

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

DEVELOPMENT COMMITTEE

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

AGENDA

1. Call to Order, Roll Call, and Establishment of a Quorum
2. Approval of Minutes
 - A. September 14, 2015
3. Public Participation
4. Items for Consent
5. Items for Discussion
 - A. Dooley Residence - 0N356 Ridgeland Avenue - Annexation
 - B. Bodin Residence - 680 Hampton Course Drive - Variance
 - C. Speedway - 1501 W. Roosevelt Road - Resubdivision
 - D. St. Mary's Parish (Catholic Church) - 140 N. Oakwood Ave. - Conceptual Review
 - E. Turner Court - Consideration of Solid Waste Removal Program Options
6. Unfinished Business
7. New Business
8. Reports from Staff
9. Adjournment

MINUTES

DEVELOPMENT COMMITTEE

September 14, 2015, 7:00 P.M.

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

Alderman Beifuss called the meeting to order at 7:00 p.m.

Roll call found Aldermen John Banas, James Beifuss, Melissa Birch, Laura Grodoski, Jayme Sheahan, and John Smith, present.

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

2. Approval of Minutes.

A. August 10, 2015

Alderman Banas made a motion to approve the minutes, which was seconded by Alderman Birch. Voting Aye: Aldermen Banas, Beifuss, Birch, Grodoski, Sheahan and Smith. Voting Nay: 0. Motion carried.

3. Public Participation.

None.

4. Items for Consent.

A. Community High School District 94 – 157 W. Washington Street, Façade Grant

B. H. Patel of Salud Dental – 334 S. Neltnor Boulevard, Façade Grant

Alderman Smith motioned first to approve the items for consent, which was seconded by Alderman Banas. All remaining members voted Aye and the motion carried.

5. Items for Discussion.

A. GT Trans, Inc. – 1201 W. Washington Street – Special Use

John Said summarized this item, which relates to the consideration of a special use for a cartage and freight terminal at 1201 W. Washington. The applicant operates an over the road trucking company and the property is currently zoned for a manufacturing district and is located in an industrial area with all surrounding roads being designated as existing truck routes. The applicant is not proposing any additional site improvements at this time.

Alderman Smith expressed his opinion that the applicant's business appears to be perfect for the site. Alderman Banas requested clarification on surrounding property, which happens to be all manufacturing and said that, while he did not see fleet maintenance creating a lot of noise, he wondered about the hours for it. George Hristov, Director of Operations for GT Trans, Inc., replied that the fleet is replaced about every 3 to 5 years and the work is performed Monday through Friday from 8 am to 5 pm, with no weekends. Alderman Banas stated that it is the right type of business to recruit for the site and Alderman Banas agreed.

Alderman Banas made a motion to approve a special use for a cartage and freight terminal at 1201 W. Washington Street and Alderman Smith seconded the motion. All remaining members voted Aye and the motion carried.

B. Jigged Ventures – Roosevelt Road & Kress Creek Drive – PUD Amendment

John Said summarized that the applicant requests the approval of a PUD amendment so that new completion deadlines for the development of the property be established. The applicant is proposing to install the required public improvements during the 2016 construction season. Furthermore, the applicant is requesting to eliminate the deadlines associated with the development of the two buildable lots, to allow an existing building on Lot 2 to remain for an additional time period of 7 years and to eliminate the current requirement to present a report on the status of the development.

Alderman Beifuss stated that the Plan Commission/Zoning Board of Appeals already has approved this proposed amendment and John Said added that staff also approves of it. Alderman Beifuss also asked if property code maintenance is sufficient for the upkeep of developing properties, such as lot mowing and seeding. John Said stated that the applicant's existing letter of credit will serve as a financial guarantee. A Jigged Ventures representative added that there is a condition in the new ordinance to seed and maintain the lot.

Alderman Smith made a motion to approve a PUD amendment for Jigged Ventures and Alderman Grodoski seconded it. All remaining members voted Aye and the motion carried.

C. Iglesia de Dios Pentecostal M.I. Church – 113 Turner Court – Special Use

John Said provided a summary of the applicant's request to use this space for worship. The space would include a non-fixed seating area for worship services along with a common area for meetings and a kitchen and bathrooms. The maximum number of occupants allowed is 38 people. The Committee members agreed that the special use should be allowed.

Alderman Birch made a motion to approve the special use for a place of worship and it was seconded by Alderman Banas. All remaining members voted Aye and the motion carried.

D. Bowling Green Sports Center – 243 W. Roosevelt Road – Appearance Code Appeal

Alderman Smith stated that while the applicant did go against the City's ordinances, removing the primer will create an unattractive exterior, which would detract from the steps taken to enhance the building's appearance. He stated that his opinion is to not require that they strip the primer. He expressed being in favor of the idea of a financial assurance if the paint should fail, such as a letter of credit.

Alderman Banas agreed and that while it is frustrating that the ordinances were ignored, they have paid the price for it by having been delayed. He asked staff at what point, if or when the paint begins to fail, would the applicant be required to re-paint. Alderman Beifuss discussed the proposed waiver for the applicant and that the appearance code would not be changing to allow for the painting of brick in general; future approvals would be considered on a case by case basis. He also suggested a seven year time period to hold a letter of credit. Alderman Smith stated that applicant's efforts and investment thus far in upgrading the building make it seem unlikely that they would ignore the exterior appearance in the future and that, along with a letter of credit, all would serve as a guarantee.

John Said shared the draft ordinance prepared by staff with the Committee members. Three conditions for approval were outlined. Alderman Beifuss asked for the Committee members' opinions. Alderman Banas, Grodoski and Birch expressed their support of the ordinance along with their disappointment of the applicant for not being in attendance and for choosing to ignore the Committee's requests for research.

Alderman Banas made a motion to recommend the approval of the draft ordinance and Alderman Smith seconded the motion. All remaining members voted Aye and the motion carried.

6. Unfinished Business.

None.

7. New Business.

Alderman Beifuss discussed advertising the downtown by using the electronic sign on Route 59 in order to help the merchants flourish. While it is used to promote festivals, it could also be used, for example, to share a business anniversary or other happening. Alderman Banas agreed that this is a great idea and an inexpensive way to advertise. He is also in favor of creating multimedia advertising kit to promote the City. John Said shared that while the promotion of a specific business is not allowed by City policy, announcements about general promotions such as “shop, dine, explore” or about holiday shopping and/or events are advertised on the sign. Alderman Banas added that messages of a congratulatory nature about businesses would foster a relationship and Alderman Beifuss echoed the sentiment.

8. Reports from Staff.

John Said shared that the City will be moving forward with the involuntary annexations of nine parcels of property around the railroad tracks. A discussion followed regarding the control over the use of this land and the right to regulate train whistles and signage. Alderman Beifuss inquired if the property owners have been notified yet and John Said replied that they have not.

John Said also reported that Wheaton Academy is proposing a dome over the first floor of their science wing addition. This would require a minor PUD amendment, which could be approved administratively. In other matters, Mr. Said relayed that the City recently hosted a boomerang tournament at Cornerstone Park and that Menard’s is proposing an addition, which would also be a minor PUD amendment. Finally, Taste Freez is planning to re-open around March 1st of 2016.

9. Adjournment.

Alderman Banas made a motion, seconded by Alderman Smith, to adjourn the Development Committee meeting at 8:10 p.m. The Committee members unanimously agreed and the motion carried.

Respectfully submitted,

Jane Burke
Executive Secretary

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Proposed Annexation
Dooley Residence
0N356 Ridgeland Ave.

Annexation Ord. 2015-O-0036

AGENDA ITEM NUMBER: 5.A.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: October 12, 2015

COUNCIL AGENDA DATE: _____

STAFF REVIEW: John D. Said

SIGNATURE 

APPROVED BY CITY ADMINISTRATOR: Michael Guttman

SIGNATURE _____

ITEM SUMMARY:

The applicant, Mr. Louis Dooley, desires to annex into the City of West Chicago primarily to obtain City water and sewer services. The subject property, located at the northwest corner of Ridgeland and Blair Street east of Route 59, borders existing municipal boundaries along its north and west property lines. There is an existing single-family home located on the subject property.

A public hearing will need to be conducted for this request; one has been scheduled for the City Council meeting on October 19. Appropriate public notice has been provided.

Per the Municipal Code requirements for property annexed into the City, the subject property would become a legal, nonconforming property with ER-1 Estate Residence District zoning. City staff has reviewed the applicable zoning requirements with the applicant, so that the applicant understands the status of the property once it is annexed.

City services are located adjacent to the subject property.

The applicant submitted the attached plat of annexation.

ACTIONS PROPOSED:

Consideration of the proposed annexation for the property located at 0N356 Ridgeland Ave.

COMMITTEE RECOMMENDATION:

ORDINANCE NO. 2015-O-0036

AN ORDINANCE ANNEXING PROPERTY TO THE CITY OF WEST CHICAGO – 0N356 RIDGELAND AVE. – DOOLEY RESIDENCE

WHEREAS, there has been filed with the City Clerk of the City of West Chicago, DuPage County, Illinois, a Petition under oath requesting that the property described on the Plat of Annexation (Exhibit “A”) attached hereto and made a part hereof be annexed to the City; and,

WHEREAS, said Petition was presented to the City on or about September 1, 2015, pursuant to the provisions of 65 ILCS 5/7-1-89, as amended; and,

WHEREAS, said property is not within the corporate limits of any municipality and portions thereof are contiguous to the corporate limits of the City of West Chicago; and,

WHEREAS, the statutes of the State of Illinois provide that upon the filing of such a Petition, the corporate authorities of the City of West Chicago may pass an ordinance annexing said territory to the City, if said ordinance is passed by a majority of the Corporate Authorities; and,

WHEREAS, all notices required by law were provided for this annexation request in September, 2015.

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

Section 1. That the property legally described on Exhibit “A” be and the same is hereby annexed to the City of West Chicago, DuPage County, Illinois, together with all adjacent streets and highways contiguous to said properties, so that the new boundaries of the territory annexed shall extend to the far side of said adjacent streets and highways not within the corporate limits of any other municipality.

Section 2. That the City Clerk shall and is hereby authorized to file with the County Clerk of DuPage County and the Recorder of Deeds of DuPage County, certified copies of this Ordinance together with an accurate map of the territory annexed appended thereto.

Section 3. That the City Clerk shall and is hereby authorized to file with the Executive Director of the DuPage County Board of Election Commissioners a certified copy of this Ordinance together with an accurate map of the territory annexed appended thereto.

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

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

PASSED this ____ day of _____ 2015.

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

APPROVED as to form: _____
City Attorney

APPROVED this ____ day of _____ 2015.

Mayor, Ruben Pineda

ATTEST:

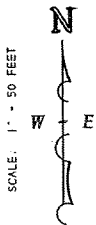
City Clerk, Nancy M. Smith

PUBLISHED: _____

EXHIBIT “A”

ORDINANCE NO. 15-O-0036

(insert Plat of Annexation here)



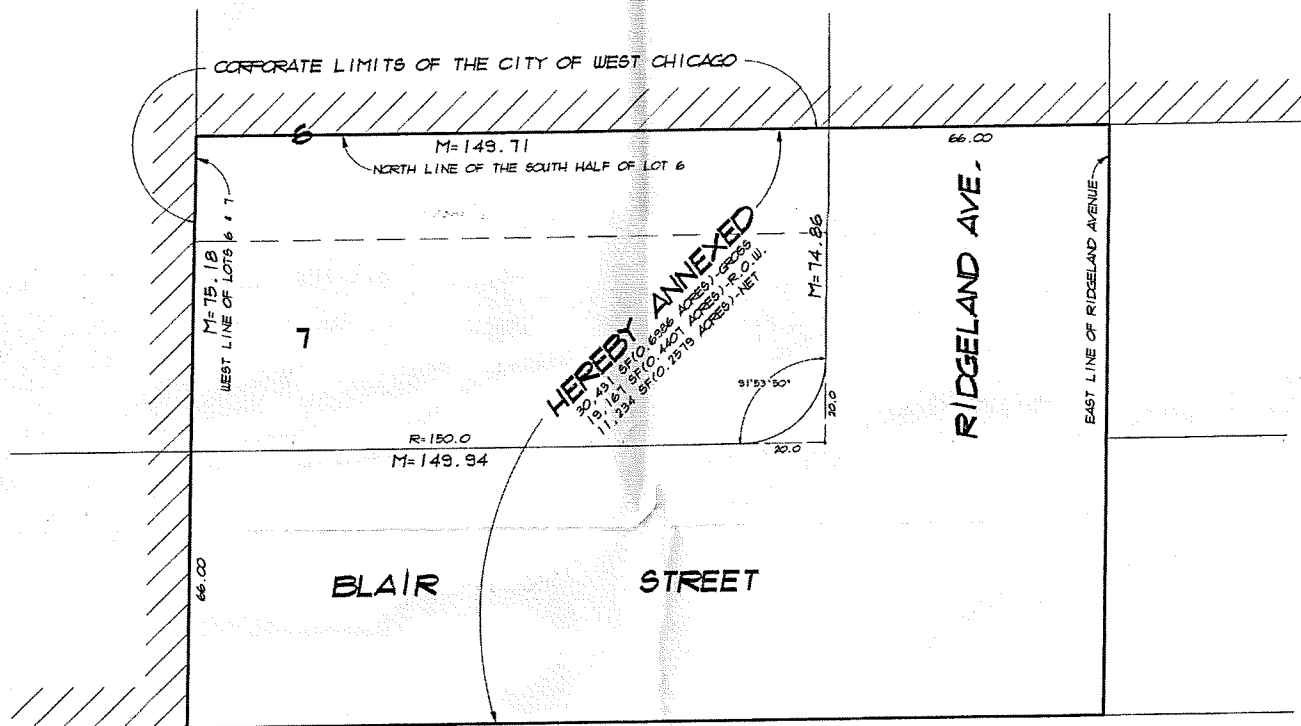
PLAT OF ANNEXATION TO THE CITY OF WEST CHICAGO, ILLINOIS

THE SOUTH HALF OF LOT 6 AND ALL OF LOT 7 IN BLOCK 11 OF WOODLAND ADDITION TO WEST CHICAGO, BEING A SUBDIVISION IN SECTIONS 18, 11, AND 15, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 4, 1925 AS DOCUMENT 188858, AND ALSO THAT PART OF RIDGELAND AVENUE LYING SOUTH OF THE NORTH LINE OF THE SOUTH HALF OF SAID LOT 6 AS EXTENDED EAST AND THAT PART OF BLAIR STREET LYING EAST OF THE WEST LINE OF SAID LOTS 6 AND 7 AS EXTENDED SOUTH AND LYING WEST OF THE EAST LINE OF RIDGELAND AVENUE AS EXTENDED SOUTH, ALL IN DU PAGE COUNTY, ILLINOIS.

P.I.N. 04-10-401-013

RECEIVED
SEP 23 2015

BY: _____



SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF DU PAGE)

THIS IS TO CERTIFY THAT STEINBRECHER LAND SURVEYORS, INC., REGISTERED PROFESSIONAL LAND SURVEYING DESIGN FIRM CORPORATION NO. 104-003126, HAVE PLATTED FOR THE PURPOSE OF ANNEXATION TO THE CITY OF WEST CHICAGO, ILLINOIS, THE PROPERTY SHOWN AND DESCRIBED ON THE ANNEXED PLAT, WHICH TO THE BEST OF OUR KNOWLEDGE AND BELIEF IS A CORRECT REPRESENTATION THEREOF.

West Chicago, Illinois, September 22, 2015



Richard J. Steinbrecher
Professional Land Surveyor 3583
License expires Nov. 30, 2016

PREPARED FOR:
LOUIS DOOLEY
80356 RIDGELAND AVE.
WEST CHICAGO, IL 60185

Steinbrecher Land Surveyors, Inc.



Professional Land Surveying
Design Firm Corporation No. 104-003126
141 S. Neilnor Blvd., West Chicago, IL 60185-2844
(630) 293-8900 Fax 293-8902

SUBMITTED BY/RETURN TO:
CITY OF WEST CHICAGO
475 MAIN STREET
WEST CHICAGO, IL 60185

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF DU PAGE)

THIS INSTRUMENT, NO. _____, WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS, THIS ____ DAY OF _____, 2015.

COUNTY RECORDER

CITY OF WEST CHICAGO AND CITY COUNCIL APPROVAL CERTIFICATE

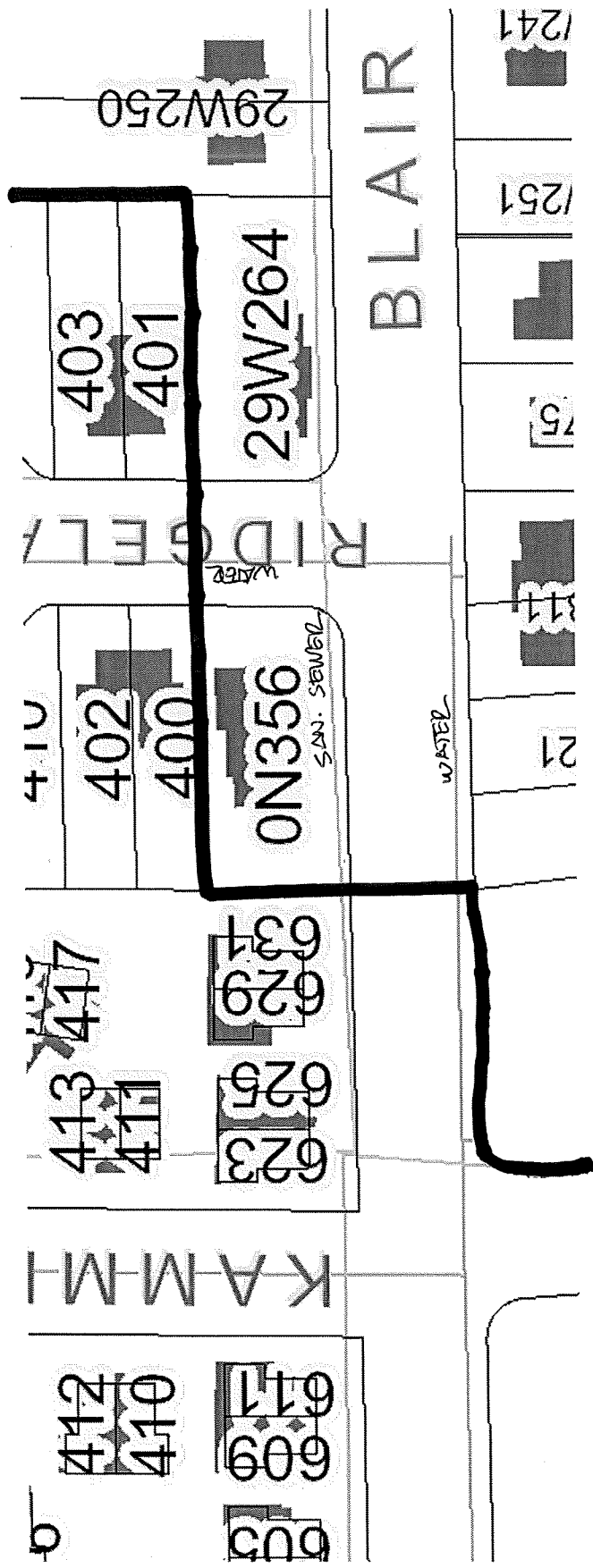
STATE OF ILLINOIS)
) S.S.
COUNTY OF DU PAGE)

MAYOR AND CITY COUNCIL OF THE CITY OF WEST CHICAGO, COUNTY OF DU PAGE, STATE OF ILLINOIS, HEREBY CERTIFY THAT THE SAID COUNCIL HAS DULY APPROVED THIS PLAT OF ANNEXATION ATTACHED HERETO BY ORDINANCE NO. _____ DULY AUTHENTICATED AS PASSED THIS ____ DAY OF _____, 2015.

ATTEST: _____
CITY CLERK

MAYOR

MUN.
BOUNDARY



Area Map

ON356 Ridgeland – proposed annexation



10. If the property is annexed, the City shall record the Plat of Annexation and send by certified mail a Notice of Official Annexation to the appropriate public and private entities within thirty (30) days of the City Council approval date.

ANNEXATION FEES

Annexation – w/o an Annexation Agreement, less than 2 acre.....	\$200.00
Annexation – w/o an Annexation Agreement, 2 acres or more.....	400.00
Annexation – with an Annexation Agreement, less than 2 acres.....	500.00
Annexation – with an Annexation Agreement, 2 acres or more.....	700.00
Amendment to Annexation Agreement.....	500.00
Pre-annexation agreement.....	500.00

In addition to the application fee, a \$500.00 deposit shall be required for all annexation applications. In the event that multiple applications requiring a deposit are being requested simultaneously, only one deposit, equal to largest deposit required, shall be paid with the application fees. Upon notification by the City, the deposit shall be replenished if the fees incurred exceed the initial deposit amount, and staff review shall cease until such time as the deposit is replenished. Any remaining balance on a deposit shall be refunded in a timely manner once all fees have been paid.

All required items shall be submitted together. Staff review shall not begin until staff has determined that all required items have been submitted and are complete. All documents shall be folded to fit into a legal size folder. Staff may request other documents as deemed necessary.

APPLICANT INFORMATION

NAME Louis F. Duxey Jr.

ADDRESS DN356 RIDGELAND AVE

PHONE NO. 618-520-6367

E-MAIL ADDRESS lduxey.com@gmail.com

ATTORNEY INFORMATION

NAME_____

ADDRESS_____

PHONE NO._____

E-MAIL ADDRESS_____

PETITION FOR ANNEXATION

TO THE MAYOR AND CITY COUNCIL
OF THE CITY OF WEST CHICAGO
DU PAGE COUNTY, ILLINOIS

This Petition is made by Louis F. Dowler Jr.
(hereinafter referred to as the "PETITIONER(S)"). The PETITIONER(S) state the following under oath:

1. The subject of this Petition is a tract of real estate in unincorporated DuPage County, commonly known as DN39E RIDGE AND AVE. W. CHICAGO, IL and legally described on Exhibit "A" attached hereto and incorporated herein (the "SUBJECT REALTY").

2. The PETITIONER(S) are the sole owner(s) of record of the SUBJECT REALTY.

3. No part of the SUBJECT REALTY is within the corporate limits of any municipality.

4. The SUBJECT REALTY is contiguous to the City of West Chicago.

5. No electors reside on the SUBJECT REALTY or, in the alternative, at least fifty-one percent (51%) of the electors residing on the SUBJECT REALTY have executed this Petition.

6. This Petition is made subject to the conditions hereinafter stated.
THE PETITIONER(S) HEREBY STATE AND REQUEST:

A. That the SUBJECT REALTY be annexed to the City of West Chicago by Ordinance passed and approved by the Mayor and City Council of the City pursuant to Section 7-1-8 of the Illinois Municipal Code.

B. That the annexation requested herein is contingent upon the City of West Chicago and PETITIONER(S) entering into a mutually agreeable Annexation Agreement concerning the SUBJECT REALTY to govern the annexation and development of the SUBJECT REALTY in a manner satisfactory to PETITIONER(S) (and subject to the terms and conditions stated therein), all in accordance with Section 11-15.1-1 et seq. of the Illinois Municipal Code.

C. That such other action be taken by the City as may be necessary or appropriate to give effect to this Petition.

To the best of the undersigned's information and belief, the statements contained herein are true and correct.

DATED this 1st day of SEPTEMBER, 2015.

I understand that I am responsible for actual costs of professional fees incurred by the City.

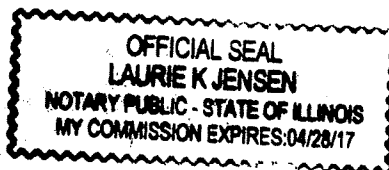
Laurie K. Jensen
Petitioner

Petitioner

SUBSCRIBED AND SWORN to before me this

The 1 day of SEPTEMBER, 2015

Laurie K. Jensen
Notary Public



**CITY OF WEST CHICAGO, ILLINOIS
PETITION FOR ANNEXATION**

EXHIBIT A

(insert legal description here)

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Setback Variance
Proposed Garage Expansion
680 Hampton Course

Ordinance 2015-O-0037

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

The applicant, Gregory Bodin, is requesting approval of a building corner side yard setback variance for a proposed garage expansion at 680 Hampton Course. The setback variance, if approved, would allow the applicant to expand the existing garage from a 2-car garage to a 3-car garage.

The existing attached 2-car garage at 680 Hampton Course meets the applicable thirty (30) foot corner side yard setback requirement adjacent to James Ave. The homes along the south side of James Ave. west of the subject site are all within unincorporated DuPage County. The front yard setbacks for these homes have been estimated at about 30 (thirty) feet from the property line, although these distances may seem greater due to the existing rural street cross section (no sidewalk and no curbs).

The applicant proposes to reduce the side yard setback from thirty (30) feet to twenty (20) feet for the proposed attached garage expansion. The attached garage is considered by City zoning rules to be part of the principal structure, so the zoning analysis is based on those requirements.

The additional garage area will be approximately ten (10) feet wide by 21 (twenty-one) feet deep, and would be sided to match the appearance of the existing home and garage. The additional roof area would be a gabled roof adjacent to the existing gabled roof over the garage. If the garage variance is approved, the applicant would also plan to install a widened driveway to correspond to the garage area.

At its October 6, 2015 meeting, the Plan Commission/Zoning Board of Appeals (PC/ZBA) unanimously recommended approval of the requested corner side yard setback variance at 680 Hampton Course as presented by a (5-0) vote. Their recommendation is included as Exhibit "B" of the attached ordinance.

ACTIONS PROPOSED:

Consideration of a setback variance for a garage expansion at 680 Hampton Course.

COMMITTEE RECOMMENDATION:



680 Hampton Crse - Existing



680 Hampton Crse - Proposed

*2-car
across
street!*



ORDINANCE NO. 15-O-0037

AN ORDINANCE GRANTING A SETBACK VARIANCE FOR 680 HAMPTON COURSE

WHEREAS, on or about September 9, 2015, Gregory Bodin (the "APPLICANT"), filed an application for a variance to decrease the minimum setback permitted in the R-3 zoning district, with respect to the property legally described on Exhibit "A" attached hereto and incorporated herein (the "SUBJECT REALTY"); and,

WHEREAS, Notice of Public Hearing on said application was published in the Daily Herald on or about September 21, 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 October 6, 2015, pursuant to said Notice; and,

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

WHEREAS, the corporate authorities of the CITY have received the recommendation of the Plan Commission/Zoning Board of Appeals, which contains specific findings of fact, pursuant to Recommendation No. 15-RC-0015, a copy of which is attached hereto as Exhibit "B" which is, by this reference, incorporated herein.

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

Section 1. That a variance to permit a reduction in the required corner side yard (James Ave.) building setback per Section 9.4-2(C)(2) from 30 feet to 20 feet is hereby granted for the SUBJECT REALTY in conformance with Section 5.4 of the Zoning Ordinance.

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

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

PASSED this ____ day of _____ 2015.

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

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

Lot 34 in Hampton Hills Unit 1, being a subdivision of part of the East half of Section 3, Township 39 North, Range 9, East of the Third Principal Meridian, according to the plat thereof recorded September 2, 1993 as Document No. R93-197754, in DuPage County, Illinois.

P.I.N.: 04-03-216-002.

EXHIBIT "B"

RECOMMENDATION # 15-RC-0015

TO: The Honorable Mayor and City Council

SUBJECT: PC 15-13: setback variance
680 Hampton Course
Bodin residence

DATE: October 6, 2015

DECISION: The motion to approve the request passed unanimously by a vote of 6-0.

RECOMMENDATION

After review of the requested variance, the Plan Commission/Zoning Board of Appeals (PC/ZBA) recommended approval based on the following findings of fact:

1. *The particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or loss of revenue, if the strict letter of the regulations were carried out:*

The subject property is unique because of the more restrictive corner side yard setback, which is not common for lots in this area and causes hardship for the owner due to this limitation.

2. *The condition upon which the requested variance is based would not be applicable, generally, to other property within the same zoning classification:*

The requested variance can only be applied to a limited number of lots within this zoning classification, due to the corner side yard limitation, which essentially functions like a second front yard, and is therefore not generally applicable to other properties within this zoning classification.

3. *The alleged difficulty or hardship has not been created by any person presently having an interest in the property:*

The front and corner side yard setbacks for this property were caused by the original development and result in a hardship and difficulty for the applicant due to the limited land area available for expanding on the property.

4. *The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located:*

The granting of the variance will not be detrimental to the public welfare or surrounding neighborhood. The existing neighborhood consists of homes with attached 2- and 3-car garages.

5. *The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety or substantially diminish or impair property values within the neighborhood:*

The requested variance should not result in the negative effects listed above, including not interfering with the required intersection visibility.

6. *The proposed variance complies with the spirit and intent of the restrictions imposed by this code:*

The requested variance complies with the intent of the code because an attached two or three car garage is an appropriate accessory use for single-family residential properties.

Respectfully submitted,

Barbara Laimins
Chairman

VOTE:

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

EXHIBIT “C”

(insert site development plans here)

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Speedway West Chicago
Plat of Resubdivision
1501 W. Roosevelt Road

Resolution No. 15-R-0052

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

The applicant, Speedway, desires to resubdivide their two parcels into one unified lot. The subject property is located at the northwest corner of Roosevelt Road (Route 38) and W. Washington Street and is commonly known as 1330 W. Roosevelt Road.

The vacant subject property is zoned B-2, General Business District and is proposed to be developed with a gas station. The total area to be resubdivided is approximately 2.4 acres. The B-2 zoning district has a minimum lot area of 15,000 square feet (0.34 acres) and a minimum lot width of 100 feet, measured at the front building setback line. The proposed Lot 1 will have 512 feet of frontage along Roosevelt Road and 426 feet of frontage along Washington Street. There is an ingress/egress easement proposed at the southwest corner of the property so the adjacent property to the west can shared the subject property's proposed Roosevelt Road access drive.

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

ACTIONS PROPOSED:

Consideration of the Speedway West Chicago Plat of Resubdivision.

COMMITTEE RECOMMENDATION:

RESOLUTION NO. 15-R-0052

A RESOLUTION APPROVING THE SPEEDWAY WEST CHICAGO PLAT OF RESUBDIVISION

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

Section 1. That the Final Plat of Speedway West Chicago Resubdivision, as prepared by HRGreen, consisting of two (2) sheets attached hereto and incorporated herein as Exhibit "A", be and the same is hereby approved and that the Mayor and City Clerk and all other necessary and appropriate officers of the City are authorized to execute said plat.

Section 2. That the recommendation and findings of fact of the Plan Commission, pursuant to Recommendation No. 15-RC-0014, a copy of which is attached hereto and incorporated herein as Exhibit "B" be and the same are hereby adopted as the findings of fact of the City Council.

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

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

APPROVED this ____ day of _____, 2015.

AYES: _____

NAYES: _____

ABSTAIN: _____

ABSENT: _____

Mayor, Ruben Pineda

ATTEST:

City Clerk, Nancy M. Smith

EXHIBIT "A"

(INSERT PLAT OF RESUBDIVISION HERE)

EXHIBIT “B”

RECOMMENDATION # 15-RC-0014

TO: The Honorable Mayor and City Council

SUBJECT: PC 15-14
Speedway West Chicago Plat of Resubdivision
1501 W. Roosevelt Road

DATE: October 6, 2015

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

RECOMMENDATION

After review of the proposed Speedway West Chicago Plat of Resubdivision, the Plan Commission/Zoning Board of Appeals recommends approval.

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

Respectfully submitted,

Barbara Laimins
Chair

VOTE:

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

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Conceptual Review
St. Mary's Parish (Catholic Church)
140 N. Oakwood Ave.

AGENDA ITEM NUMBER: 5.D.**FILE NUMBER:** _____**COMMITTEE AGENDA DATE:** October 6, 2015**COUNCIL AGENDA DATE:** _____**STAFF REVIEW:** John D. Said**SIGNATURE** JD Said**APPROVED BY CITY ADMINISTRATOR:** Michael Guttman **SIGNATURE** _____**ITEM SUMMARY:**

St. Mary's Parish seeks to expand its facilities to accommodate the large congregation and number of masses that take place at the church. The Church has been seeking to undertake this expansion for a number of years, according to the attached cover letter from Father John Balluff.

The concept plan for the St. Mary's expansion consists of enlarging the existing main church building to the south, along with expanding and adding parking areas in several locations. The proposal is summarized below as follows:

- The expansion of the existing church at 163 N. Oakwood (indicated as 'proposed sanctuary' on the attached plan), will result in the removal of the old school building at 146 N. Oakwood.
- A new parking lot ("Garden St. parking lot") on church-owned property on the west side of Garden Street, across the street from the 'new' school building. The new lot, which is currently planned for 68 spaces, would result in the removal of the existing church-owned house at 138 Garden. Two entrances would be provided along Garden Street.
- Expansion of the parking lot on the church parcel ("Lot B" and "Lot C", resulting in the removal of the existing garage along Garden Street. A new entrance would be added on York Ave.
- A new parking lot ("Triangle parking lot") on the east side of N. Oakwood Ave., north the existing Lot A. This will result in the removal of the church-owned house and garage at 209 Oakwood Ave. This new lot would have two entrances along N. Oakwood.

The existing school building (147 and 154 Garden Street), the Church's office building at 140 N. Oakwood Ave. and "Lot A" (northeast corner of N. Oakwood and Vergie Pl.) will remain and continue to be utilized by St. Mary's.

The proposed project will be required to obtain approval of a Special Use in accordance with City zoning requirements for the R—5 District. The required zoning approvals will require notification of all surrounding property owners and a public hearing; the Church's letter indicates that St. Mary's has already been in contact with nearby property owners to discuss the expansion plans.

In addition to providing facilities that correspond to its congregation's size, the Church's parking expansion is intended to reduce on-street parking in the area. St. Mary's has completed a detailed parking review and analysis. This is attached for reference, and will be reviewed in more detail during the Special Use process.

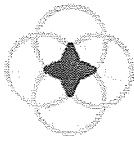
St. Mary's is still reviewing the various components of the concept plan and the possible development phasing. They are still raising funds for this project, and have not identified construction timetables or phasing plans. Additional review needs to be completed before this is done.

St. Mary's has indicated that plans may change slightly, especially for parking, but they wish to obtain City comments of the current concept prior to the next steps in the process.

ACTIONS PROPOSED:

Conceptual review and commentary on the conceptual plans for the St. Mary's Parish proposed expansion.

COMMITTEE RECOMMENDATION:



ST. MARY'S PARISH

140 N. Oakwood Ave., West Chicago, IL 60185

ph: 630-231-0013 fax: 630-293-2671 www.stmarywc.org

October 1, 2015

West Chicago Development Committee
West Chicago City Hall
475 Main Street
West Chicago, IL 60185

Re: St. Mary's Catholic Church and parking lot expansion plan

To: Development Committee Members,

Thank you for your commitment to West Chicago and your desire to see only the best outcomes for our community. We at St. Mary's appreciate your service and would like you to consider a plan that could have multiple benefits to our town.

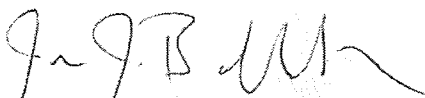
For at least 20 years, St. Mary's Catholic Church has been looking towards expansion. Other church leadership attempted a building project in the early 2000s without enough base financial support to succeed. Here in 2015, the church is ready, both spiritually and financially, to make necessary changes.

Currently, on Sunday morning, St. Mary's offers 8 masses. This is quite an unusual number. A survey of the rest of the churches in town would find that most have one, possibly two, services. What this means for St. Mary's neighbors is that the streets immediately around the church are parked with cars from 8:30 a.m. until 2:30 p.m. St. Mary's wants to be a good neighbor. A new church with additional parking will enable us to cut our current Sunday schedule down from eight to four masses, and cars will not be lining the streets.

St. Mary's informed neighbors through letters about the possibility of expansion. It is the church's goal to assist its neighbors as best as possible with any worries or concerns they may have regarding development of the new sanctuary or parking lots. There is a possibility that if the City and St. Mary's work collaboratively, the overall result could be a great improvement for the whole neighborhood.

Thank you again for your time and service. Please feel free to contact me with any questions you may have about our plans or the project in general.

Sincerely,


Fr. John Balluff

Building	Original Sanctuary	Proposed Sanctuary & St. Francis Hall	Parish Office	Garden Street School
Usable Sq. Footage (not including sanctuary)	215	5800	6300	12400
Seating Capacity of sanctuary	300	637	N/A	N/A
Total # Parking Spaces Required	76	183	26	50

Site Usage During Week					Total Required	
		% usage/hour	% usage/hour	% usage/hour	% usage/hour	Parking Spaces
SUNDAY	12:00 AM - 7:00 AM	0%	0%	0%	0%	0
	7:00 AM - 8:00 AM	0%	0%	0%	0%	0
	8:00 AM - 9:00 AM	0%	0%	0%	0%	0
	9:00 AM - 10:00 AM	0%	100%	0%	0%	183
	10:00 AM - 11:00 AM	0%	0%	0%	0%	0
	11:00 AM - 12:00 PM	0%	100%	0%	0%	183
	12:00 PM - 1:00 PM	0%	0%	0%	0%	0
	1:00 PM - 2:00 PM	0%	100%	0%	0%	183
	2:00 PM - 3:00 PM	0%	0%	0%	0%	0
	3:00 PM - 4:00 PM	0%	0%	0%	0%	0
	4:00PM - 5:00 PM	0%	0%	0%	0%	0
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	6:00 PM - 7:00 PM	100%	0%	0%	0%	76
	7:00 PM - 8:00 PM	100%	0%	0%	0%	76
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11:00 PM - 12:00 PM	0%	0%	0%	0%	0	
MONDAY	12:00 AM - 7:00 AM	0%	0%	0%	0%	0
	7:00 AM - 8:00 AM	100%	0%	0%	0%	76
	8:00 AM - 9:00 AM	0%	0%	0%	0%	0
	9:00 AM - 10:00 AM	0%	0%	66%	0%	18
	10:00 AM - 11:00 AM	0%	0%	66%	0%	18
	11:00 AM - 12:00 PM	0%	0%	66%	0%	18
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8:00 PM - 9:00 PM	0%	0%	0%	0%	0	
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TUESDAY	12:00 AM - 7:00 AM	0%	0%	0%	0%	0
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	9:00 AM - 10:00 AM	0%	0%	66%	0%	18
	10:00 AM - 11:00 AM	0%	0%	66%	0%	18
	11:00 AM - 12:00 PM	0%	0%	66%	0%	18
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11:00 PM - 12:00 PM	0%	0%	0%	0%	0	

Typical St. Mary's Catholic Church Site Usage, including proposed church

Building	Proposed			
	Original	Sanctuary & St. Francis Hall	Parish Office	Garden Street School
Usable Sq. Footage (not including sanctuary)	215	5800	6300	12400
Seating Capacity of sanctuary	300	637	N/A	N/A
Total # Parking Spaces Required	76	183	26	50

Site Usage During Week

		% usage/hour	% usage/hour	% usage/hour	% usage/hour	Total Required Parking Spaces
THURSDAY	12:00 AM - 7:00 AM	0%	0%	0%	0%	0
	7:00 AM - 8:00 AM	100%	0%	0%	0%	76
	8:00 AM - 9:00 AM	0%	0%	0%	0%	0
	9:00 AM - 10:00 AM	0%	0%	66%	0%	18
	10:00 AM - 11:00 AM	0%	0%	66%	0%	18
	11:00 AM - 12:00 PM	0%	0%	66%	0%	18
	12:00 PM - 1:00 PM	0%	0%	66%	0%	18
	1:00 PM - 2:00 PM	0%	0%	66%	0%	18
	2:00 PM - 3:00 PM	0%	0%	66%	0%	18
	3:00 PM - 4:00 PM	0%	0%	66%	0%	18
	4:00 PM - 5:00 PM	0%	0%	66%	0%	18
	5:00 PM - 6:00 PM	0%	0%	0%	0%	0
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	7:00 AM - 8:00 AM	100%	0%	0%	0%	76
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St Mary Catholic Parish New Church Facility Concept Plan

LOCAL DESCRIPTION

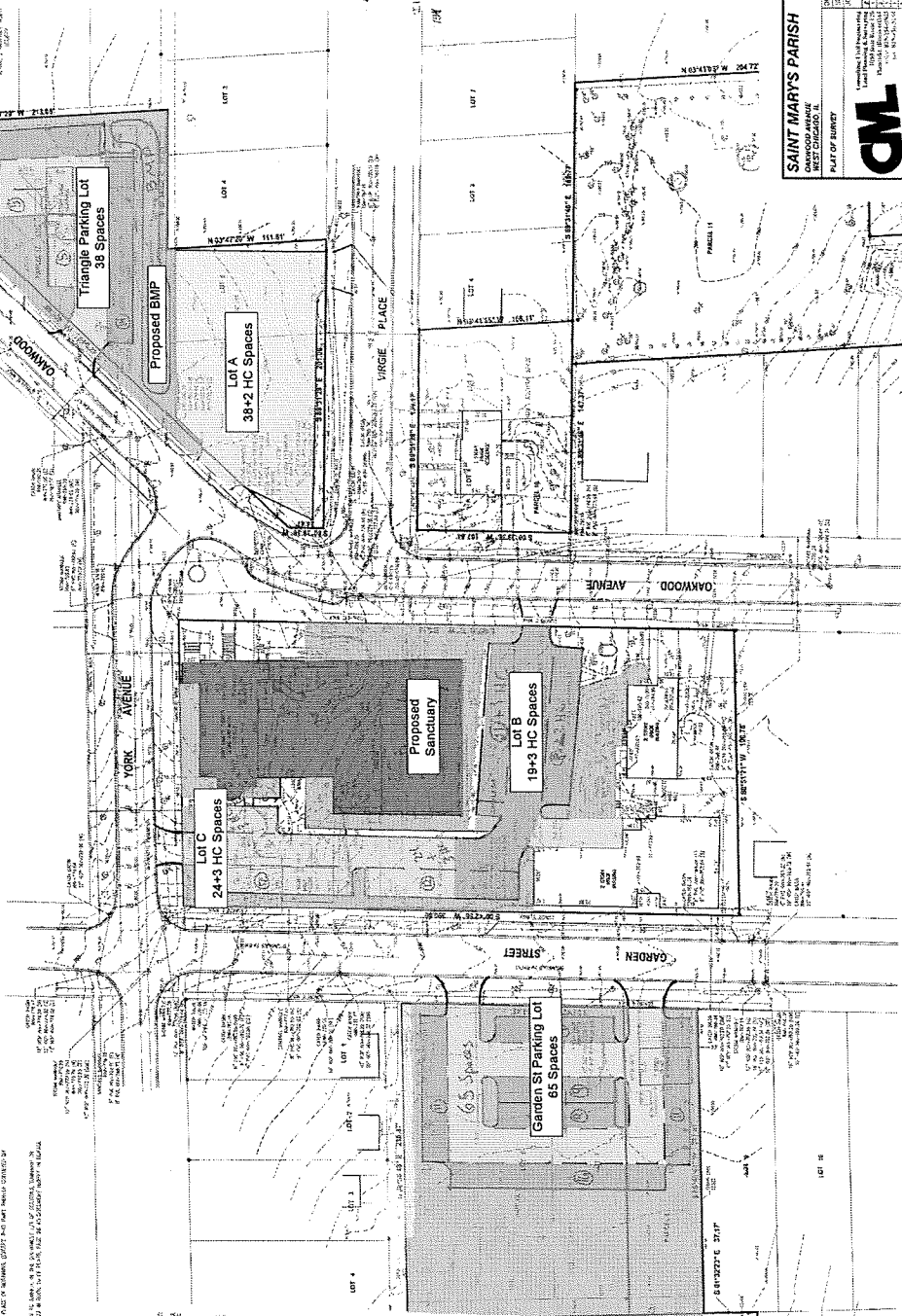
PARISH: The St. Mary Catholic Parish is located in the heart of the community, serving a diverse population. The parish is currently housed in a facility that is no longer adequate for the needs of the community. The new facility will provide a modern, functional space for the parish to serve its members and the community.

LEGEND

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Parking Summary

Triangle Parking Lot	38	Spaces
Lot A	38+2	HC Spaces
Lot B	19+3	HC Spaces
Lot C	24+3	HC Spaces
Garden St Parking Lot	65	Spaces
Total Parking	184+9	HC Spaces



SAINT MARY'S PARISH
NEW CHURCH FACILITY
CONCEPT PLAN

CM
C.M. Lavoie Inc.

DATE: 10/1/2010
DRAWN BY: J. Lavoie
CHECKED BY: J. Lavoie
SCALE: 1/8" = 1'-0"

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WOOD AVE

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Turner Court
Solid Waste Removal Program
Consideration and Direction

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

City staff has undertaken a review of the existing Turner Court solid waste removal program, along with analysis of potential alternatives to better serve the needs of this area, while not burdening the City with this need.

As noted in the attached cover memo, the City approved Resolution 96-R-1234 to create an association to handle and fund solid waste removal for the properties that border Turner Court. Unfortunately, even though the City constructed garbage dumpster enclosures for this purpose, no signatures of the affected property owners (the proposed "association") were ever obtained after Resolution 96-R-1234 was approved, although garbage removal service began (and continues to the present) for this area.

Because the association was never formally established, no mechanism exists to require all Turner Court properties to use the common garbage removal service (now provided by Waste Management Inc.; "WMI"), although the Municipal Code requires all commercial properties to use a scavenger service licensed by the City. With this knowledge, it is not surprising to learn that WMI's current billing for trash removal includes only about half of the properties along Turner Court, even though all properties (owners, tenants and businesses) likely use the dumpsters in the enclosures for garbage. It is also known, through Public Works, that the public trash receptacles along Main Street, which are collected by City staff, are used by various properties that adjoin Turner Court.

As such, there are at least five options available for the City to pursue for solid waste removal on Turner Court. These options, which are outlined in the attached memo, include establishment of an SSA (Special Service Area), which is the option supported by City staff, as well as four other options for Committee consideration.

ACTIONS PROPOSED:

Consideration and Direction regarding solid waste removal program options for Turner Court.

COMMITTEE RECOMMENDATION:

COMMUNITY

JOHN D. SAID, AICP
DIRECTOR

DEPARTMENT OF



DEVELOPMENT

(630) 293-2200
FAX (630) 293-1257
www.westchicago.org

MEMORANDUM

TO: Michael Guttman, City Administrator

FROM: John D. Said, Director of Community Development

DATE: September 22, 2015

RE: Turner Court solid waste removal – review and recommendations

The following information is provided to summarize the background, issues, alternatives and recommendations concerning solid waste removal management for the properties along Turner Court.

Background

In 1996, the City approved Resolution 96-R-1234 to create an association to handle and fund solid waste removal for the properties that border Turner Court. The relatively large number of buildings, tenant spaces and "users" bordering the relatively short, narrow and small Turner Court area likely led to the initiative to create a managed Turner Court garbage collection program. It is further likely that the strategy was established as an effort to eliminate numerous garbage dumpsters in this small area, reduce litter, and enhance the appearance of the area. This would be consistent with goals of the City's Tax Increment Finance (TIF) District Redevelopment Project and Plan to improve the area and reduce blight.

As part of this effort, the City constructed three dumpster enclosures along Turner Court: two along the west edge of the alley and one within the cellar space along the east edge of the alley. The enclosures were installed so that all properties within the association, including building owners, businesses, tenants, etc. could place their garbage in a common area that was screened from public view.

Unfortunately, after Resolution 96-R-1234 was approved, no signatures of the affected property owners (the proposed "association") were ever obtained, although garbage removal service began (and continues to the present) for this area.

Current Status

Because the association was never formally established, no mechanism exists to require all Turner Court properties to use the common garbage removal service (now provided by Waste Management Inc.; "WMI"), although the Municipal Code requires all commercial properties to use a scavenger service licensed by the City. With this knowledge, it is not surprising to learn that WMI's current billing for trash removal includes only about half of the properties along

Turner Court, even though all properties (owners, tenants and businesses) likely use the dumpsters in the enclosures for garbage. It is also known, through Public Works, that the public trash receptacles along Main Street, which are collected by City staff, are used by various properties that adjoin Turner Court. Properties with and without a contract for garbage collection services are shown below:

Contract: 102, 110, 118, 122, 124, 208-212, 218-222 Main St., 118 W. Washington St.

No contract: 100, 104, 108, 116, 128, 134-136, 204, 206, 214 Main St., 113 Turner Ct.

A recent survey of property owners, as well as a meeting and follow up communications with WMI, allowed City staff to get a better understanding of the garbage removal situation for Turner Court. This background research allowed staff to also learn the following:

- In addition to the properties along Turner Court, the West Chicago Public Library has an account with WMI and utilizes the Turner Court dumpster enclosures for their solid waste.
- Fly dumping is a periodic, but chronic problem for the dumpster enclosures along Turner Court. Waste materials are often dumped on top of or alongside the enclosures. As such, the existing screens on top of the enclosures, and the locks on the enclosure doors, have very little efficacy in preventing unauthorized dumping.
- Currently, WMI provides waste removal three times weekly in this area, but no recycling services are provided at this time. Services for those properties in the area that are currently billed (approximately half) total about \$809 per month (approx. \$9708 annually).

Options

Based on review of this matter, City staff can offer five possible options for waste management along Turner Court. They are listed as follows in no particular order:

- City Managed and Paid
City retains ownership of dumpsters, pays for all removal, and maintains areas.

Advantages: City control of waste removal with no administrative requirements, and no sunset date.
Disadvantages: City general funds are used for a specific location, which is inequitable for other properties in the City.
- Special Service Area (SSA)
City creates an SSA to fund garbage removal (the SSA process is further described below).

Advantages: City control of waste removal, with no sunset date.
Disadvantages: If 51% of landowners object, the SSA cannot be created. Some initial administrative tasks associated with establishing and managing the SSA and waste removal.
- TIF District
Use existing TIF to fund garbage removal.

Advantages: City control of waste removal.

Disadvantages: Use of existing TIF funds for this instead of other projects. Use of TIF funds for only a portion of TIF, which is inequitable for other downtown properties; sunset date; administrative tasks to establish and manage the garbage removal.

- POA

A private association agreement is created to handle waste removal (similar to previously approved, but never signed – so non-binding, arrangement approved by Resolution 96-R-1234).

Advantages: Private ownership and management.

Disadvantages: Getting participation of all owners. City involvement would likely be needed to establish, and possibly manage on an ongoing basis, with no compensation. The likelihood of getting all property owners to willingly participate is very slim, based on staff's experience with the survey.

- Private Individual Garbage Removal

Each property owner would need to manage their own waste removal.

Advantages: Private, with no City involvement in waste management. Each owner pays for what they dump.

Disadvantages: City would need to remove enclosures. Increased use of on-street receptacles (along sidewalk). Lots of garbage/recycling containers would be out along Turner Court; unsightly appearance and potential ongoing code enforcement problem.

Common Disadvantages (for all options)

- If an option including common dumpster enclosure areas is selected, there will be occasional fly-dumping (as is the current case), as well as continued use of the Main Street receptacles due to their convenient locations adjacent to the buildings along Main Street.
- Similarly, if common area dumpster enclosure areas are retained, there will be some users that generate more garbage than others. This could result in perceived unfairness with a common arrangement (SSA, TIF, POA).

Recommendation

It is recommended that the City pursue creating an SSA for the Turner Court area. This option seems to have the least number of disadvantages, and the most advantages. It should be emphasized that there is no perfect solution, and with any option there will be challenges and difficulties.

Special Service Area background

A Special Service Area (SSA) is a special taxing district that can be created to finance a specific common public service or group of services, for a specifically defined geographic area. SSAs are often established for new sidewalks or similar public improvements. SSAs are also used in specific areas to provide services addressing the needs of that District. One such example is the Elmhurst Central Business District, where an SSA (called Elmhurst City Centre) exists to provide a variety of services for the properties in that area, including snow removal, maintenance and marketing.

An additional tax is required for property owners in SSAs, although that amount can vary depending on the services provided and the total area and number of taxed parcels included. In the case of Turner Court, an annual tax per parcel can be estimated as follows:

Estimated total annual cost (for all properties in the area): \$15,000

Average individual property cost (for 18 properties): \$833.33 per year

These numbers are only very rough estimates based on an estimate provided from Groot for twice weekly service (extrapolated to a 3 times per week scenario), and information available at this time. Further, an alteration of service to add recycling to reduce the waste stream could also impact costs for collection services in this area. However, this would be a lower cost than the \$1,000+ currently paid by participating property owners.

Creation of an SSA will require several administrative and legal steps, including a public hearing and formal adoption of the Area by the City Council. However, once the area is created, it can remain in perpetuity. The City can later dissolve the SSA, as can property owners through a formal objection process. During the creation process, if 51% or more of property owners object to its creation, then the SSA cannot be formally adopted. Should this occur, the property owners will then face the prospect of having to obtain individual waste removal services, or some other option (among those noted above).