteristics throughout the area.

Sec. 4-93. Same—Procedures.

(a) Application.

- (1) The Commission by a three-fifths vote of all members, or any person, group of persons or association, may apply for a landmark or historic district designation for property and improvements located within the corporate limits of the City.
- (2) Any landmark or historic district nominations shall be made to the ~~Commission~~ Community Development Department on forms provided by the ~~Commission~~ City. The application shall include or be accompanied by the following:
 - a. The name and address, as shown on the tax assessor's rolls, of the owner of the property proposed for designation.
 - b. The legal description and common street address of the property proposed for designation.
 - c. A map delineating the boundaries and location of the property proposed for designation.
 - d. A written statement describing the property and setting forth reasons in support of the proposed designation.
 - e. An indication of whether or not the property owner consents to the proposed designation.
 - f. The application fee and deposit, as established in Appendix G of the Municipal Code. ~~Such other information as may be required by the Commission.~~

An application shall be considered complete when all items (a. through f. above) are submitted to the Community Development Department.

- (b) Notification of nomination and preliminary review. Upon receipt of an a complete application for designation, the ~~President of the Commission~~

shall schedule a preliminary review to be held within forty-five (45) days. ~~He shall notify the~~ The applicant and property owner of the subject property shall be notified of the time and place of the preliminary review. The appropriate City departments shall also be notified requesting that each department report to the Commission on any matters affecting the subject property or surrounding area.

(c) Preliminary review decision. If the Commission finds that an application merits further consideration, then property owner consent shall be obtained by the applicant as follows:

(1) Landmark. A notarized statement of consent of the nomination from the property owner of record. If the property owner does not consent to the nomination, the nomination process shall be terminated without any further action by the City.

(2) Historic District. Notarized statement(s) of consent of the nomination from at least sixty-six percent (66%) the property owners of record. If at least sixty-six percent (66%) of the property owners do not consent to the nomination, the nomination process shall be terminated without any further action by the City.

(d) ~~Public hearing and decision.~~ If the Commission finds at the time of the preliminary review that an application [merits] further consideration, then a A public hearing shall be scheduled to be held within the next sixty (60) days of the applicant submitting to the Community Development Department the property owner consent documentation outlined in subsection (c). In cases of a nomination of a structure as a landmark, notice of the date, time, place and purpose of the public hearing and a copy of the completed nomination form shall be sent by certified mail to the property owner of record and ~~to the nominator~~ at least thirty (30) days prior to the date of the public hearing. In cases of a nomination of an area as a historic district, notice of the date, time, place and purpose of the public hearing and a copy of the completed nomination form shall be sent by certified mail to the property owners of record of each structure located within the boundaries of a nominated historic district and ~~to the nominator(s)~~ at least thirty (30) days prior to the date of the public hearing. Notice of the nomination of a landmark shall also be published at least once in a newspaper having general circulation in the City, stating the common street address and legal description of a nominated landmark or legal description and boundaries of a nominated historic district along with the date, time, place and purpose of the public hearing. The applicant shall produce at the time of the hearing such information as the Commission may require including, but not limited to, the following:

(1) All information required with the application.

- (2) A visual presentation of the significant improvements on the subject property proposed for designation, together with information as to the age, condition and use of each.
- (3) Proposals for preservation and enhancement of the property proposed for designation.

The applicant and the property owner of subject property shall be entitled to speak at the public hearing and the Commission will accept comments from all other interested parties. The Commission shall review and evaluate all available information according to the applicable standards set forth in Section 4-92. A record of the proceedings shall be made and retained as a public record.

The Commission shall recommend, reject or modify the requested designation within thirty (30) days after the public hearing; provided, however, that the Commission may not modify a designation to extend beyond the property described in the application unless a new application is filed and the procedure repeated.

Following the public hearing, ~~the secretary of the~~ Commission shall prepare the Commission's evaluation, recommendation and all available information for submission to the City Council within thirty (30) days.

If the Commission recommends the landmark status ~~or historic status or~~ historic district should be designated, it shall do so by ~~resolution passed by a~~ majority vote of the Commission.

The property owner of record shall be notified promptly by a letter containing information on the Commission's decision.

A simple majority vote by the City Council is necessary for the approval of an ordinance to designate a landmark or historic district ~~or historic district~~ designation. If the City Council approves the application for a designation, a copy of said ordinance ~~notice will~~ shall be sent to the property owner, ~~the planning department, the building inspector, the City Clerk's Office,~~ and be recorded against the property with the County Recorder of Deeds. If the City Council denies the petition, notification of said denial shall be sent to the property owner and no petitioner or applicant can file for ninety (90) days to the secretary of the Commission Community Development Department to consider this same request.

Buildings designated as historic landmarks shall be subject to the issuance of certificates of appropriateness.

A designation may be amended or rescinded by the same procedure and according to the same standards and considerations set forth for designation.

(de) After the date of filing an a complete application, as outlined above in Section 4-93(a)(2), until the date of either a final decision by the Commission, or a reversal or affirmation by the City Council, no building permit shall be issued for the alteration, construction, demolition, or removal of the nominated property unless such alteration, removal, or demolition is necessary for public health, welfare, or safety. In no event shall the delay so imposed exceed two hundred ten (210) days.

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An application shall be considered complete when all items (a. through ef. above) are submitted to the Community Development Department.

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(d) Additional application requirements. Prior to the scheduling of a public hearing, the applicant shall submit to the Community Development Department, the following additional items:

(1) A legal description of the property proposed for designation; and

(2) The application fee and deposit, as established in Appendix G of the Municipal Code.

(e) Public hearing and decision. If the Commission finds at the time of the preliminary review that an application [merits] further consideration, then ~~a~~ A public hearing shall be scheduled to be held within the next sixty (60) days of the applicant submitting to the Community Development Department the property owner consent documentation outlined in subsection (c), if applicable, and the information required in subsection (d). In cases of a nomination of a structure as a landmark, notice of the date, time, place and purpose of the public hearing and a copy of the completed nomination form shall be sent by certified mail to the property owner of record and ~~to the nominator~~ at least thirty (30) days prior to the

date of the public hearing. In cases of a nomination of an area as a historic district, notice of the date, time, place and purpose of the public hearing and a copy of the completed nomination form shall be sent by certified mail to the property owners of record of each structure located within the boundaries of a nominated historic district ~~and to the nominator(s),~~ at least thirty (30) days prior to the date of the public hearing. Notice of the nomination ~~of a landmark~~ shall also be published at least once in a newspaper having general circulation in the City, stating the common street address and legal description of a nominated landmark or legal description and boundaries of a nominated historic district along with the date, time, place and purpose of the public hearing. The applicant shall produce at the time of the hearing such information as the Commission may require including, but not limited to, the following:

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The applicant and the property owner ~~of subject property~~ shall be entitled to speak at the public hearing and the Commission will accept comments from all other interested parties. The Commission shall review and evaluate all available information according to the applicable standards set forth in Section 4-92. A record of the proceedings shall be made and retained as a public record.

The Commission shall recommend, reject or modify the requested designation within thirty (30) days after the public hearing; provided, however, that the Commission may not modify a designation to extend beyond the property described in the application unless a new application is filed and the procedure repeated.

Following the public hearing, ~~the secretary of the~~ Commission shall prepare the Commission's evaluation, recommendation and all available information for submission to the City Council within thirty (30) days.

If the Commission recommends the landmark ~~status or historic status~~ or historic district should be designated, it shall do so by resolution passed by a majority vote of the Commission.

The property owner ~~of record~~ shall be notified promptly by a letter containing information on the Commission's decision.

A simple majority vote by the City Council is necessary for the approval of an ordinance to designate a landmark or historic district or historic district designation. If the City Council approves the application for a designation, a copy of said ordinance notice will shall be sent to the property owner, the ~~planning department, the building inspector, the City Clerk's Office,~~ and be recorded against the property with the County Recorder of Deeds. If the City Council denies the petition, notification of said denial shall be sent to the property owner and no petitioner or applicant can file for ninety (90) days to the secretary of the CommissionCommunity Development Department to consider this same request.

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(de) After the date of filing an a complete application, as outlined ~~above~~in Section 4-93(a)(2), until the date of either a final decision by the Commission, or a reversal or affirmation by the City Council, no building permit shall be issued for the alteration, construction, demolition, or removal of the nominated property unless such alteration, removal, or demolition is necessary for public health, welfare, or safety. In no event shall the delay so imposed exceed two hundred ten (210) days.