

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

DEVELOPMENT COMMITTEE

Monday, December 14, 2015
7:00 P.M. - Council Chambers

AGENDA

1. Call to Order, Roll Call, and Establishment of a Quorum
2. Approval of Minutes
 - A. November 9, 2015
3. Public Participation
4. Items for Consent
 - A. Franciscan Way and St. Andrews Square - Plats of Easement and Abrogation
 - B. Menards – 220 W. North Avenue – Final PUD Amendment
5. Items for Discussion
 - A. City of West Chicago – Annexation & rezoning – Area 1 – Smith Road & Powis Road
 - B. City of West Chicago – Annexation & rezoning – Area 2 – Powis Road
 - C. City of West Chicago – Annexation & rezoning – Area 3 – North Avenue & Powis Road
 - D. City of West Chicago – Annexation & rezoning – Area 4 – Powis Road
 - E. City of West Chicago – Annexation – Area 5 – Lee Road
 - F. City of West Chicago – Annexation & rezoning – Area 6 – Roosevelt Road
 - G. City of West Chicago – Annexation & rezoning – Area 7 – Roosevelt Road & Town Road
 - H. City of West Chicago – Annexation & rezoning – Area 8 – Roosevelt Road
 - I. Mazza Property – W. Roosevelt Road – Conceptual Review
 - J. Kuhn Property – 1100 E. North Ave. – Conceptual Review
6. Unfinished Business
7. New Business
8. Reports from Staff
9. Adjournment

MINUTES

DEVELOPMENT COMMITTEE

November 9, 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, Jayme Sheahan and John Smith, present. Laura Grodoski arrived at 7:03 pm.

Also in attendance were Director of Community Development, John Said and City Attorney, Keith Letsche.

2. Approval of Minutes.

A. October 12, 2015

Alderman Smith made a motion to approve the minutes with changes, which was seconded by Alderman Banas. All remaining members agreed and the motion carried.

3. Public Participation.

See Agenda Item 5 where Public Participation was combined with each of the Items for Discussion.

4. Items for Consent.

A. Simpson Strong-Tie Final Development Plan Approval – 2505 Enterprise Circle.

John Said provided an item summary.

Alderman Birch motioned first to recommend approval for a final development plan, which was seconded by Alderman Smith, and with all remaining members in agreement, the motion carried.

5. Items for Discussion.

A. City of West Chicago – Annexation & rezoning – Area 1 – Smith Road & Powis Road.

Dante Domenella of 4N325 Powis stated his objection to the proposed annexation of this area, expressing that no City services are currently provided here and that his taxes would be increased. He inquired about the City's plans for economic growth in the community at large, given the vacant buildings within the City limits. He also asked how the County's designation would be applied once this area is part of the City. He expressed his concerns about the property values of these parcels with no City services.

Alderman Beifuss asked for a motion to approve the annexation, but Alderman Banas requested a summary be provided first. Community Development Director, John Said, showed the area to be annexed on an overhead map and also indicated which area within it would be rezoned to Manufacturing (M). He commented that staff reviewed this and each of the proposed parcels for annexations by applying criteria such as land use designation and surrounding zoning. Mr. Said also stated that the Plan Commission/Zoning Board of Appeals (PC/ZBA) has already recommended their approval of the rezoning of this area.

Alderman Smith asked if this area would ever have the potential to receive City water and sewer and John Said replied that the possibility exists, but that the extension of utilities to this area has not yet been proposed. Alderman Smith also asked about Mr. Domenella's remark about having to pay for services that are not currently provided and Mr. Said indicated that they would not be required to do so. Alderman Banas asked about the fees associated with providing City services and Mr. Said explained that each circumstance is different and that that direction would need to come from the City Council. Alderman Smith also inquired about the number of parcels annexed to the City that do not receive City services.

Alderman Beifuss questioned if City services, such as police services and plowing, are provided to any of the unincorporated areas of the City, but for which the City does not receive payment and John Said concurred that that is probably the case, especially in the case of services like First Responders. Alderman Beifuss then asked if water and sewer services can be received if a property is outside of the City limits and John Said confirmed that it is not possible. Alderman Beifuss asked about City taxes levied and Mr. Said replied that the City receives \$.05 per every tax dollar received.

Alderman Banas made a motion to recommend annexation of this area, which was seconded by Alderman Birch. Alderman Banas voted no, with all remaining members abstaining and the motion did not carry.

Alderman Beifuss asked the Committee for any further motions and Alderman Birch responded that she wanted to re-open the discussion once again.

Alderman Banas made a motion to reconsider Item 5A and Alderman Birch seconded the motion.

A conversation followed whereby Alderman Smith commented that he would like to have a meeting to discuss each of the proposed annexations prior to the Committee's vote for recommendation. Alderman Grodoski agreed that more discussion was warranted. Alderman Banas also agreed stating that a clear picture of the advantages and disadvantages is needed.

Attorney Keith Letsche discussed the various options available to the Aldermen about how to best proceed. Alderman Banas urged the Committee to agree to reconsider the matter and Alderman Smith agreed.

Voting Aye: Aldermen Banas, Beifuss, Birch, Grodoski, Sheahan and Smith. Voting Nay: 0. Motion carried.

A discussion ensued among the Committee members, John Said and Keith Letsche about how the appropriate public notice was handled and also the options for a next step. Generally, the Aldermen expressed interest in learning more about the advantages for each of the proposed annexations and postponing the discussion to a later date. John Said offered to respond to the aldermen's requests for more information at that moment, while Keith Letsche remarked about the members of the public in attendance to voice their concerns. The Aldermen agreed upon their desire to allow for the public's input.

Alderman Banas motioned first to table the reconsideration of Item 5A, with Alderman Smith offering to second it. All remaining members agreed and the motion carried.

B. City of West Chicago – Annexation & rezoning – Area 2 – Powis Road.

Barry Segal, owner of St. Charles Scrap spoke first. He asked about the City's reasons for annexing property. In the case of his particular property, the current land use designation is not consistent with the proposed zoning of manufacturing. He remarked on the potential of a forced sale of this area to the nearby DuPage Airport Authority and

asked about any changes to his current burglar alarm services with the County or to the inspections and/or services provided by the West Chicago Fire Department. Mr. Segal stated that public perception is that the City desires additional revenue and expressed his understanding about why the Committee is seeking to learn more. He also commented on the potential advantage of being annexed and then being allowed to receive City water and sewer. He wondered who would pay for bringing those services and if property taxes would be increased.

John Said showed Area 2 on the map and provided a summary of this area's proposed zoning, which was approved unanimously by the PC/ZBA. Mr. Said then spoke in regards to Mr. Segal's comments and to the general advantages of these annexations. He also talked about the potential change in emergency response agreements with the County and added that the DuPage Airport Authority (DAA) is a separate body from the City and as such, the City cannot regulate the DAA's property acquisition. Finally, Mr. Said addressed the questions about water and sewer expenses and tax revenue, stating the unlikelihood of the City's 5% share changing. A brief discussion followed about the DAA and their potential rights to purchase property for its purposes.

C. City of West Chicago – Annexation & rezoning – Area 3 – North Avenue & Powis Road.

Ann Roth, landowner on Powis Road, expressed her concern over not having the benefit of City infrastructure while being taxed for it. She also stated that she was told that there would be no guarantees regarding the possibility of penalties for her non-conforming property. Ms. Roth remarked that doing business in DuPage is expensive enough and to have another tax presents a hardship for her. She concluded that she objects to the annexation as it does not provide her with any benefits.

Joh Said referred to the map to illustrate the area of this proposed annexation, indicating the northern area proposed Office, Research and Light Industrial (ORI) zoning and the southern area proposed for M zoning; area 3 zoning was also reviewed and approved unanimously by the PC/ZBA. Mr. Said addressed Ms. Roth's comments by pointing out that City infrastructure is currently present along Powis Road and that with annexation, the right to tie in to City services would exist. He apologized for any previous uncertainty with regards to non-conforming properties in manufacturing districts and read a portion from Article 8 of the Zoning Ordinance to clarify the matter. Alderman Beifuss requested clarification regarding the uses in ORI zoning, which Mr. Said then explained.

D. City of West Chicago – Annexation & rezoning – Area 4 – Powis Road.

John Said read a letter from Attorney Marc Porter of Figliulo and Silverman, who is

representing Rossi Contractors, Inc. The letter served to outline their comments and objections to the annexation of Area 4. Mr. Said responded discredited to the claim that their property is not wholly bounded by the City and explained the reasoning that would allow the City to legally annex this area. Mr. Said then showed this area on the overhead map and summarized the existing zoning of the surrounding areas and the proposed zoning.

E. City of West Chicago – Annexation – Area 5 – Lee Road.

The item was requested to be reviewed at a later date by the City Administrator.

F. City of West Chicago – Annexation & rezoning – Area 6 – Roosevelt Road.

John Said again used the map to illustrate this area's geographical location and summarize its key features and proposed ORI zoning. Alderman Banas asked about the advantages for the City and Mr. Said described the ability for the City to round out its boundaries and to unify zoning for surrounding, unincorporated areas as the key benefits.

G. City of West Chicago – Annexation & rezoning – Area 7 – Roosevelt Road & Town Road.

Pat Casey, a business owner in this area, spoke and explained that there will never be City water and sewer to this property without the erection of a lift station, due to the depth of a creek that runs through the property. He noted the only possible advantage for his business is to have the streets plowed by the City, but that he sees no advantage for the City to annex this property.

Bob Funk also voiced his opinions. He asked whether staff had assessed the condition of the bridge on Town Road and the costs to possibly replace or keep it up. The costs, he felt, would greatly exceed any future revenue generated from the annexation of these parcels.

John Said used the map to show the location of Area 7 and summarized its proposed zoning of ORI and M in differing locations. Mr. Said commented on Mr. Casey's observations, in particular as they related to road plowing and creek elevations, which would impact the ability to tie into City services. Mr. Said also addressed Mr. Funk's question, replying that staff had not previously considered the condition of the bridge or its costs to repair, but asserted that the proposed annexations are not for revenue generation, but rather for long-term City functioning and control over land uses.

Discussion continued among the Aldermen, Keith Letsche and John Said regarding the impact of both the creek and the bridge concerns raised by Mr. Casey and Mr. Funk respectively. Alderman Banas inquired about the practicality of annexing the parcels where the creek is located and how possible repair for the Town Road bridge would be paid for. Alderman Smith asked what would happen if an incorporated property's well runs dry and would it be the responsibility of the City to then provide water. John Said mentioned staff's willingness to view Mr. Casey's properties and to look into the matter of water supply further.

H. City of West Chicago – Annexation & rezoning – Area 8 – Roosevelt Road.

Mr. Casey inquired about a specific area north of Roosevelt Road and Mr. Said replied that it is not part of the annexation of this area and went on to review the parcels involved with the proposed annexation of Area 8 on the map. The proposed zoning is for B-2 General Business District (to the north) and ORI (to the south), both of which were already unanimously approved by PC/ZBA.

Alderman Banas motioned first to remove Item 5A off the table, which was seconded by Alderman Grodoski. All remaining members were in agreement and the motion passed.

Alderman Banas made a motion first to postpone the recommendations of the annexations, which Alderman Smith then seconded. Alderman Banas motioned to amend his motion in order to postpone the recommendations of the annexations until the December meeting of the Development Committee. All members were unanimously in favor of both the motion and its amendment and the motions carried.

6. Unfinished Business.

None.

7. New Business.

Alderman Beifuss brought up the notion of adding framed signage along the bike path in order to provide maps and points of interest in the downtown area.

8. Reports from Staff.

John Said reported that the Chicago Metropolitan Agency for Planning (CMAP) would be holding a workshop on November 17th, 2015 in City Council Chambers at 7:00 pm

and he invited all to attend and to encourage others to do so as well. The workshop will provide information about current housing trends as well as seek input from the public.

Mr. Said also informed the Committee that he would be hosting a group of Australian students who are learning about the challenges of infill development.

9. Adjournment.

Alderman Grodoski made a motion, seconded by Alderman Sheahan, to adjourn the Development Committee meeting at 8:52 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:

Plat of Abrogation & Plat of Easement
Route 64 (North Avenue) at Franciscan Way/Teresa
Lane/Menards Entrance

Abrogation/Easement Resolutions 15-R-0063, R-15-
0064, R-15-0065, R-15-0066, R-15-0067

Easement Agreement Resolution 15-R-0068

AGENDA ITEM NUMBER: 4. A.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: Dec. 14, 2015

COUNCIL AGENDA DATE: _____

STAFF REVIEW: John D. Said

SIGNATURE JDS

APPROVED BY CITY ADMINISTRATOR: Michael Guttman SIGNATURE _____

ITEM SUMMARY:

City staff is requesting the following:

North Ave. North Side

- Abrogation of a Detention Easement and a portion of the existing Utility and Access Easement on Franciscan Way
- New Stormwater Detention Easement
- Additional Ingress-Egress Easement for Teresa Ln.
- Temporary Construction Easement
- Reestablishment of Public Utility Easement on Franciscan Way

North Ave. South Side

- Ingress-Egress Plat of Easement and Easement Agreement for the Menards Entrance

The existing Franciscan Way access point from North Ave. into the Franciscan Way and Wood Glen developments is being eliminated for the purpose of installing a full signalized intersection approximately 470 ft. to the west at a new location along North Ave. New easements are required for reconstruction of a portion of Teresa Ln. and widening of Teresa Ln. and Menards entrance to accommodate the intersection signalization. The easement documents include the reestablishment of a public utility easement, stormwater detention easement, temporary construction easement as well as easements for the roadway realignment and widening.

The new intersection, which the City has been pursuing for several years with Menards and other land owners, will provide full access to/from North Ave. to adjacent properties on the north and south. It is anticipated that the enhanced access will help spur commercial growth in these areas.

CITY OF WEST CHICAGO

ACTIONS PROPOSED:

Consideration of the requested access agreement, plats of abrogation and plats of easement for the realignment of Teresa Ln. with the Menards Entrance at North Ave. for the installation of a signalized intersection.

COMMITTEE ACTION:

RESOLUTION NO. 15-R-0063

**A RESOLUTION APPROVING A PLAT OF EASEMENT FOR INGRESS-EGRESS
WITH MENARD, INC., SOUTH SIDE OF NORTH AVE. AT TERESA LN.**

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

Section 1. That the Plat of Easement, as prepared by Webster, McGrath & Ahlberg Ltd., consisting of one (1) sheet, attached hereto and incorporated herein as Exhibit "A", be and the same is hereby approved and that the Mayor and City Clerk and all other necessary and appropriate officers of the City are authorized to execute said plat.

Section 2. That all resolutions or parts thereof, in conflict with the provisions of this Resolution are, to the extent of such conflict, expressly repealed.

Section 3. 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 EASEMENT HERE)

LEGAL DESCRIPTION OF PROPERTY:

LOT 2 IN 5TH ANDREWS SQUARE REDEVELOPMENT PHASE 2D, BEING A SUBDIVISION IN SECTIONS 18 AND 33, TOWNSHIP 48 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUCAP COUNTY, ILLINOIS, AS RECORDED JULY 01, 2004 AS DOCUMENT R2004-179709, IN DUCAP COUNTY, ILLINOIS.

LOT 3 IN 5TH ANDREWS SQUARE REDEVELOPMENT PHASE 2D, BEING A SUBDIVISION IN SECTIONS 18 AND 33, TOWNSHIP 48 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUCAP COUNTY, ILLINOIS, AS RECORDED JULY 01, 2004 AS DOCUMENT R2004-179709, IN DUCAP COUNTY, ILLINOIS.

[illegible]

STATE OF ALABAMA)
COUNTY OF DAUPHIN)
THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDS OFFICE
OF DAUPHIN COUNTY, ALABAMA, ON THE _____ DAY OF _____ A.D.,
19____ AT _____ O'CLOCK _____ M.

[illegible]

STATE OF MINNESOTA
COUNTY OF LINCOLN PAGE 15

I HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING
DECLARATION ARE PERSONS TO BE ADJUDICATED.

SUBSCRIBED AND SIGNED BY ME ON _____ DAY OF _____
_____ A.D. 20__

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

STATE OF ILLINOIS)
COUNTY OF DUPAGE

____ MAYOR AND CITY COUNCIL OF THE CITY OF WEST CHICAGO, COUNTY OF DUPAGE, STATE OF ILLINOIS,
HEREBY CERTIFY THAT THE SAID COUNCIL HAS DULY APPROVED THIS PLAT OF EASEMENT GRANT
ATTACHED HERETO BY RESOLUTION NO. _____ DULY AUTHENTICATED AS
PASSED THIS _____ DAY OF _____ 20____

COUNTY OF SAN CLARE) 52

HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING
CERTIFICATE ARE KNOWN TO ME AS SUCH PERSONS.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____
A.D. 20---

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

STATE OF WISCONSIN
COUNTY OF LAKE COUNTY

THIS IS TO CERTIFY THAT MENARDS, INC.

IS THE BENEFICIARY OF THE EASEMENT DESCRIBED HEREON.
THE EASEMENT DESCRIBED HEREON IS NOT TO BE CONSIDERED
ASSOCIATED AS SHOWN HEREON FOR THE NON-EXCLUSIVE PURPOSES
OF TRAVEL AND ACCESS THROUGH, ACROSS OR OVER ANY RIGHTS
AND PUBLIC ACCESS THROUGH, ACROSS OR OVER ANY RIGHTS
DESCRIBED IN PARAGRAPHS ONE THROUGH SIX AND SEVEN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES,
ORDINANCES, DECISIONS OF COURTS AND AGENCIES, RULES AND REGULATIONS, ORDERS AND TITLES CONCERNING
AND BENEFICIAL USES, AND TITLE CONCERNING

DATED AT _____ WISCONSIN, THIS _____ DAY OF _____ A.D. 19____

BY: _____
TITLE: _____

ATTEST: _____
TITLE: _____

COUNTY OF SAN CLARE) 52

HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING
CERTIFICATE ARE KNOWN TO ME AS SUCH PERSONS.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____
A.D. 20---

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

OR EASEMENT PROVISIONS, REFER TO THOSE APPROVED AND RECORDED INGRESS/EGRESS EASEMENT PROVISIONS PER DOCUMENT #1998-148669.

STATE OF MISSOURI,
COUNTY OF DALLAS

THIS IS TO CERTIFY, THAT WEBSTER WIGGINTON & AMBERG, LTD. HAVE PLATIED FROM THE RECORDS OF THE CLERK OF THE DISTRICT COURT OF THE COUNTY OF DALLAS, TEXAS, THE EASEMENT DESCRIBED IN THE ABOVE CAPTION, AS SHOWN BY THE ANNEKED PLAT WHICH IS A RECORDING OF THE SAME IN THE PUBLIC RECORDS OF THE COUNTY OF DALLAS, TEXAS.

HAS BEEN SHOWN BY A RECORDING OF THE SAME IN THE PUBLIC RECORDS OF THE COUNTY OF DALLAS, TEXAS.

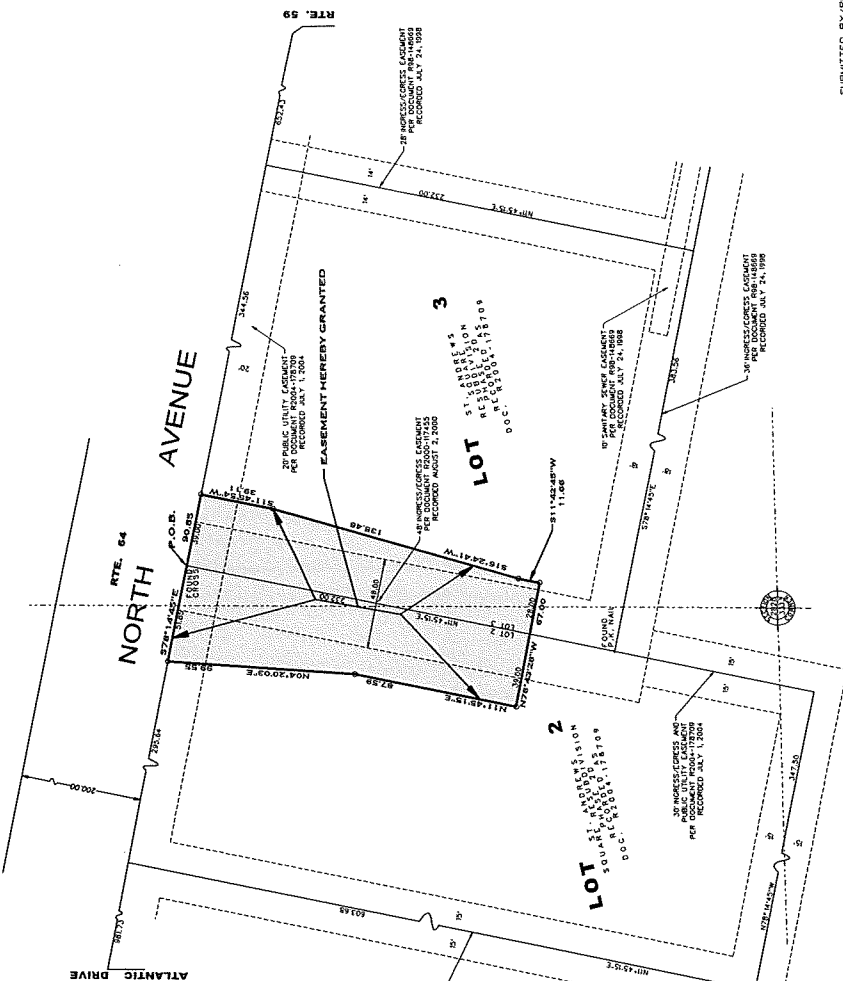
GIVEN UNDER MY HAND AND SEAL AT WICKLIFFE, ILLINOIS THIS _____ DAY OF _____ A.D. 2018.

WEBSTER WIGGINTON & AMBERG, LTD.

ILLINOIS LAND SURVEYOR NO. 2016
LICENSE EXPIRES NOVEMBER 30, 2016
207 SOUTH MAPLEVILLE STREET
WHEATON, ILLINOIS 60187
(630) 668-7603

[illegible][illegible]

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



RESOLUTION NO. 15-R-0064

A RESOLUTION APPROVING A PLAT OF EASEMENT FOR INGRESS-EGRESS, STORM-WATER DETENTION AND TEMPORARY CONSTRUCTION WITH PROPERTY OWNERS, NORTH SIDE OF NORTH AVE. AT TERESA LN.

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

Section 1. That the Plat of Easement, as prepared by Webster, McGrath & Ahlberg Ltd., consisting of two (2) sheets, attached hereto and incorporated herein as Exhibit "A", be and the same is hereby approved and that the Mayor and City Clerk and all other necessary and appropriate officers of the City are authorized to execute said plat.

Section 2. That all resolutions or parts thereof, in conflict with the provisions of this Resolution are, to the extent of such conflict, expressly repealed.

Section 3. 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 EASEMENT HERE)

RESOLUTION NO. 15-R-0065

A RESOLUTION APPROVING A PLAT OF EASEMENT FOR PUBLIC UTILITIES WITH PROPERTY OWNERS, NORTH SIDE OF NORTH AVE. AT RJR WEST CHICAGO RESUB-DIVISION.

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

Section 1. That the Plat of Easement, as prepared by Webster, McGrath & Ahlberg Ltd., consisting of two (2) sheets, attached hereto and incorporated herein as Exhibit "A", be and the same is hereby approved and that the Mayor and City Clerk and all other necessary and appropriate officers of the City are authorized to execute said plat.

Section 2. That all resolutions or parts thereof, in conflict with the provisions of this Resolution are, to the extent of such conflict, expressly repealed.

Section 3. 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 EASEMENT HERE)

PART OF LOT 1, R/R WEST CHICAGO RESUBDIVISION, BEING A SUBDIVISION OF
PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH,
RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT
HEREOF RECORDED JUNE 30, 2014 AS DOCUMENT R2014-056100 IN DUPAGE
COUNTY, ILLINOIS

INTERESTED PARTIES TO THE EASEMENTS

STATE OF _____) ss
COUNTY OF _____)

STATE OF _____) ss.
COUNTY OF _____)

STATE OF _____) ss.
COUNTY OF _____

STATE OF _____) ss:
COUNTY OF _____)

STATE OF ILLINOIS (01)
COUNTY OF _____
NOTARY CERTIFICATE
PRINT NAME _____

OWNERS REPRESENTATIVE _____

PRINT NAME _____

NOTARY CERTIFICATE

STATE OF ILLINOIS 25

OWNER'S REPRESENTATIVE _____

PRINT NAME _____

NOTARY CERTIFICATE

STATE OF ILLINOIS _____

COUNTY OF _____

NOTARY CERTIFICATE
STATE OF ILLINOIS
PRINT NAME
WITNESS REPRESENTATIVE

THIS _____ DAY OF _____ A.D. _____
 19____ MON.

THIS _____ DAY OF _____ AD. _____

THIS _____ DAY OF _____ A.D. _____
MONTH _____

[illegible]

STATE OF _____) ss
COUNTY OF _____)

STATE OF _____) ss.
COUNTY OF _____)

STATE OF _____) ss
COUNTY OF _____)

STATE OF _____) ss.
COUNTY OF _____)

OWNER'S REPRESENTATIVE _____

PRINT NAME _____

NOTARY CERTIFICATE

STATE OF ILLINOIS) 83

OWNER'S REPRESENTATIVE _____

PRINT NAME _____

NOTARY CERTIFICATE

STATE OF ILLINOIS 23

OWNERS REPRESENTATIVE _____

PRINT NAME _____

NOTARY CERTIFICATE

STATE OF ILLINOIS) RES

OWNER _____
OWNERS REPRESENTATIVE _____
PRINT NAME _____
NOTARY CERTIFICATE

[illegible]

AS REPRESENTATIVE OF THE TRUSTEE, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND THAT HE HAS SIGNED AND DELIVERED THE SAID INSTRUMENT AS THE FREE AND VOLUNTARY ACT OF SAID TRUSTEE AND HIS OWN FREE AND VOLUNTARY ACT, AS SUCH REPRESENTATIVE, FOR THE USES AND PURPOSES THEREIN SET FORTH, GIVEN UNDER MY HAND AND NOTORIAL SEAL.

WHOM I HAVE HEREIN DESIGNATED AS SUCH REPRESENTATIVE, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH REPRESENTATIVE, AND WHOSE NAME IS SUBSCRIBED TO THIS DAY IN PERSON AND THAT HE/SHE SIGNED AND DELIVERED THE SAID INSTRUMENT AS THE FREE AND VOLUNTARY ACT OF SAID TRUSTEE AND HIS/HER OWN FREE AND VOLUNTARY ACT, AS SUCH REPRESENTATIVE, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL _____ AD. _____

THIS _____ DAY OF _____

[illegible]

STATE OF _____)
COUNTY OF _____) ss. _____

STATE OF _____)
COUNTY OF _____) 65

STATE OF _____) ss
COUNTY OF _____

STATE OF _____) SS
COUNTY OF _____)

OWNER'S REPRESENTATIVE _____
 PRINT NAME _____
 NOTARY CERTIFICATE
 STATE OF ILLINOIS _____

OWNER _____

OWNER'S REPRESENTATIVE _____

PRINT NAME _____

NOTARY CERTIFICATE

STATE OF ILLINOIS

OWNER: _____
OWNER'S REPRESENTATIVE _____
PRINT NAME _____

OWNER _____

OWNER'S REPRESENTATIVE _____

PRINT NAME _____

NOTARY CERTIFICATE

AS REPRESENTATIVE OF THE TRUSTEE, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH REPRESENTATIVE, AND APPEARED BEFORE ME THIS DAY IN PERSON AND OF SAID TRUSTEE, AND HIGHER OWN FREE AND VOLUNTARY ACT, AS SUCH REPRESENTATIVE, FOR THE USES AND PURPOSES THEREIN SET FORTH, GIVEN UNDER MY HAND AND NOTORIAL SEAL.

ALL STATE AGENCIES, DO HEREBY CERTIFY THAT _____ FIRST NAME _____
AN REPRESENTATIVE OF THE TRUSTEE, PERSONALLY KNOWN TO ME, TO BE THE SAME PERSON
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH REPRESENTATIVE,
APPEARED BEFORE ME THIS DAY IN PERSON AND THAT HE/SHE BONDED AND DELIVERED THE SAID
INSTRUMENT AS THE FREE AND VOLUNTARY ACT OF SAID TRUSTEE AND HENNER OWNT FREE AND
INSTRUMENT ACT, AS SUCH REPRESENTATIVE, FOR THE USES AND PURPOSES THEREON SET FORTH
GIVEN UNDER MY HAND AND NOTORIAL SEAL.

THE STATE OF OREGON, DO HEREBY CERTIFY THAT _____, PRINT NAME _____ AS REPRESENTATIVE OF THE TRUSTEE, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING TRUST AGREEMENT, HAS SIGNED AND DELIVERED THE SAME APPEARED BEFORE ME, THE FREE AND VOLUNTARY ACT OF SAID TRUSTEE AND HASSET OWN FREE AND VOLUNTARY ACT, AS SUCH REPRESENTATIVE, FOR THE USES AND PURPOSES THEREIN SET FORTH GIVEN UNDER MY HAND AND NOTORIAL SEAL.

PRINT NAME _____
THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PRINT NAME _____
AS REPRESENTATIVE OF THE TRUSTEE, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH REPRESENTATIVE.
APPEARED BEFORE ME THIS DAY IN PERSON AND THAT HE/SHE SIGNED AND DELIVERED THE SAID
INSTRUMENT AS THE FREE AND VOLUNTARY ACT OF SAID TRUSTEE AND HADHER OWN FREE AND
VOLUNTARY ACT, AS SUCH REPRESENTATIVE, FOR THE USES AND PURPOSES THEREIN SET FORTH
HEREIN. WITNESS MY HAND AND NOTARIAL SEAL



TECH CONSULTANTS, INC.
ENGINEERS / SURVEYORS
UNIVERSITY LANE, SUITE D ULSIE, ILLINOIS
(630) 964-5856 FAX: (630) 964-5052
E-MAIL: CAD@TECHCONSULTANTS.COM
ILLINOIS REGISTRATION No. 184-001040

RESOLUTION NO. 15-R-0066

A RESOLUTION APPROVING A PLAT OF ABROGATION FOR EXISTING STORMWATER DETENTION, INGRESS-EGRESS, PUBLIC UTILITIES AND WATERMAIN EASEMENTS WITH PROPERTY OWNERS, NORTH SIDE OF NORTH AVE. AT WOOD GLEN SUBDIVISION.

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

Section 1. That the Plat of Abrogation, as prepared by Webster, McGrath & Ahlberg Ltd., consisting of two (2) sheets, attached hereto and incorporated herein as Exhibit "A", be and the same is hereby approved and that the Mayor and City Clerk and all other necessary and appropriate officers of the City are authorized to execute said plat.

Section 2. That all resolutions or parts thereof, in conflict with the provisions of this Resolution are, to the extent of such conflict, expressly repealed.

Section 3. 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 ABROGATION HERE)

P.L.N. 01-28-01-065

PLAT OF ABROGATION

OF
PARCELS OF LOT 1, WOOD GLEN P.U.D., BEING A SUBDIVISION OF PART OF THE
SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 8 EAST OF
THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLATTING RECORDS
FILED IN THE OFFICE OF THE CLERK OF THE COUNTY OF DU PAGE, ILLINOIS
FEBRUARY 14, 1993 AS DOCUMENT 1000-00117.

STATE OF IL COUNTY OF DU PAGE
THIS IS TO CERTIFY THAT WOOD GLEN P.U.D. HAS BEEN ABROGATED AND THE SAME
SHALL BE SURVEYED AND PLATTED FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES
HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE AND TITLE THEREON INDICATED.
DATED THIS 11/16/14 DAY OF NOVEMBER A.D. 2014

OWNER: LOT 1, WOOD GLEN P.U.D.

OWNER'S REPRESENTATIVE: MARK E. STIMAC

PRINT NAME: MARK E. STIMAC

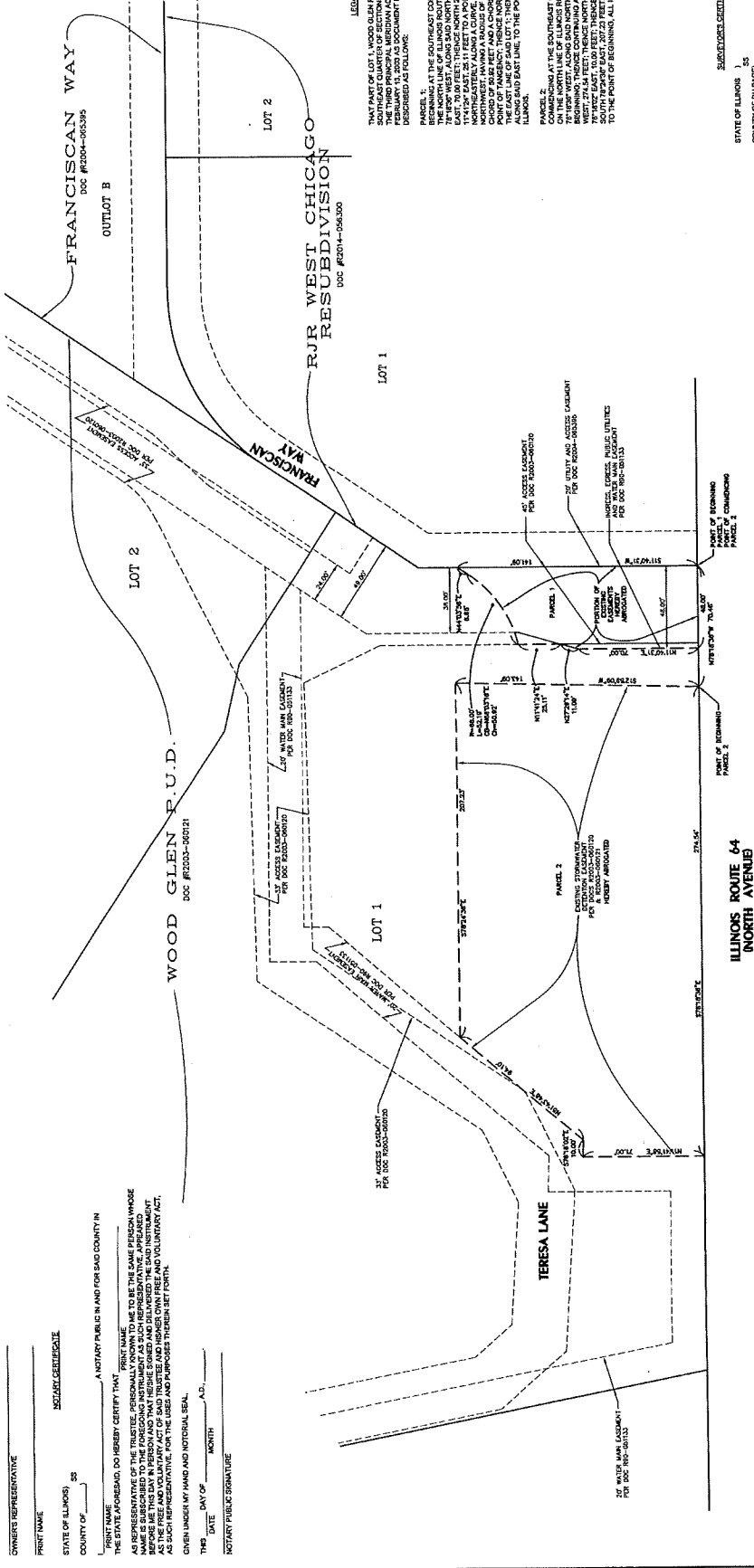
STATE OF IL COUNTY OF DU PAGE

NOTARY PUBLIC IN AND FOR SAID COUNTY IN
THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT MARK E. STIMAC
AS REPRESENTATIVE OF THE TRUSTEES, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE
NAME IS SET FORTH IN THE FOREGOING, HAS BEEN ABROGATED AND THE SAME HAS BEEN
AS THE FREE AND VOLUNTARY ACT OF SAID TRUSTEES AND HEREBY OWNED FREE AND VOLUNTARY ACT,
AS SUCH REPRESENTATIVE FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTICIAL SEAL
THIS 11/16/14 DAY OF NOVEMBER A.D. 2014
NOTARY PUBLIC SIGNATURE: MARK E. STIMAC



SUBMITTER: WOOD GLEN P.U.D.
CITY OF WEST CHICAGO
475 MAIN STREET
WEST CHICAGO, IL 60655

OWNER:
LOT 1, WOOD GLEN
PLATTING RECORDS
SUBDIVISION NO. 1000-00117
SUBDIVISION NO. 1000-00117



LEGAL DESCRIPTION

THAT PART OF LOT 1, WOOD GLEN P.U.D., BEING A SUBDIVISION OF PART OF THE
SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 8 EAST OF
THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLATTING RECORDS
FILED IN THE OFFICE OF THE CLERK OF THE COUNTY OF DU PAGE, ILLINOIS
FEBRUARY 14, 1993 AS DOCUMENT 1000-00117, IS ABROGATED AND
DESCRIBED AS FOLLOWS:

PARCEL 1: THE SOUTHWEST CORNER OF SAID LOT 1, SAID POINT BEING
THE NORTH LINE OF ILLINOIS ROUTE 64 NORTH AVENUE, THENCE NORTH
75-10-00' WEST, ALONG SAID NORTH LINE 65.00 FEET, THENCE NORTH 10-10-00'
WEST, 25.11 FEET TO A POINT ON A 100-00' RADIUS CURVE, THENCE
10-10-00' EAST, 25.11 FEET TO A POINT ON A 100-00' RADIUS CURVE, THENCE
NORTHWEST, HAVING A RADIUS OF 98.00 FEET, AND LENGTH OF 32.18 FEET,
CORNER OF SAID LOT 1, THENCE SOUTH 11-10-00' WEST, 141.00 FEET,
THE EAST LINE OF SAID LOT 1, THENCE SOUTH 11-10-00' WEST, 141.00 FEET,
TO THE POINT OF BEGINNING, ALL IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1, SAID POINT BEING
THE NORTH LINE OF ILLINOIS ROUTE 64 NORTH AVENUE, THENCE NORTH
75-10-00' WEST, ALONG SAID NORTH LINE 74.00 FEET TO THE POINT OF
BEGINNING, THENCE NORTH 10-10-00' WEST, 25.11 FEET, THENCE NORTH
10-10-00' WEST, 25.11 FEET, THENCE NORTH 10-10-00' WEST, 25.11 FEET,
THENCE NORTH 10-10-00' WEST, 25.11 FEET, THENCE NORTH 10-10-00' WEST,
75-10-00' EAST, 10.00 FEET, THENCE NORTH 10-10-00' EAST, 10.00 FEET, THENCE
WEST 27-05-00' EAST, 10.00 FEET, THENCE NORTH 10-10-00' EAST, 10.00 FEET,
TO THE POINT OF BEGINNING, ALL IN DU PAGE COUNTY, ILLINOIS.

SUBJECT'S CERTIFICATE

STATE OF ILLINOIS IL
COUNTY OF DU PAGE DU PAGE

THIS IS TO CERTIFY THAT THE PLAT HEREIN DRAWN WAS PREPARED UNDER
MY DIRECT SUPERVISION AND FOR THE PURPOSES OF ABROGATION OF THE
SUBJECT'S CERTIFICATE OF ABROGATION AND RECORDING OF THE SAME IN THE
OFFICE OF THE CLERK OF THE COUNTY OF DU PAGE, ILLINOIS.

DATED AT CHICAGO ILLINOIS, THIS 11/16/14 DAY OF NOVEMBER

MARK E. STIMAC
LOCAL REPRESENTATIVE

CITY OF WEST CHICAGO, MAYOR AND CITY COUNCIL APPROVAL CERTIFICATE: COUNTY OF DU PAGE

STATE OF ILLINOIS IL
COUNTY OF DU PAGE DU PAGE

MAYOR AND CITY COUNCIL OF THE CITY OF WEST CHICAGO, COUNTY OF DU PAGE, STATE OF ILLINOIS, DO HEREBY APPROVE THE ABROGATION OF THE SUBDIVISION OF
THE PLAT HEREIN DRAWN AND APPROVED BY RESOLUTION NO. 1000-00117
AUTHENTICATED AS PASSED THIS 11/16/14 DAY OF NOVEMBER

MAYOR: MARK E. STIMAC
CITY CLERK: MARK E. STIMAC

STATE OF ILLINOIS IL
COUNTY OF DU PAGE DU PAGE

APPROVED ABROGATION AS INDICATED HEREON
DATED THIS 11/16/14 DAY OF NOVEMBER

STATE OF ILLINOIS IL
COUNTY OF DU PAGE DU PAGE

APPROVED ABROGATION AS INDICATED HEREON
DATED THIS 11/16/14 DAY OF NOVEMBER

STATE OF ILLINOIS IL
COUNTY OF DU PAGE DU PAGE

APPROVED ABROGATION AS INDICATED HEREON
DATED THIS 11/16/14 DAY OF NOVEMBER

STATE OF ILLINOIS IL
COUNTY OF DU PAGE DU PAGE

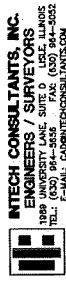
APPROVED ABROGATION AS INDICATED HEREON
DATED THIS 11/16/14 DAY OF NOVEMBER

STATE OF ILLINOIS IL
COUNTY OF DU PAGE DU PAGE

APPROVED ABROGATION AS INDICATED HEREON
DATED THIS 11/16/14 DAY OF NOVEMBER

STATE OF ILLINOIS IL
COUNTY OF DU PAGE DU PAGE

APPROVED ABROGATION AS INDICATED HEREON
DATED THIS 11/16/14 DAY OF NOVEMBER



MTECH CONSULTANTS, INC.
ENGINEERS / SURVEYORS
1989 UNIVERSITY BLVD., SUITE 200
TEL: (330) 944-5555 FAX: (330) 944-5552
CHICAGO, ILLINOIS 60604
ILLINOIS REGISTRATION NO. 184-001040

SHEET No. 1 of 2 JOB No.: 2013-002

REVISION: 11/16/14
DATE: 11/16/14
PREPARED: 4/20/14

PLAY OF ADRUGATION

PART OF LOT 1, WOOD GLEN P.U.D., BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED IN THE PUBLIC RECORDS OF DUPAGE COUNTY, ILLINOIS, DOCUMENT #2003-060121 IN DUPAGE COUNTY, ILLINOIS

STATE OF _____ COUNTY OF _____

[illegible][illegible][illegible]

STATE OF _____ COUNTY of _____

THIS IS TO CERTIFY THAT WOOD GLEN ASSOCIATES, LLC, A VOLUNTARILY RESOLVED LIMITED LIABILITY COMPANY OF ILLINOIS, IS THE OWNER OF THE FOLLOWING DESCRIBED REAL ESTATE AND THE SAME IS TO BE BURNED AND PLANTED FOR THE LEGS AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREIN INDICATED.

DATED THIS _____ DAY OF _____ A.D. 20____

[illegible]

STATE OF _____ COUNTY OF _____

[illegible]

COURT'S CERTIFICATE.

I, _____ JUDGE OF THE _____ DISTRICT COURT OF AND SO
STATE OF _____ COUNTY OF _____
DO HEREBY CERTIFY THAT THE FRANCISCAN WAY MAINTENANCE ASSOCIATION, INC., AN ILLINOIS
CORPORATION, IS THE OWNER OF THE LAND DESCRIBED AND SHOWN ON ATTACHED MAPS
AND RECORDS, AND THAT THE SAME ARE NOT SUBJECT TO ANY OTHER CLAIM OR INTEREST
CLAIMED BY ANY PERSON OR ENTITY, AND THAT THE SAID ASSOCIATION HAS BEEN DULY
NOTICED OF THE PROCEEDINGS HEREIN AND HAS HEREBY ACKNOWLEDGED AND
ADOPTED THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

[illegible]

STATE OF _____) ss.
COUNTY OF _____)

I, _____, A.C. 20____
DATED THIS _____ DAY OF _____
DOHEREBY CERTIFICATE
THAT THIS IS CERTIFICATE FOR WEST CHICAGO, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, IS THE
OWNER OF THE LAND DESCRIBED AND SHOWN ON THE ANNEALED PLAT, AND THAT SAID OWNER HAS
CAUSED THE SAME TO BE SURVEYED AND PLATTED FOR USE AND MARKETED UNDER THE STYLE AND TITLE
HEREIN, AND HEREBY KNOWLEDGE AND ACCEPT THE SAME UNDER THE STYLE AND TITLE
HEREIN INDICATED.

PRINT NAME _____
COUNTY OF _____
STATE OF _____
DATE _____ DAY OF _____ A.D. _____ MONTH _____
I, _____, A PERSONAL PUBLIC MAN FOR SAID COUNTY IN
THE STATE OF _____, DO HEREBY CERTIFY THAT _____ FIRST NAME _____
AS REPRESENTATIVE OF THE TRUSTEE, PERSONALLY PRESENTED TO ME FOR PRESENTATION OF SAID
AFFIDAVIT, AND THAT SAID AFFIDAVIT WAS PRESENTED TO ME FOR PRESENTATION OF SAID
AFFIDAVIT BEFORE ME IN MY OFFICE AND THAT I HAVE EXAMINED AND BELIEVED THE SAID
AFFIDAVIT TO BE TRUE AND CORRECT AND THAT I HAVE NOTED THE SAME IN MY OFFICE
BOOKS UNDER THE NAME OF SAID REPRESENTATIVE, FOR THE USES AND PURPOSES THEREIN SET FORTH
GIVEN UNDER MY HAND AND NOTORIAL SEAL.

COUNTY OF _____
STATE OF _____

THIS IS TO CERTIFY THAT VISHVA'S CORPORATION IS THE OWNER OF THE LAND DESCRIBED AND SHOWN ON THE ANNEXED PLAT, AND THAT SAID OWNERS HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED FOR THE USBS AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND AFFIRM THE SAME UNDER THE TITLE AND THIS THUSLY INDICATED.

DATED THIS _____ DAY OF _____ A.D. 20____

[illegible]

STATE OF _____) ss
COUNTY OF _____)

I, _____, A.D. 20____,
do hereby certify that FRANCISCO PLAZA, LLC is the OWNER of the LAND DESCRIBED AND
THIS IS TO CERTIFY THAT FRANCISCO PLAZA, LLC IS THE OWNER OF THE LAND DESCRIBED AND
SHOWN ON THE ANNEHEID PLAT, AND THAT SAID OWNER HAS CAUSED THE SAME TO BE SURVEYED
AND PLATTED FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY
ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREIN INDICATED.

[illegible]

CONSENT CERTIFICATE

THIS IS TO CERTIFY THAT FORDNA HALLMAN BENNETT AND CHARLOTTE A. CALIFORNIA AGENT FOR PROVISIONAL PATENT RIGHTS, HAVE BEEN ADVISED BY THE UNITED STATES PATENT AND TRADEMARK OFFICE THAT THE LAND DESCRIBED AND SHOWN ON THE ANNECED PLAT, AND THAT SAID OWNER HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED FOR THE UNDEED AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE PROVISIONAL PATENT RIGHTS ACT OF 1926, AND HEREBY CONSENTS TO THE ISSUANCE OF THE STYLE AND TITLE THEREON INDICATED.

STATE OF _____) ss.
COUNTY OF _____)
DATED THIS _____ DAY OF _____ A.D. 20____

PRINT NAME _____
COUNTY OF _____ STATE OF _____
COUNTY OF _____ STATE OF _____
_____ A NOTARY PUBLIC IN AND FOR SAID COUNTY IN
THE STATE OF _____ DO HEREBY CERTIFY THAT _____
_____ WAS _____
AN REPRESENTATIVE OF THE TRUSTEES PERSONALLY KNOWN TO ME THE SAME PERSON
WHO WAS AUTHORIZED TO SIGN THE SAME AND THAT HE/SH/IT WAS NOT
INFLUENCED BY THE FIRST AND VOLUNTARILY MADE HIS/HER/ITS SIGNATURE
AND THAT HE/SH/IT WAS NOT COERCED AND UNDULCES RESISTED SUCH ACT
AND UNDER MY HAND AND NOTORIAL SEAL
THIS _____ DAY OF _____ A.D. _____
_____ MONTH _____

OWNER'S CERTIFICATE

STATE OF _____) ss
COUNTY OF _____)

THIS IS TO CERTIFY THAT NO MORTGAGE, LIEN, DEBIT, UNPAID TAX, OR OTHER ENCUMBRANCE HAS BEEN RECORDED OR SHOWN ON THE ANNEXED PLAT, AND THAT SAID OWNER HAS NOT CAUSED THE SAME TO BE SURVEYED AND PLATTED FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

[illegible]

STATE OF _____) ss.
COUNTY OF _____)
I, _____, CLERK OF THE DISTRICT COURT OF AND TITLE THEREON. DATED THIS _____ DAY OF _____, A.D. 20____.

[illegible]

STATE OF _____)
COUNTY OF _____)
CONSENT CERTIFICATE

THIS IS TO CERTIFY THAT REA PROPERTIES AND MANAGEMENT, INC., AN ILLINOIS CORPORATION, THE OWNER OF THE LAND DESCRIBED AND SHOWN ON THE ATTACHED MAP HAS BEEN USED AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE EASE AND THE TITLE THEREON INDICATED.

DATE: _____ A.D. 20____
DAY OF _____

[illegible]

RESOLUTION NO. 15-R-0067

A RESOLUTION APPROVING A PLAT OF ABROGATION FOR EXISTING UTILITY AND ACCESS EASEMENTS WITH PROPERTY OWNERS, NORTH SIDE OF NORTH AVE. AT RJR WEST CHICAGO RESUBDIVISION.

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

Section 1. That the Plat of Abrogation, as prepared by Webster, McGrath & Ahlberg Ltd., consisting of two (2) sheets, attached hereto and incorporated herein as Exhibit "A", be and the same is hereby approved and that the Mayor and City Clerk and all other necessary and appropriate officers of the City are authorized to execute said plat.

Section 2. That all resolutions or parts thereof, in conflict with the provisions of this Resolution are, to the extent of such conflict, expressly repealed.

Section 3. 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 ABROGATION HERE)

PART OF LOT 1, 4TH WEST CHICAGO RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JUNE 30, 2014 AS DOCUMENT #2014-056300 IN DUPAGE COUNTY, ILLINOIS

INTERESTED PARTIES TO THE ABROGATION

[illegible]

STATE OF 25
COUNTY OF _____

THIS IS TO CERTIFY THAT JOHN A. MONTGOMERY IS ONE OF THE SAID
PERSONS WHOSE NAMES ARE LISTED IN THE FOREGOING AND THAT SAID MONTGOMERY HAS
AND PLACED FOR THE PURPOSES OF THIS ACT UNDER THE STATE AND TITLE IN FOREGOING
UNDER THIS _____ DAY OF _____ A.D. 20____

POWER _____
OFFICIAL REPRESENTATIVE _____

PERSON'S NAME _____
RELATIVE OF ALIQUOT _____
COUNTY OF 25
STATE OF _____

_____ A. NOTARY PUBLIC IN AND FOR THE STATE OF _____
DATE _____
COUNTY _____
DATE _____
MONTH _____
YEAR _____
NOTARY PUBLIC DONATIVE _____

STRONGS CERTIFICATE
NORMAN CERTIFICATE

[illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible]

STATE OF _____ NO. _____

THIS IS A CERTIFICATE THAT NINA MUSEUM RELIEF AND CHARITIES, A CALIFORNIA CORPORATION, IS THE OWNER OF THE LAND AND THE BUILDING AND THE CONTENTS THEREOF, DESCRIBED HEREIN, AND HAS HEREBY KNOWLEDGED AND WARRANTED THAT THE SAME ARE NOT SUBJECT TO ANY OTHER INTEREST.

DATED THIS _____ DAY OF _____ A.D. 20____.

OWNER: _____

NOTARY REPRESENTATIVE: _____

PRINT NAME: _____

STATE OF SLANDER: _____

COUNTY OF _____ NO. _____

THE STATE OF SLANDER, DO HEREBY CERTIFY THAT _____ (PRINT NAME) _____ IS A NOTARY PUBLIC IN AND FOR THE STATE OF SLANDER, DO HEREBY CERTIFY THAT _____ (PRINT NAME) _____ IS AN REPRESENTATIVE OF THE TRUSTEES, PERSONALLY KNOWN TO ME TO BE A PERSON OF SOUND MIND AND SOUND MEMORY, AND THAT THESE DEEDS HAVE BEEN APPROVED BEFORE ME IN FULL PAYMENT OF THE DEEDS, AND THAT THE SAME ARE VOLUNTARY ACTS, AS SUCH REPRESENTATIVE, FOR THE USES AND PURPOSES OF THE TRUSTEES, AND NOT FOR THE BENEFIT OF THE TRUSTEES.

GIVEN UNDER MY HAND AND NOTORIAL SEAL, _____

DATE _____ DAY OF _____ A.D. _____

MONTH _____

NOTARY PUBLIC SEAL/STAMP _____

[illegible][illegible][illegible]

INTECH CONSULTANTS, INC.
ENGINEERS / SURVEYORS
9809 UNIVERSITY LANE, SUITE D U.S.F., ILLINOIS
TEL.: (630) 984-5856 FAX: (630) 984-5055
E-MAIL: CAD@INTECHCONSULTANTS.COM
ILLINOIS REGISTRATION No. 154-000140

RESOLUTION NO. 15-R-0068

A RESOLUTION APPROVING AN EASEMENT AGREEMENT WITH MENARD, INC. AND WEST CHICAGO HOLDINGS, LLC.

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

Section 1. That the Easement Agreement, as prepared by Menard Inc., consisting of ten (10) 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 agreement.

Section 2. That all resolutions or parts thereof, in conflict with the provisions of this Resolution are, to the extent of such conflict, expressly repealed.

Section 3. 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 EASEMENT AGREEMENT HERE)

EASEMENT AGREEMENT

This EASEMENT AGREEMENT (hereafter the "Agreement") is made as of this the ____ day of _____, 20____, by and between WEST CHICAGO HOLDINGS, LLC, an Illinois limited liability company (hereafter "Holdings"), MENARD, Inc., a Wisconsin corporation (hereafter "Menards"), and the CITY OF WEST CHICAGO, an Illinois municipal corporation (hereafter the "City"), and all of the aforementioned entities collectively referred to hereafter the "Parties" as follows:

WITNESSETH

In consideration of the mutual covenants herein contained and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

Section 1 Preliminary Statements

Among the matters of mutual inducement which have resulted in this Agreement are the following:

- (A) The City is a home rule unit of government and, pursuant to 65 ILCS 5/1-1-10 and Article VII Section 6 of the Constitution of the State of Illinois, is authorized to contract or otherwise associate with individuals in any manner not prohibited by law or by ordinance.
- (B) Holdings is the fee owner of certain real property located in the St Andrew's Square Subdivision, which abuts Illinois Route 64 to the south, such real property being more particularly identified on Exhibit A attached hereto (hereafter the "Property").
- (C) The City has entered into that certain traffic study, and the engineering and installation of a traffic signal agreement with Menards, dated April 5, 2010, and approved as part of Resolution 10-R-0030 by the City of West Chicago (hereafter the "Traffic Signal Agreement") for a traffic signal to be installed on Illinois Route 64 pursuant to the plans attached hereto as Exhibit B (hereafter the "Traffic Signal Installation"), to improve access onto the Property and into the St. Andrew's Square Shopping Center in general.
- (D) The City is desirous of performing the Traffic Signal Installation to improve traffic safety on Illinois Route 64 and to provide greater access to the Property, St. Andrew's Square Shopping Center, and Wood Glen Pavilion, the occupant of the land abutting Illinois Route 64 to the north.
- (E) In furtherance of the Traffic Signal Installation, Holdings desires to grant an easement for public access, and the City is of the opinion that such an easement would increase the practical effect of the Traffic Signal Installation and be of further benefit to and enhance the safety of travelers on Illinois Route 64.

Section 2
Undertakings On the Part of Holdings

- (A) Upon execution of this Agreement, Holdings shall submit to the City for approval, a Plat of Easement (hereafter the "Plat"), such Plat has been prepared by Webster, McGrath & Ahlberg, Ltd. (hereafter "WMA") as Job Number 40940, dated June 19, 2013, and last revised _____, File Number D-3076-ESMT.
- (B) The Plat shall be returned to Holdings in the event the Traffic Signal Installation will not be effectuated.

Section 3
Undertakings On the Part of Menards

- (A) Menards shall be the recipient and beneficiary of the non-exclusive easement created by the Plat and agrees to allow public access through, across, over and on the easement.
- (B) Menards shall install and maintain (unless otherwise maintained under the terms of a separate agreement) the access road.
- (C) Menards shall install the traffic signals in accordance with the Traffic Signal Agreement.

Section 4
Undertakings On the Part of the City

- (A) The cost of the Traffic Signal Installation shall be borne by Menards, subject to reimbursement by the City, and pursuant to the terms of the Traffic Signal Agreement. The City or Menards will not seek to recapture any costs of the Traffic Signal Installation from Holdings.
- (B) Upon completion of the Traffic Signal Installation, the City shall record the Plat in the Office of the DuPage County Recorder.

Section 5
Temporary Construction Easement

Holdings hereby grants to Menard a temporary construction easement for the construction of the traffic signal and access road improvements, together with the temporary use of adjacent Holdings property not already occupied by improvements during construction in and upon the easement area as shown on the Plat.

Menards hereby agrees to return any adjacent areas disturbed during construction of the traffic signal and access road improvements to as good as, or better, condition and appearance as existed immediately prior to construction.

Section 6
Notices

All notices and requests required pursuant to this Agreement shall be sent by certified mail as follows:

To the City:	City of West Chicago Attn: Michael Guttman City Administrator 475 Main Street West Chicago, Illinois 60185
With a copy to:	Bond, Dickson & Associates, P.C. Attn: Patrick K. Bond 400 S. Knoll Street, Unit C Wheaton, IL 60187
To Holdings:	West Chicago Holdings, LLC Attn: Michael Massarelli 920 South Milwaukee Avenue Libertyville, Illinois 60048
With a copy to:	Taft Stettinius & Hollister LLP Attn: Anthony R. Licata, Esq. 111 East Wacker Drive, Suite 2800 Chicago, Illinois 60601
To Menards:	Menard, Inc. Attn: Properties Division 5101 Menard Drive Eau Claire, WI 54703

or at such other addresses as any Party may indicate in writing to the other Parties, either by personal delivery or by certified or registered mail, return receipt requested, with proof of delivery thereof.

Section 7
Law Governing

This Agreement shall be construed and enforced in accordance with the laws of the State of Illinois. The Parties agree that the Circuit Court for the Eighteenth Judicial Circuit is the appropriate venue for any disputes arising hereunder.

Section 8
Additional Party Beneficiaries

The Parties agree that this Agreement is for the benefit of the Parties hereto and not for the benefit of any additional-party beneficiary. No additional party shall have any rights or claims against the Parties arising from this Agreement.

Section 9
Time

Time is of the essence under this Agreement and the Parties shall not unreasonably delay in undertaking the respective obligations set forth herein.

Section 10
Binding Effect

This Agreement shall inure to the benefit of and shall be binding upon the Parties, and their respective successors and assigns.

Section 11
No Waiver or Relinquishment of Right to Enforce Agreement

Failure of any Party to this Agreement to insist upon the strict and prompt performance of the terms, covenants, agreements, and conditions herein contained, or any of them, upon any other Party imposed, shall not constitute or be construed as a waiver or relinquishment of any Party's right thereafter to enforce any such, term, covenant, agreement or condition, but the same shall continue in full force and effect.

Section 12
City Approval or Direction

Where City approval or direction is required by this Agreement, such approval or direction means the approval of the appropriate City governing body, and any such approval may be required to be given only after and if all requirements for granting such approval have been met.

Section 13
Section Headings and Subheadings

All Section headings and or other headings in this Agreement are for general aid of the reader and shall not limit the plain meaning or application of any of the provisions thereunder whether covered or relevant to such heading or not.

Section 14
Authority to Execute

Holdings has provided the City with a certification providing that Michael Massarelli, the President and Manager of Liberty Mill Plaza L.L.C., the Manager of Holdings, is specifically authorized to sign this Agreement as evidenced by the Corporate Resolution, signed by Michael Massarelli, as the Manager of Liberty Mill Plaza L.L.C., the Manager of Holdings, attached hereto and incorporated herein as Exhibit C.

Theron J. Berg, Real Estate Manager for Menards, hereby warrants that he is authorized as the Real Estate Manager to sign this Agreement on behalf of Menards.

The Mayor and City Clerk of the City hereby warrant that they have been lawfully authorized by the Corporate Authorities of the City to respectfully execute and attest this Agreement.

Section 15
Amendment

This Agreement sets forth all the promises, inducements, agreements, conditions and understandings between the Parties relative to the subject matter thereof and there are no promises, agreements, conditions or understandings, either oral or written, express or implied, between them, other than as herein set forth. No subsequent alteration, amendment, change, or addition to this Agreement shall be binding upon the Parties hereto unless authorized in accordance with law and reduced in writing and signed by them. However, whenever under the provisions of this Agreement any notice or consent of the Parties is required, or the Parties are required to agree or to take some action at the request of another Party, such approval or such consent or such request shall be given for the City, unless otherwise provided herein, by the City's Mayor or his designee and for Holdings and Menards, by any officers, employees or agents as Holdings or Menards, respectively, so authorize.

Section 16
Counterparts

This Agreement may be executed in multiple counterparts each of which taken together shall constitute one and the same instrument.

Section 17
Default

In the event of any default under or violation of this Agreement, the Party not in default or violation shall serve written notice upon the Party in default or violation, which notice shall specify the particular violation or default. All Parties hereto reserve the right to cure any violation of this Agreement or default by any of them hereunder within thirty (30) days from written notice to such Party of such default or violation.

In the event that the default or violation is of a nature that it cannot be cured within said thirty (30) day period due to circumstances beyond the control of the Party in default or violation, such

Party shall (i) give the other Party written notice within said thirty (30) day period stating the reason(s) that the default or violation cannot be cured within the thirty (30) day period and stating how and when the default or violation will be cured (including any measures to be implemented to mitigate the effects of the default or violation during the cure period), and (ii) commence to cure the default or violation and diligently prosecute such cure (including any mitigation measures) to completion. In such an event, the thirty (30) day cure period shall be extended for such time as is necessary to cure the default or violation. During any such extended cure period, the Parties shall periodically meet, at the request of either Party, to discuss the progress and/or status of the prosecution of the cure, and the continued suitability of and/or any necessary or appropriate modifications to any mitigation measures.

Notwithstanding anything to the contrary contained herein, the failure of Holdings to obtain the approval of the City of the Plat pursuant to Section 2 shall, at Holdings' election, relieve Holdings of all obligations hereunder and Holdings shall have the right to terminate this Agreement.

Section 18
Severability

If any provision of this Agreement is held invalid by a court of competent jurisdiction, such provisions shall be deemed to be excised therefrom and the invalidity thereof shall not affect any of the other provisions contained herein. However, if the judgment or decree relieves the City of its obligations under Section 4 of this Agreement, Holdings and Menards will be relieved of its obligation arising from this Agreement.

[Signatures on Following Page]

EASEMENT AGREEMENT
[Signature Page]

IN WITNESS WHEREOF, the Parties hereto have set their hands and seals to this Agreement as of the date and year first written above.

For the City of West Chicago:

By: _____
Ruben Pineda, Mayor

ATTEST:

Nancy Smith, City Clerk

For West Chicago Holdings, LLC:

By: Liberty Mill Plaza L.L.C.,
its manager

By: _____
Michael M. Massarelli, Manager

ATTEST:

Title: _____

For Menard, Inc.:

By: _____
Name: Theron J. Berg
Its: Real Estate Manager

ATTEST:

Title: _____

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

Lots 2 and 3 in Final Plat of St. Andrew's Square Resubdivision Phase 2D, as recorded on July 1, 2004 as Document No. R2004-178709.

PIN: 01-28-402-003 and 01-28-402-006

EXHIBIT B
TRAFFIC SIGNAL INSTALLATION PLANS

EXHIBIT C
HOLDINGS CORPORATE RESOLUTION

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Final PUD Amendment
220 W. North Avenue
Menards

Ordinance 15-O-0063

AGENDA ITEM NUMBER: 4.B.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: Dec. 14, 2015

COUNCIL AGENDA DATE: _____

STAFF REVIEW: John D. Said

SIGNATURE 

APPROVED BY CITY ADMINISTRATOR: Michael Guttman

SIGNATURE _____

ITEM SUMMARY:

Menard, Inc. is requesting approval of a third amendment to the final PUD of their property located at 220 W. North Ave, which is within the St. Andrews Square shopping center at the southwest corner of Route 59 and North Avenue. This PUD amendment entails adding a 9,720 square foot addition to the southeast corner of the existing building and granting a deviation to reduce the total number of required parking spaces on the subject property from 658 to 648 spaces.

The original PUDs for both the entire shopping center and the Menards lot were approved in 1998. The first amendment to the Menards PUD was approved in 2004 when the store was expanded to include the garden center and enclosed lumber sales area. The second amendment to the Menards PUD was approved in 2013 when a propane fuel dispensing station was added to the parking lot.

The proposed 9,720 square foot building addition is proposed at the southeast corner of the existing building. The area of the building is currently used as a portion of the applicant's enclosed merchandise storage yard at the rear of the building. The proposed building modifications will include the addition of a third recessed loading dock to the rear of the existing building, relocation of the existing trash compactor, and enclosing the south end of the covered garden enclosure attached to the east façade of the building. The proposed building addition will be used to warehouse customer's special order merchandise, which is currently stored in the indoor lumber yard building at the southeast corner of the site. Relocating the special order merchandise to the rear of the main building will make for more efficient tracking and conveyance of the merchandise to the customer. The proposed building addition will be constructed of the same building materials as the existing building and will match its appearance, as required by the City's Municipal Code.

There are currently 648 total parking spaces on-site. City Code requires a minimum of 658 parking spaces on-site once the proposed building addition is constructed. The applicant has indicated that their business model only necessitates 420 parking spaces for their use, which is significantly less than the City Code requires. Therefore, as part of this PUD amendment the applicant is requesting a deviation that would eliminate the requirement to install the additional 10 parking spaces required for the proposed 9,720 square foot building addition. City Code requires one additional parking space for every 1,000 square feet of warehouse floor area, thus the requirement for the 10 additional parking spaces on-site. City staff supports the deviation request and acknowledges that there is sufficient

CITY OF WEST CHICAGO

parking on-site for the existing user.

At its December 1, 2015 meeting, the Plan Commission/Zoning Board of Appeals (PC/ZBA) unanimously recommended approval of the requested third amendment to the Menards final PUD, as presented, by a (5-0) vote. Their recommendation is included as Exhibit "B" of the attached ordinance.

ACTIONS PROPOSED:

Consideration of a third amendment to the final PUD for Menards located at 220 W. North Avenue.

COMMITTEE RECOMMENDATION:

ORDINANCE NO. 15-O-0063

AN ORDINANCE APPROVING A THIRD AMENDMENT TO THE FINAL PUD PLAN FOR MENARDS - 220 W. NORTH AVENUE

WHEREAS, on or about October 5, 2015, Menards, Inc. (the "APPLICANT"), filed an application for a third amendment to the final Planned Unit Development (PUD) for the property commonly known as 220 W. North Avenue and legally described on Exhibit "A", which is attached hereto and incorporated herein as the "SUBJECT REALTY"; and,

WHEREAS, the Menards property is part of the St. Andrews Square shopping center PUD; and,

WHEREAS, the corporate authorities of the City of West Chicago approved the preliminary PUD for the St. Andrews Square shopping center and the final PUD for the SUBJECT REALTY by Ordinance No. 4083 on April 6, 1998; and,

WHEREAS, the corporate authorities of the City of West Chicago approved the first amendment to the final PUD for the SUBJECT REALTY by Ordinance No. 4083 on May 3, 2004; and,

WHEREAS, the corporate authorities of the City of West Chicago approved the second amendment to the final PUD for the SUBJECT REALTY by Ordinance No. 13-O-0010 on February 18, 2013; and,

WHEREAS, the APPLICANT desires to amend the final PUD to construct a building addition onto the southeast corner of the existing building; 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-0026, 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. This Ordinance shall constitute approval of the final PUD Plans for the SUBJECT REALTY, subject to the following condition:

1. The SUBJECT REALTY shall be developed in conformance with Site Plan and Building Elevation Plan, both dated August 18, 2015, prepared by the APPLICANT and consisting of one sheet each, copies of which are attached hereto as Exhibit "C", which are, by this reference, incorporated herein.

Section 2. This Ordinance shall constitute approval of the following deviation in conjunction with the final PUD Plans for the SUBJECT REALTY:

1. A deviation from Section 13.3 (A) of the Zoning Code is hereby granted to reduce the minimum number of required off-street parking spaces on the SUBJECT REALTY from six hundred fifty-eight (658) spaces to six hundred forty-eight (648) spaces.

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

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

PASSED this _____ day of _____ 2015.

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

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 1 in the Menards Resubdivision, being a resubdivision of Lot 6 in St. Andrews Square Resubdivision Phase 2D, in Sections 28 and 33, Township 40 North, Range 9 East of the Third Principal Meridian according to the plat thereof recorded August 15, 2008 as Document R2008-127753, in DuPage County, Illinois.

P.I.N. 01-33-200-054

EXHIBIT “B”

RECOMMENDATION NO. 15-RC-0026

TO: The Honorable Mayor and City Council

SUBJECT: PC 15-12
Third amendment to the final PUD for Menards
220 W. North Avenue

DATE: December 1, 2015

DECISION: The motion to approve the third amendment to the final PUD request unanimously passed (5-0).

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 increase Menards indoor product inventory storage area and add an additional loading dock to make the building more functional for the business’s current operating needs without increasing the number of parking spaces on-site.

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

1. The proposed building addition shall be constructed in compliance with the Site Plan and Rear Building Elevation Plan, attached hereto to this staff report.
2. A deviation is hereby granted to reduce the minimum number of required off-street parking spaces from 658 to 648 spaces.

Respectfully submitted,

Barbara Laimins
Chairman

VOTE:

For

C. Dettmann

D. Faught

B. Laimins

M. Schafer

E. Van-der-Mey

Against

Abstain

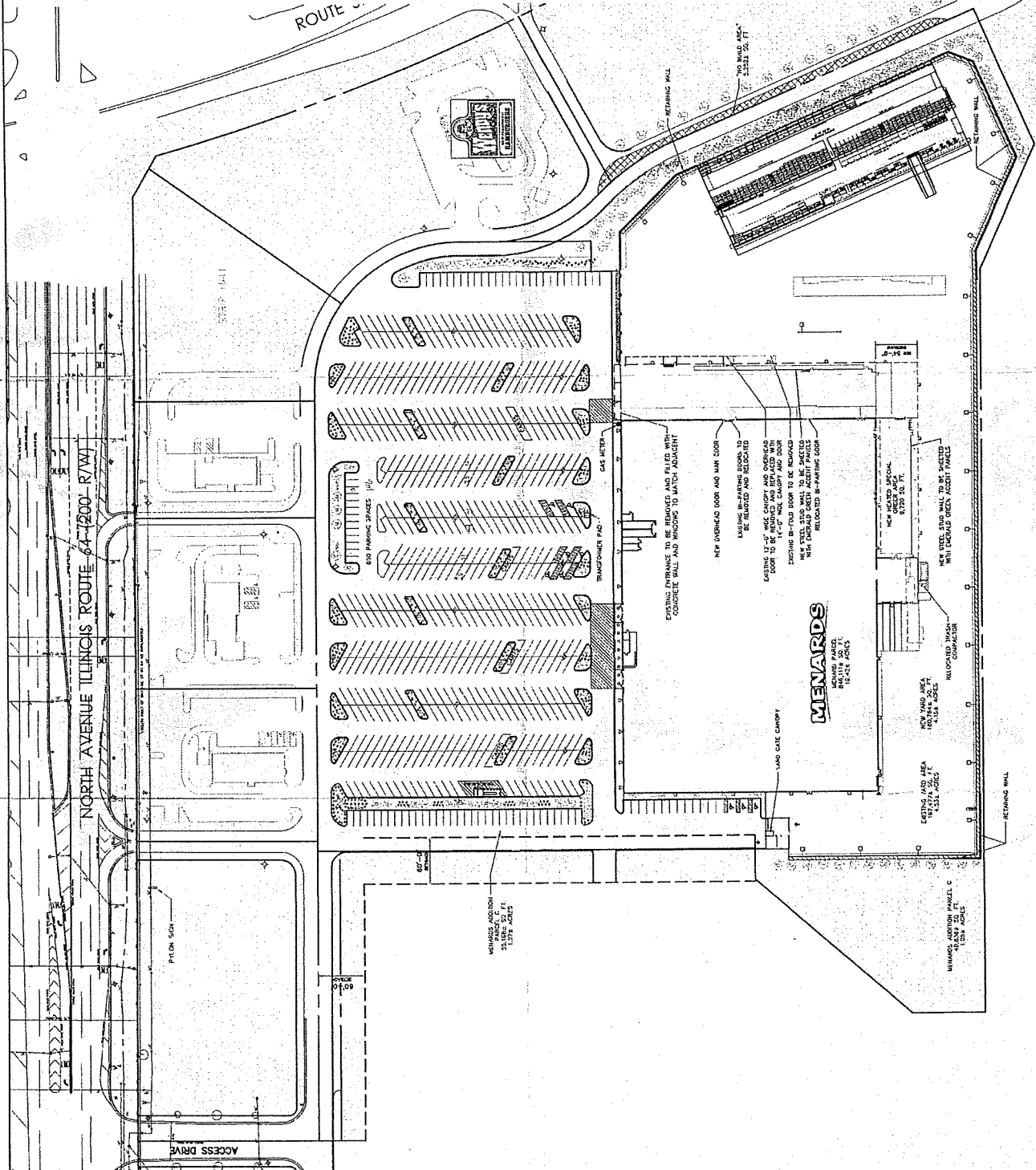
Absent

S. Hale

R. Mireault

EXHIBIT “C”

(insert the Site Plan and Building Elevation Plan here)



SYMBOL	SCIENTIFIC, COMMON NAME	QUANTITY
○	FRAXINUS AMERICANA, AUTUMN BURNING WHITE	11
○	ASAR 1, FREQUENTLY, AUTUMN BURNING WHITE	27
○	QUERCUS ALBA, WHITE	4
○	QUERCUS ALBA, WHITE	15
○	QUERCUS ALBA, WHITE	2
○	QUERCUS ALBA, WHITE	42
○	QUERCUS ALBA, WHITE	15
○	QUERCUS ALBA, WHITE	7
○	QUERCUS ALBA, WHITE	23
○	QUERCUS ALBA, WHITE	8
○	QUERCUS ALBA, WHITE	8
○	QUERCUS ALBA, WHITE	3
○	QUERCUS ALBA, WHITE	63
○	QUERCUS ALBA, WHITE	105
○	QUERCUS ALBA, WHITE	149
○	QUERCUS ALBA, WHITE	6
○	QUERCUS ALBA, WHITE	44
○	QUERCUS ALBA, WHITE	14
○	QUERCUS ALBA, WHITE	17
○	QUERCUS ALBA, WHITE	15
○	QUERCUS ALBA, WHITE	134
○	QUERCUS ALBA, WHITE	38
○	QUERCUS ALBA, WHITE	46
○	QUERCUS ALBA, WHITE	24
○	QUERCUS ALBA, WHITE	400

SYMBOL	SCIENTIFIC, COMMON NAME	QUANTITY
○	EXISTING 12'-0" WIDE CHOPPY AND OVERHEAD DOOR TO BE REMOVED AND RELOCATED	17
○	EXISTING 12'-0" WIDE CHOPPY AND OVERHEAD DOOR TO BE REMOVED AND RELOCATED	18
○	EXISTING 12'-0" WIDE CHOPPY AND OVERHEAD DOOR TO BE REMOVED AND RELOCATED	1
○	EXISTING 12'-0" WIDE CHOPPY AND OVERHEAD DOOR TO BE REMOVED AND RELOCATED	6
○	EXISTING 12'-0" WIDE CHOPPY AND OVERHEAD DOOR TO BE REMOVED AND RELOCATED	20
○	EXISTING 12'-0" WIDE CHOPPY AND OVERHEAD DOOR TO BE REMOVED AND RELOCATED	10
○	EXISTING 12'-0" WIDE CHOPPY AND OVERHEAD DOOR TO BE REMOVED AND RELOCATED	5

RECEIVED
AUG 11 2015

Tyler Edwards
Real Estate Representative
Menard, Inc.
5101 Menard Drive
Eau Claire, Wisconsin 54703

MENARDS

West Chicago, Illinois
Menards Site Plan
August 18, 2015
Scale: 1" = 60'-0"

MENARDS

West Chicago, Illinois
Menards Building Elevation
August 18, 2015
Scale: 1/16" = 1'-0"

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

City Annexation and Rezoning Requests
Various Locations (Area 1 through Area 8)
Background Information

AGENDA ITEM NUMBER: 5.A-H.**FILE NUMBER:** _____**COMMITTEE AGENDA DATE:** Dec. 14, 2015**COUNCIL AGENDA DATE:** _____**STAFF REVIEW:** John D. Said**SIGNATURE** JDS**APPROVED BY CITY ADMINISTRATOR:** Michael Guttman**SIGNATURE** _____**ITEM SUMMARY:**

The requests for annexation and rezoning of Areas 1 through 8 were originally presented at the November 9th Development Committee meeting for Committee consideration and action. At that meeting, City staff was asked to provide further information to assist the Committee for their consideration and action on these matters. Further information is provided in the attached memorandum.

ACTION PROPOSED:

Consideration and action regarding proposed annexation and rezoning of Areas 1 through 8, as originally presented at the November 9th Development Committee meeting.

COMMITTEE RECOMMENDATION:

DEPARTMENT OF
COMMUNITY DEVELOPMENT


JOHN D. SAID, AICP
DIRECTOR



(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: December 7, 2015

RE: City Annexation and Rezoning Requests (Area 1 through Area 8)

Summary

At the November 9th Development Committee meeting, City staff was asked to review questions concerning the proposed annexation and rezoning of Areas 1 through 8 and respond to the Committee at the December meeting. The following questions were identified at the November 9th meeting:

- *Why does the City wish to annex the subject properties? What goal does this achieve?*
- *What are the advantages and disadvantages associated with annexing property, to both the City and the property owner?*
- *Has the City reviewed the potential costs of services and infrastructure associated with the areas and public improvements that would become the City's responsibility with annexation of the subject properties?*

The following provides more detailed information concerning the proposed annexations, includes a short analysis for each annexation area, and responds to these questions. The attached maps indicate each annexation area.

History

Over the last several years, the City has made extensive, deliberative efforts to address unique problems that negatively affected West Chicago properties adjacent to unincorporated areas, ensure that property owners adjacent or near City roadways are contributing for their maintenance and to establish consistent boundaries to make service delivery more efficient. The City expended considerable resources; including utilizing a lobbyist, working with our legislators and preparing appropriate language, to have State annexation laws amended to address these problems. Ultimately, the City's efforts were successful with approval of amendments to municipal annexation requirements allowing for the use of railroad rights-of-way and federally funded research facilities (i.e. Fermilab) as boundaries for the purpose of involuntary annexation.

Topics for All Annexation Areas

Road Usage

Property owners and/or tenants in unincorporated DuPage County adjacent to West Chicago often abut and/or utilize City streets for their semi-truck traffic (industrial uses), garbage collection truck traffic, deliveries, and general vehicular travel. This causes increased wear and tear on City streets, without the appropriate and necessary funds from users, through property taxes, resulting in an undue obligation on the City to maintain (plowing and sweeping), repair and repave City streets. With the unincorporated properties benefitting from City services without their owners/tenants paying for them, an excessive and inequitable burden has been placed on existing West Chicago taxpayers.

Public Safety

Due to proximity and mutual aid requirements, first responders (Police) to unincorporated parcels adjacent to City boundaries are typically from the City of West Chicago, not DuPage County; West Chicago Police relinquish the scene after County Sheriff personnel arrive. Police officers cannot stop to consider municipal boundaries of properties (whether vacant or developed) when providing emergency services, attempting to stop criminal activity or otherwise serving the community. Further, DuPage County Sheriff's Department cannot efficiently monitor vacant unincorporated parcels, which can be problematic as these can sometimes be nuisance properties that negatively impact adjacent parcels within the City limits. Ultimately, as with road usage, unincorporated properties receive City benefits without their owners/tenants paying their fair share of property taxes. This places an inequitable burden on existing West Chicago taxpayers that must fund City services to unincorporated properties.

Code Enforcement

Currently, code enforcement for unincorporated properties is provided by DuPage County. However, as further noted for specific parcels below, County code enforcement does not match the level of service provided by the City of West Chicago. This results in less attention to violations in unincorporated areas, which negatively impacts West Chicago residents and property owners in locations adjacent to these areas. Increased attention to code enforcement, coupled with enhanced public safety provided by West Chicago Police personnel (as noted above), benefits all properties in the area. Many times City customers point to these unincorporated parcels when they receive notices of violation to correct similar deficiencies on their properties.

Utilities

At the November 9 meeting, potential failure of well and septic services on private properties was identified as a question. On properties with occupied buildings, the property owner is obligated to make necessary improvements to ensure continuity of water and sewer services regardless of whether the property is incorporated or not. Without those services, buildings cannot be lawfully occupied.

In those instances where properties desiring City utilities are located within West Chicago's corporate limits, the property owner has the right to connect to City utilities, if utilities can be extended to and accommodated on the property. However, the City has no obligation to provide utility services to properties, nor is the City required to extend such utilities when they are not adjacent to properties. Again, all properties, whether within the City limits or not, must address water and sewer needs (along with gas and electric) in order to be usable.

Costs and Benefits

All properties subject to the current annexation requests are either adjacent to or surrounded by, large areas of existing property within the City limits. Therefore, existing City resources can be expected to reasonably accommodate the provision of services, such as public safety and infrastructure maintenance. The only difference is that now, these properties/owners will be financially contributing for City services, and the burden on all West Chicago taxpayers will be shared more fairly.

Annexation will result in these areas paying their fair share for City services, especially in the industrial areas which pay more in property taxes than residential areas. The small increase in population also translates to increased motor fuel taxes (MFT) for the City, as MFT funds are distributed based on population. Finally, some additional utility tax revenues can be anticipated, especially for the industrial uses to be incorporated, which typically have higher utility usage than residential properties.

Solid Waste Services

While properties in unincorporated areas may currently utilize other waste haulers, annexation into West Chicago will include lower garbage rates. The City's current waste hauler already provides services to some proposed annexation areas, including Jenlor Court. However, incorporation will allow more efficiency for the City waste hauler, instead of the current repetition of services for West Chicago and unincorporated areas.

Annexation Areas

Area 1

Inclusion of this area allows control of future land uses (especially M zoned parcels), annexation of property up to the City of West Chicago's future planning area boundary, coincides with the City's boundary agreement with the Village of Wayne, and establishes boundaries that more cohesively connect incorporated properties to the west and south. Designating the properties west of Powis Road to the ER-1 (Estate Residential) district, and east of Powis Road to the M (Manufacturing) district establishes consistency of existing uses on the subject properties with the City's zoning requirements, while allowing any existing non-conforming aspects to remain without any changes or further restrictions required.

Property owners will gain City services, including police protection/public safety and code enforcement, which also benefits adjacent properties that are already within the City. The City will gain additional revenue from property taxes, utility taxes, income taxes, use taxes and motor fuel taxes, and will assume responsibility of snow plowing and maintenance for the additional area of Powis Road, as well as Jenlor Court, which can be accommodated by the City's existing staff as part of the services provided to the existing areas along Smith and Powis Roads southwest of this area.

Over time, heavy truck traffic from the industrial businesses in Area 1 has used both Smith Road and Powis Road west of the railroad tracks, which has contributed significantly to the wear and tear on these City-owned streets. The City has also received noise complaints associated with industrial businesses in these unincorporated areas, as well as complaints associated with abandoned vehicles. Annexation of these properties into the City will provide revenues to more

fairly share taxpayer burden for road maintenance, as well as allow the City to address complaints from City residents and landowners.

Area 2

This area is already surrounded on three sides by property within the City limits (the remaining unincorporated side being Union Pacific Railroad right-of-way). Designating the entirety of Area 2 as M (Manufacturing) controls future land uses, establishes consistency of existing uses on the subject properties with the City's zoning requirements and allows any existing non-conforming aspects to remain without any changes or further restrictions required.

Property owners will gain City services including police protection/public safety and code enforcement, which also benefits adjacent properties that are already within the City. Property owners will also gain the right to connect to the City's existing water and sewer lines adjacent to their properties, at their option. The City will gain additional revenue from property taxes and utility taxes. West Chicago already provides maintenance and plowing for Powis Road because this portion of Powis Road is already within the City limits.

Over time, there has been heavy truck traffic from the industrial businesses in Area 2 on both Smith Road and Powis Road west of the railroad tracks. This contributes significantly to the wear and tear on these City owned streets. The City has also received noise complaints associated with industrial businesses in these unincorporated areas, as well as complaints associated with abandoned vehicles. Annexation of these properties into the City will provide appropriate revenues to more fairly share taxpayer burden for road maintenance, as well as allow the City to address complaints from City residents and landowners.

Area 3

Annexation of this area into the corporate boundaries provides for inclusion of important North Avenue frontage into West Chicago. It also eliminates a "hole" in West Chicago's incorporated area, as the subject property is surrounded on three sides by properties within the existing City limits (the remaining unincorporated side being Union Pacific Railroad right-of-way). Designating this area ORI (Office-Research-Light Industrial) provides an opportunity for the City to guide future land uses for this visible North Avenue frontage, while also allowing existing non-conforming uses to continue in perpetuity without any changes or further restrictions required.

Property owners will gain City services including police/public safety protection and code enforcement, which also benefits adjacent properties that are already within the City. Property owners will also gain the right to connect onto the City's existing water line adjacent to their properties, at their option. (Sanitary sewer service is available on the south side of North Avenue, so an extension to Area 3 properties is unlikely in the foreseeable future.) The City will gain additional revenue from property taxes and utility taxes. West Chicago already has the maintenance and plowing responsibilities for Powis Road north of North Avenue, because this portion of Powis Road is already within the City limits. The incorporated area of Powis Road south of North Avenue is maintained and plowed by DuPage County.

The truck traffic from some Area 3 uses regularly results in mud and debris to be left on City streets. City crews must then sweep the mud and debris off the streets to maintain safe conditions. However, the responsible Area 3 properties do not pay for this service; it, along with street maintenance and snow plowing, is borne solely by existing taxpayers.

Area 4

Annexation of this area into West Chicago establishes coterminous boundaries, as the subject property is almost entirely surrounded by properties within the existing City limits. Designating this property M (Manufacturing) establishes the most permissive zoning designation for the undeveloped property, which is consistent with existing properties to the south. Further, it provides an opportunity for the City to guide future land uses for this vacant parcel. DuPage County has the maintenance and plowing responsibilities for this portion of Powis Road south of North Avenue.

Area 5

This area is part of the West Chicago Prairie Forest Preserve, owned and maintained by the DuPage County Forest Preserve District, and is completely surrounded by annexed property. The City Attorney has advised that this property may be annexed, at the City's discretion as a home-rule community.

Because the property will be zoned ER-1 (Estates Residential), and because it is part of the DuPage County Forest Preserve's open space system, no significant land use issues are expected to arise in the future. As property owner, the Forest Preserve gains City services including police/public safety protection and code enforcement, which also benefits adjacent properties that are already within the City. The City will gain no additional property tax revenue as the parcel is publicly-owned, and no additional maintenance will be required as the City already maintains and plows Lee Road.

Area 6

Area 6 is a small area occupied by Commonwealth Edison's high-tension overhead wires. It is bounded by incorporated West Chicago properties on the north, east and west, and by Fermilab on the south. Therefore, its annexation into West Chicago, as now allowed by the City-initiated State legislation, establishes coterminous boundaries, and eliminates an existing "hole" of unincorporated property. The property will be zoned ORI (Office-Research-Light Industrial) to correspond with the existing properties to the west. Because of the existing high-tension wires, no significant land use issues are expected to arise in the future.

Due to the use of the property, connection to water and sewer lines is not anticipated in the foreseeable future. The City will gain additional property tax revenue, although no additional maintenance will be required as IDOT is responsible for the maintenance and plowing of Roosevelt Road.

Area 7

Similar to Area 6, Area 7 is an area bounded by incorporated West Chicago properties on the north, east and part of the west, and by Fermilab on the south and part of the west. Therefore, its annexation into West Chicago, as now allowed by the City-initiated State legislation, establishes coterminous boundaries, and eliminates an existing "hole" of unincorporated property. The northern portion of the property will be zoned ORI (Office-Research-Light Industrial), while the southern area will be zoned M (Manufacturing). Both zoning districts correspond to adjacent zoning designations, and provide more consistency with existing land uses on the proposed Manufacturing district zoned parcels. The annexation also allows an opportunity for the City to guide future land uses for this area, while allowing existing non-conforming uses to continue in perpetuity without any changes or further restrictions required.

Property owners gain City services including police/public safety protection and code enforcement, which also benefits adjacent properties that are already within the City. The property owners with Roosevelt Road frontage also gain the opportunity to connect to the City's existing water and sewer lines adjacent to their properties, at their option. The City will gain additional revenue from property taxes and utility taxes. Through a planned intergovernmental agreement to be completed after annexation for Town Road south of Roosevelt Road, it is expected that the City will retain ownership and maintenance (paving) responsibilities, while the Winfield Township Highway Department will retain plowing responsibilities. The City already owns and is legally responsible for maintaining the first 500 feet of Town Road, south of Roosevelt Road. The "bridge" in this area (noted at the November Development Committee meeting) is simply a culvert under the road for Kress Creek, and is similar to other culverts owned and maintained by the City throughout West Chicago.

A property along Roosevelt Road east of the Winfield Township Garage is also part of the Area 7 annexation. This is a problem property, with a number of apparent code violations and visual blight clearly visible from Roosevelt Road and adjacent incorporated properties to the east. With the annexation, the City will be able to utilize its code enforcement program to ensure improved property maintenance.

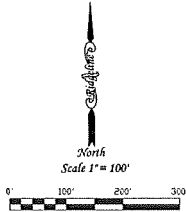
Area 8

Like Areas 6 and 7, Area 8 is bounded by incorporated West Chicago properties on the north, east and west, and by Fermilab on the south. Its annexation into West Chicago, now allowed by the City-initiated State legislation, establishes coterminous boundaries, and eliminates an existing "hole" of unincorporated property. The parcel located north of Roosevelt Road, will be zoned B-2 (General Business) to match adjacent properties along the north side of Roosevelt Road, thereby allowing for commercial development opportunities in the future. The parcel south of Roosevelt Road will be zoned ORI (Office-Research-Light Industrial) to establish consistency with the adjacent properties along the south side of Roosevelt Road, and to retain a higher degree of control for the City regarding future uses along the Roosevelt Road corridor. At the same time, existing non-conforming uses will be able to continue operations without any changes or further restrictions.

As with other locations, property owners gain City services including police/public safety protection and code enforcement, which also benefits adjacent properties already within the City's boundaries. Property owners will also gain the right to connect to the existing water and sewer lines adjacent to their properties, at their option. The City will gain additional revenue from property taxes and utility taxes, although there will not be additional service costs, as Roosevelt Road is maintained and plowed by the State of Illinois.

PLAT OF ANNEXATION TO THE CITY OF WEST CHICAGO

AREA 1



LEGEND

--- BOUNDARY OF AREA HEREBY ANNEXED
 // // // // EXISTING CORPORATE LIMITS OF THE CITY OF WEST CHICAGO

AREA TO BE ANNEXED

PRIVATE PROPERTY: 1224103.1 SQ. FT. OR 28.1 ACRES
 RIGHT-OF-WAY: 107106.5 SQ. FT. OR 2.46
 TOTAL: 1331209.6 SQ. FT. OR 30.56 ACRES

SUBMITTED BY/SENDER TO:

CITY OF WEST CHICAGO
 475 MAIN STREET
 WEST CHICAGO, IL 60115

LEGAL DESCRIPTION OF AREA 1:

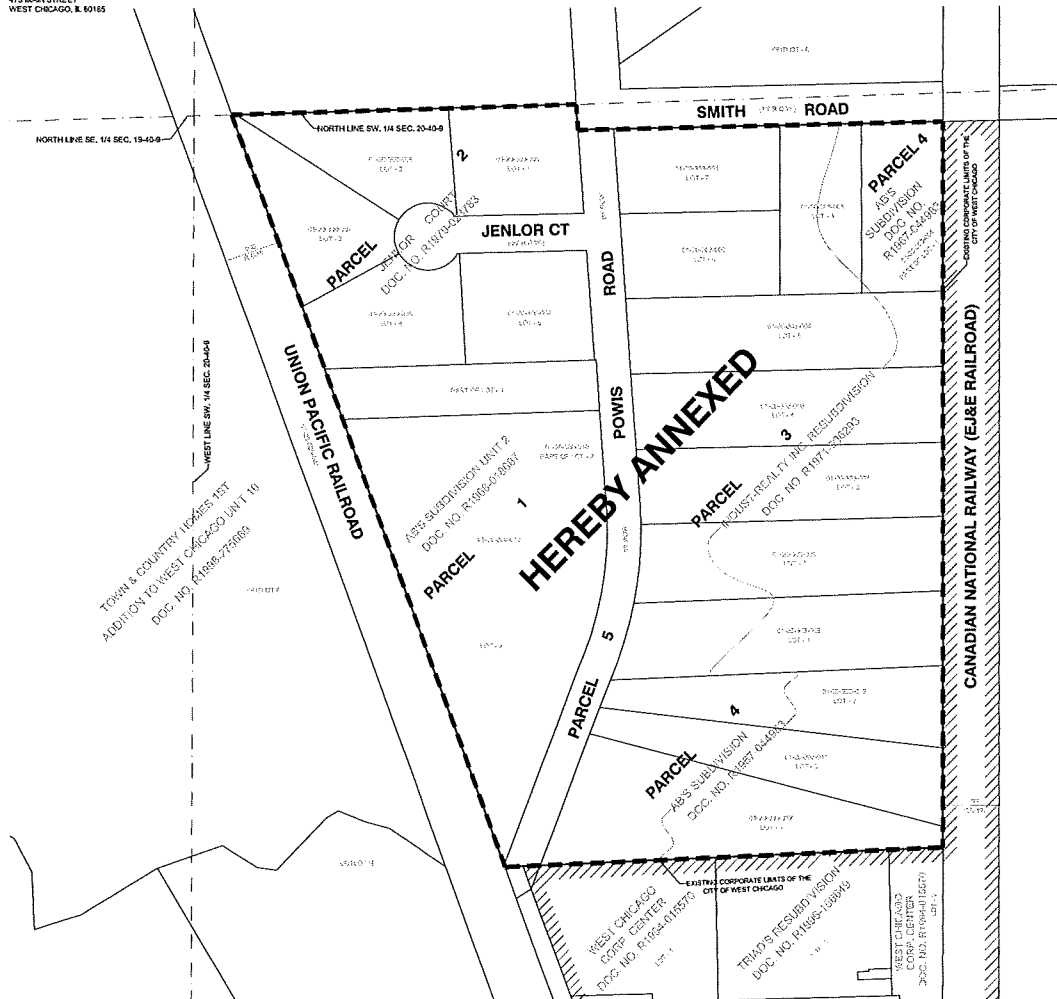
PARCEL 1: LOT 1 AND 2 IN AB'S SUBDIVISION UNIT NO. 2, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 10, 1968 AS DOCUMENT R68-18487 EXCEPT ALL THAT PART OF LOT 1 FALLING WITHIN JENLOR COURT SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED MARCH 26, 1979 AS DOCUMENT R79-23783, IN DUPage COUNTY, ILLINOIS.

PARCEL 2: LOTS 1, 2, 3, 4, AND 5 AND JENLOR COURT ROAD LYING WEST OF POWIS ROAD IN JENLOR COURT SUBDIVISION, BEING A SUBDIVISION OF PART OF LOT 1 IN AB'S SUBDIVISION UNIT 2, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 26, 1979 AS DOCUMENT R79-23783, IN THE TOWNSHIP OF WAYNE, DUPage COUNTY, ILLINOIS.

PARCEL 3: LOTS 1, 2, 3, 4, 5, 6, 7, AND 8 IN INDUSTRIALITY, INC. RESUBDIVISION OF THAT PART OF LOT 1 IN AB'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 3, 1997 AS DOCUMENT R97-44983, EXCEPT ALL THAT PART THEREOF FALLING WITHIN INDUSTRIALITY, INC. RESUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JULY 28, 1971 AS DOCUMENT NUMBER R71-36293, IN DUPage COUNTY, ILLINOIS.

PARCEL 4: LOTS 1, 2, 3, AND 4 IN AB'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 3, 1997 AS DOCUMENT R97-44983, EXCEPT ALL THAT PART THEREOF FALLING WITHIN INDUSTRIALITY, INC. RESUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JULY 28, 1971 AS DOCUMENT NUMBER R71-36293, IN DUPage COUNTY, ILLINOIS.

PARCEL 5: ALL THAT PART OF POWIS ROAD FALLING IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE SOUTH LINE OF LOT 4 IN AB'S SUBDIVISION EXTENDED WEST, AND LYING SOUTH OF THE SOUTH LINE OF SMITH ROAD, IN DUPage COUNTY, ILLINOIS.



RECORDERS CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF DUPage)

THIS INSTRUMENT WAS FILED FOR RECORD IN THE
 RECORDERS OFFICE OF DUPage COUNTY, ILLINOIS, ON THE _____ DAY
 OF _____ A.D., 20____ AT _____ O'CLOCK _____ M.

DUPage COUNTY RECORDER

CITY OF WEST CHICAGO CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF DUPage)

MAYOR AND CITY COUNCIL, OF THE CITY OF WEST CHICAGO, COUNTY OF DUPage, 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 _____

MAYOR

ATTEST: _____
 CITY CLERK

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF DUPage)

WE, RIDGEWAVE CONSULTANTS, LLC, ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-04766,
 CERTIFY THAT WE HAVE PREPARED THE PLAT OF ANNEXATION OF THE ABOVE DESCRIBED
 PROPERTY PER OFFICIAL RECORDS FOR THE PURPOSE OF ANNEXING INTO THE CITY OF
 WEST CHICAGO AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID
 ANNEXATION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

EDWARD A. RIDGEWAVE
 P.L.S. NO. 035-030208
 EXPIRES 11/30/2016

Page 1 of 1



GEORGE H. BULLIVANT P.L.S. 035-009580 EXPIRATION DATE 11/30/2016
 STACEY L. BRYANT P.L.S. 035-003419 EXPIRATION DATE 11/30/2016
 EDWARD A. RIDGEWAVE P.L.S. 035-030208 EXPIRATION DATE 11/30/2016
 PROFESSIONAL DESIGN FIRM NO. 184-04766
 1841 NORTH ELSTON
 ROSELAND, ILLINOIS 60468-1000

Rev.	Date	By	Description
1.0	11/30/2015	EDWARD A. RIDGEWAVE	FINAL PLAT
2.0	11/30/2015	EDWARD A. RIDGEWAVE	FINAL PLAT
3.0	11/30/2015	EDWARD A. RIDGEWAVE	FINAL PLAT
4.0	11/30/2015	EDWARD A. RIDGEWAVE	FINAL PLAT
5.0	11/30/2015	EDWARD A. RIDGEWAVE	FINAL PLAT
6.0	11/30/2015	EDWARD A. RIDGEWAVE	FINAL PLAT
7.0	11/30/2015	EDWARD A. RIDGEWAVE	FINAL PLAT
8.0	11/30/2015	EDWARD A. RIDGEWAVE	FINAL PLAT
9.0	11/30/2015	EDWARD A. RIDGEWAVE	FINAL PLAT
10.0	11/30/2015	EDWARD A. RIDGEWAVE	FINAL PLAT

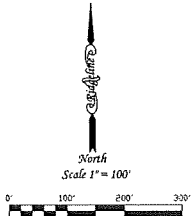
AREA 2

Page 1 of 1

File Date	File Description
6/17/15	ISLANDVIEW PARK REVIEW
6/17/15	PREVIEW PER LETTER 6/25/15
Drawn By: M2	Comp Date: U
Drawn by: TUC	Checked By: EAM
Reference: AREA 7	
Designation:	
CLARK CITY OF WEST CHICAGO-CITY PLANNER	
Project Number:	2015-0230

PLAT OF ANNEXATION TO THE CITY OF WEST CHICAGO

AREA 3



LEGAL DESCRIPTION:

PARCEL 1: THE PART OF THE EAST HALF OF THE NORTHWEST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 29 AND RUNNING THENCE NORTH 88 DEGREES 24 MINUTES EAST ALONG THE EAST AND WEST QUARTER SECTION LINE, 1230.00 FEET TO THE WEST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF SECTION 29 TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 07 MINUTES WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER, 802.40 FEET; THENCE NORTH 83 DEGREES 53 MINUTES EAST 307.20 FEET TO THE WESTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD (FORMERLY THE CHICAGO AND NORTHWESTERN RAILWAY); THENCE SOUTH 20 DEGREES 03 MINUTES EAST ALONG SAID RAILROAD RIGHT OF WAY 1492.54 FEET TO THE CENTERLINE OF NORTH AVENUE (STATE ROUTE 64); THENCE NORTH 78 DEGREES 48 MINUTES WEST, ALONG SAID CENTERLINE, 850.40 FEET TO DIVISION LINE; THENCE NORTH 00 DEGREES 03 MINUTES WEST, ALONG SAID LINE, 540.45 FEET TO THE PLACE OF BEGINNING, EXCEPTING THE WEST 33.00 FEET AND ALSO EXCEPTING ALL THAT PART FALLING WITHIN THE RIGHT OF WAY OF ILLINOIS STATE ROUTE 64, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: LOT 1 IN KICKEL'S PLAT OF LOT ONE, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 18, 1960 AS DOCUMENT 956283, TOGETHER WITH ALL THAT PART OF ILLINOIS STATE ROUTE 64 LYING NORTH OF AND IN BETWEEN THE WEST AND EAST LINE OF LOT 1 EXTENDED NORTH, IN DUPAGE COUNTY, ILLINOIS.

LEGEND

--- BOUNDARY OF AREA HEREBY ANNEXED

////// EXISTING CORPORATE LIMITS OF THE CITY OF WEST CHICAGO

AREA TO BE ANNEXED

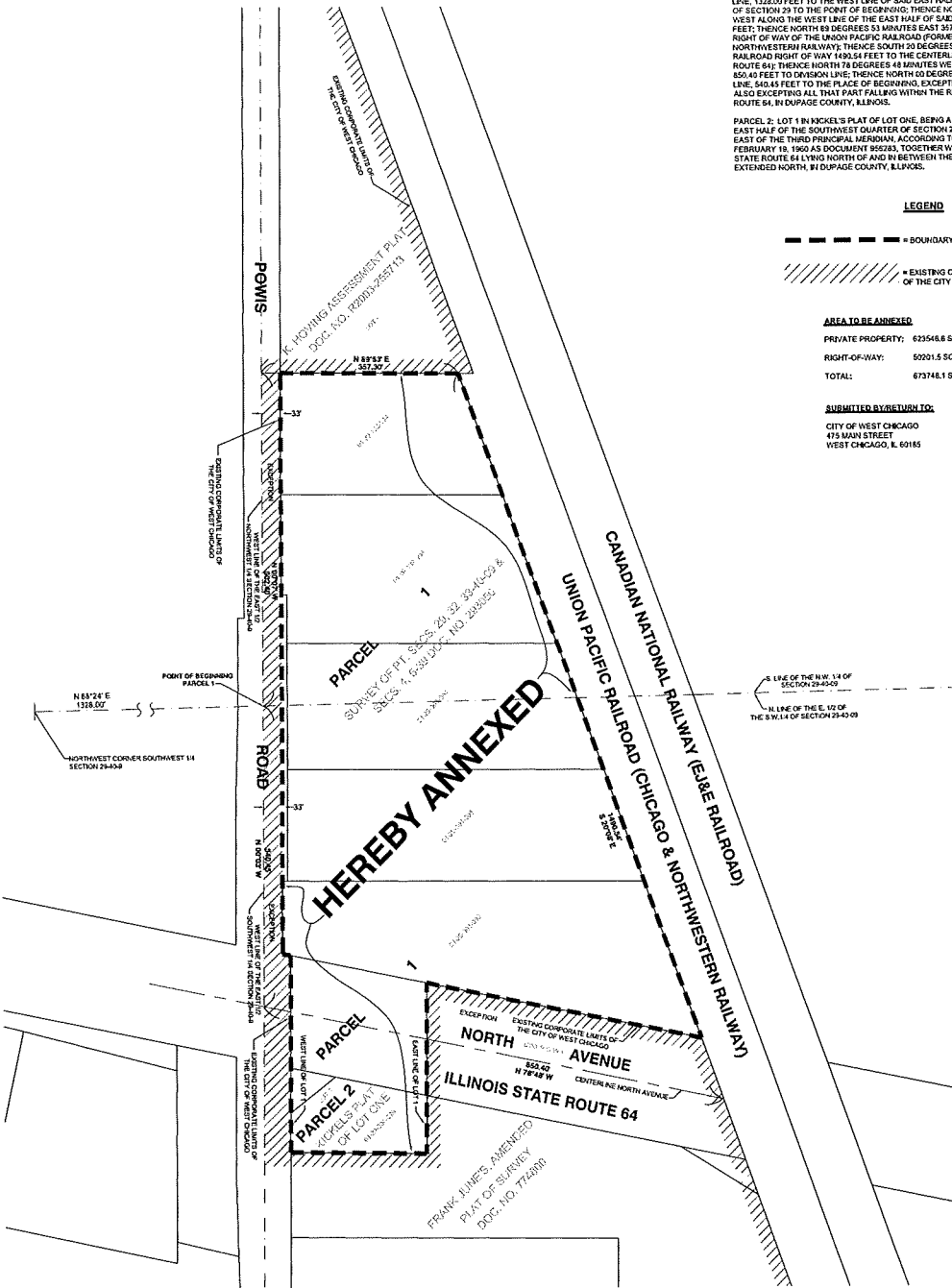
PRIVATE PROPERTY: 623546.8 SQ. FT. OR 14.32 ACRES

RIGHT-OF-WAY: 92001.5 SQ. FT. OR 1.15

TOTAL: 673748.1 SQ. FT. OR 15.47 ACRES

SUBMITTED BY/RETURN TO:

CITY OF WEST CHICAGO
475 MAIN STREET
WEST CHICAGO, IL 60185



RECORDER'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE

THIS INSTRUMENT WAS FILED FOR RECORD IN THE
RECORDERS OFFICE OF DUPAGE COUNTY, ILLINOIS AFORESAID, ON THE _____ DAY
OF _____ A.D. 20____ AT _____ O'CLOCK _____ M.

DUPAGE COUNTY RECORDER

CITY OF WEST CHICAGO CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE

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

MAYOR

ATTEST: CITY CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE

WE, RIDGELINE CONSULTANTS, LLC, ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-004766,
CERTIFY THAT WE HAVE PREPARED THE PLAT OF ANNEXATION OF THE ABOVE DESCRIBED
PROPERTY FOR OFFICIAL RECORDS FOR THE PURPOSE OF ANNEXING INTO THE CITY OF
WEST CHICAGO AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID
ANNEXATION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

EDWARD A. HEDGE
IPLS NO. 035-003026
EXPIRES 11/30/2018

Page 1 of 1



GEORGE H. BULVALE P.L.B. 035-002680 EXPIRATION DATE 11/30/2018
BRAD L. STEWART P.L.B. 035-003415 EXPIRATION DATE 11/30/2018
EDWARD A. HEDGE P.L.B. 035-003026 EXPIRATION DATE 11/30/2018
PROFESSIONAL DESIGN FIRM NO. 18-004766

1841 ALCOY ROAD
NORTHWEST, ILLINOIS 60188
PHONE 800-671-7857 FAX 800-701-1285

File No.	2015-0230
Project	ANNEXATION OF PROPERTY
Sheet	1 OF 1
Drawn By	SS
Checked By	SS
Scale	AS SHOWN
City of West Chicago Planner	
Page Number	2015-0230

AREA 4

NUCLEAR
DRIVE

RECORDER'S CERTIFICATE.

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE
RECORDERS OFFICE OF DUPAGE COUNTY, ILLINOIS AFORESAID, ON THE _____ DAY
OF _____ A.D. 20 _____ AT _____ O'CLOCK _____ M.

SURVEYOR'S CERTIFICATE
STATE OF ILLINOIS

WE, PROGENE CONSULTANTS, LLC, ILLINOIS PROFESSIONAL DESIGN FIRM NO. 194-04766, CERTIFY THAT WE HAVE PREPARED THE PLAN OF ANNEXATION OF LAND INTO THE CITY OF PROPERLY PER ORDINANCE. THE PLAN IS A TRUE AND CORRECT REPRESENTATION OF SAID ANNEXATION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

EDWARD A. HEDGECOCK
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 194-04766
CDR0163 11/01/2016

SUBMIT TO RETURN TO:
CITY OF WEST CHICAGO
475 MAIN STREET
WEST CHICAGO, IL 60015

GEORGE H. SKULAWIK P.L.B. 035-0034910 EXPIRATION DATE 11/30/2016
BRADY L. STEWART P.L.B. 035-0034118 EXPIRATION DATE 11/30/2016
KEWARD A. HESSE P.L.B. 035-0030026 EXPIRATION DATE 11/30/2016
PROFESSIONAL DESIGN FIRM NO. 184-0045766
1041 ARBUST ROAD



RidgeLine
CONSULTANTS
ENGINEERING & ARCHITECTS
LAND SURVEYORS

[illegible]

AREA 5



LOT 25A IN OWNERS ASSESSMENT PLAT OF MACQUEEN ESTATES, BEING A PART OF SECTIONS 4 AND 5, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 22, 1937 AS DOCUMENT 351949, IN DUPAGE COUNTY, ILLINOIS.

===== = BOUNDARY OF AREA HEREBY ANNEXED

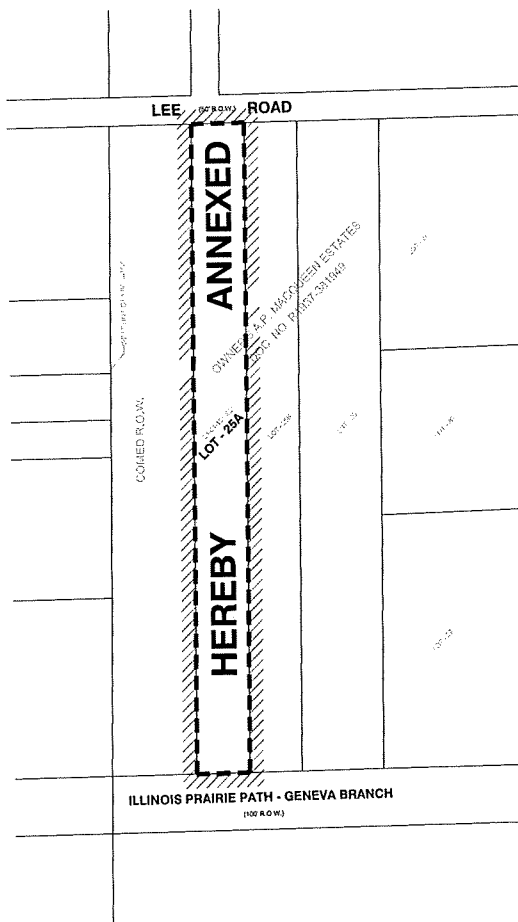
EXISTING CORPORATE LIMITS
OF THE CITY OF WEST CHICAGO

AREA TO BE ANNEXED

PRIVATE PROPERTY: 103193.0 SQ. FT. OR 2.43 ACRES

SUBMITTED BY/RETURN TO:

CITY OF WEST CHICAGO
475 MAIN STREET
WEST CHICAGO, IL 60185



RECORDERS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE
RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS AFORESAID, ON THE _____ DAY
OF _____ A.D., 20____ AT _____ O'CLOCK _____ M.

DUPAGE COUNTY RECORDER

CITY OF WEST CHICAGO CERTIFICATE

STATE OF ILLINOIS)
) ss.
COUNTY OF DUPAGE)

MAYOR AND CITY COUNCIL OF THE CITY OF WEST CHICAGO, COUNTY OF DUPAGE, 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 _____

MAYOR

ATTEST: _____
CITY CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) ss.
COUNTY OF DUPAGE)

WE, RIDGELINE CONSULTANTS, LLC, ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-004768, CERTIFY THAT WE HAVE PREPARED THE PLAT OF ANNEXATION OF THE ABOVE DESCRIBED PROPERTY PER OFFICIAL RECORDS FOR THE PURPOSE OF ANNEXING INTO THE CITY OF WEST CHICAGO AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID ANNEXATION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

EDWARD A. HEDGE
MPLS NO. 035-003026
EXPIRES 11/30/2016

AREA 6



===== = BOUNDARY OF AREA HEREBY ANNEXED

EXISTING CORPORATE LIMITS
OF THE CITY OF WEST CHICAGO

AREA TO BE ANNEXED

PRIVATE PROPERTY: 141302.9 SQ. FT. OR 3.24 ACRES

SUBMITTED BY/RETURN TO:

CITY OF WEST CHICAGO
475 MAIN STREET
WEST CHICAGO, IL 60185

LEGAL DESCRIPTION:

PARCEL 1: A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: THE WEST 4 CHAINS (264.00 FEET) OF THE SOUTH 11.35 CHAINS (748.10 FEET) OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9, EXCEPTING FROM SAID PARCEL THAT PART THEREOF LYING NORTH OF THE SOUTH LINE OF PUBLIC HIGHWAY KNOWN AS ROOSEVELT ROAD, SITUATED IN THE COUNTY OF DU PAGE, IN THE STATE OF ILLINOIS.

PARCEL 2: THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 33 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED BY COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 9 AND RUNNING THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SECTION, 264.00 FEET FOR A PLAT OF BEGINNING, THENCE NORTHERLY, PARALLEL WITH THE WEST LINE OF SAID SECTION, 264.00 FEET TO THE CORNER OF SAID SECTION 9 AND SAID SECTION 10, THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID SECTION 10, 47.31 FEET TO A POINT; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE, 47.31 FEET TO A POINT; THENCE SOUTH 226.43 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION WHICH IS 20.33 FEET EAST OF THE POINT OF BEGINNING, THENCE WEST ALONG SAID SOUTH LINE 20.33 FEET TO THE POINT OF BEGINNING, THENCE WEST ALONG SAID WEST LINE 264.00 FEET TO THE POINT OF BEGINNING, BEING THE SOUTHWEST CORNER OF SAID SECTION 9, SAID PUBLIC HIGHWAY KNOWN AS ROOSEVELT ROAD, SITUATED IN DUPAGE COUNTY, ILLINOIS.

[illegible]

RECORDERS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE
RECORDERS OFFICE OF DUPAGE COUNTY, ILLINOIS AFORESAID, ON THE _____ DAY
OF _____ A.D. 20 _____ AT _____ O'CLOCK _____ M.

DUPAGE COUNTY RECORDER

CITY OF WEST CHICAGO CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

MAYOR AND CITY COUNCIL OF THE CITY OF WEST CHICAGO, COUNTY OF DUPAGE, 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 _____, 20____.

MAYOR _____

ATTEST: _____

CITY CLERK

SURVEYOR'S CERTIFICATE

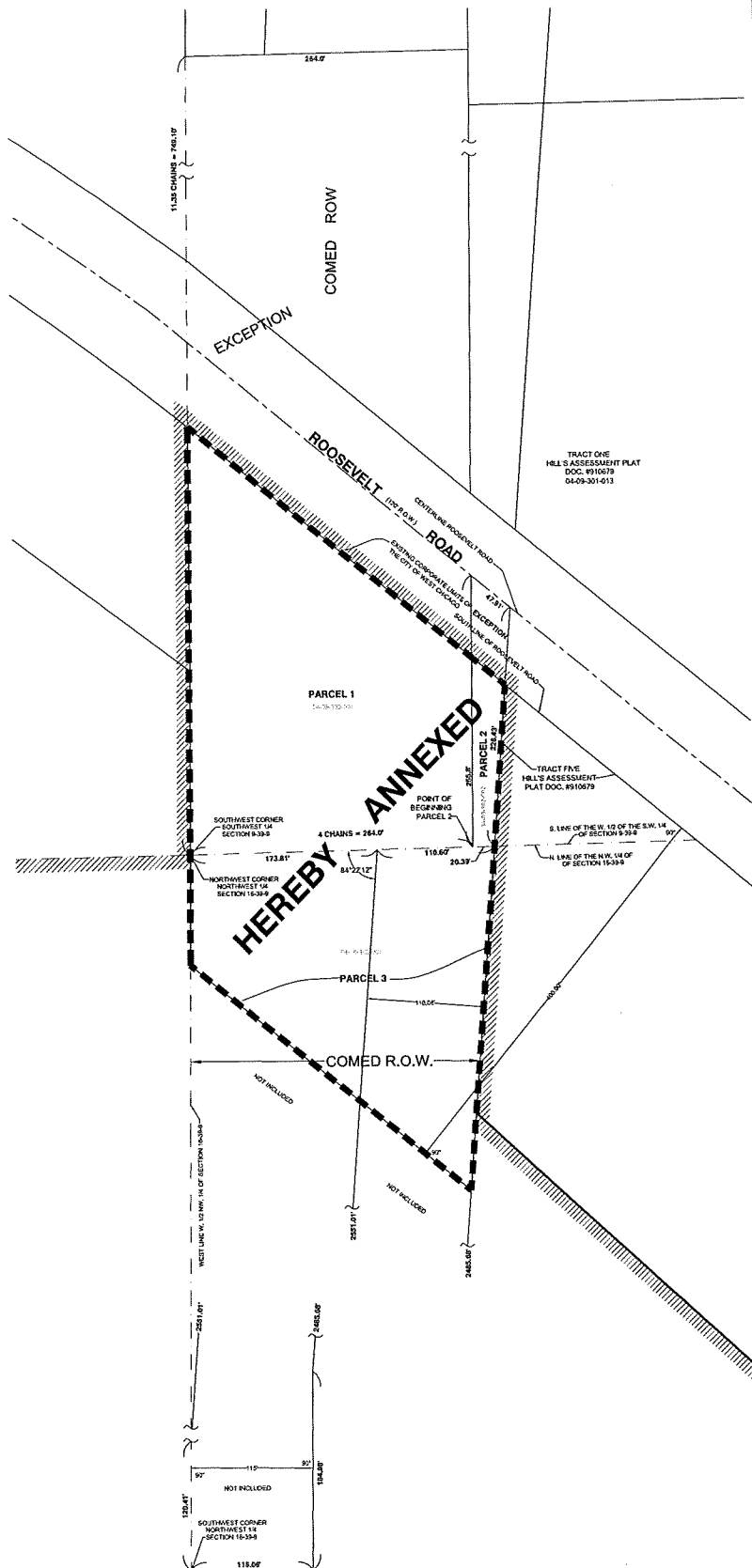
STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

WE, RIDGELINE CONSULTANTS, LLC, ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-004765, CERTIFY THAT WE HAVE PREPARED THE PLAT OF ANNEXATION OF THE ABOVE DESCRIBED PROPERTY PER OFFICIAL RECORDS FOR THE PURPOSE OF ANNEXING INTO THE CITY OF WEST CHICAGO AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID ANNEXATION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

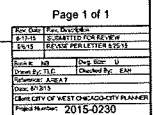
EDWARD A. HEDGE
IPLS NO. 035-003026
EXPIRES 11/30/2016



Ridgeline
CONSULTANTS
CONSULTING ENGINEERS
LAND SURVEYORS



IDEA 7



AREA 8

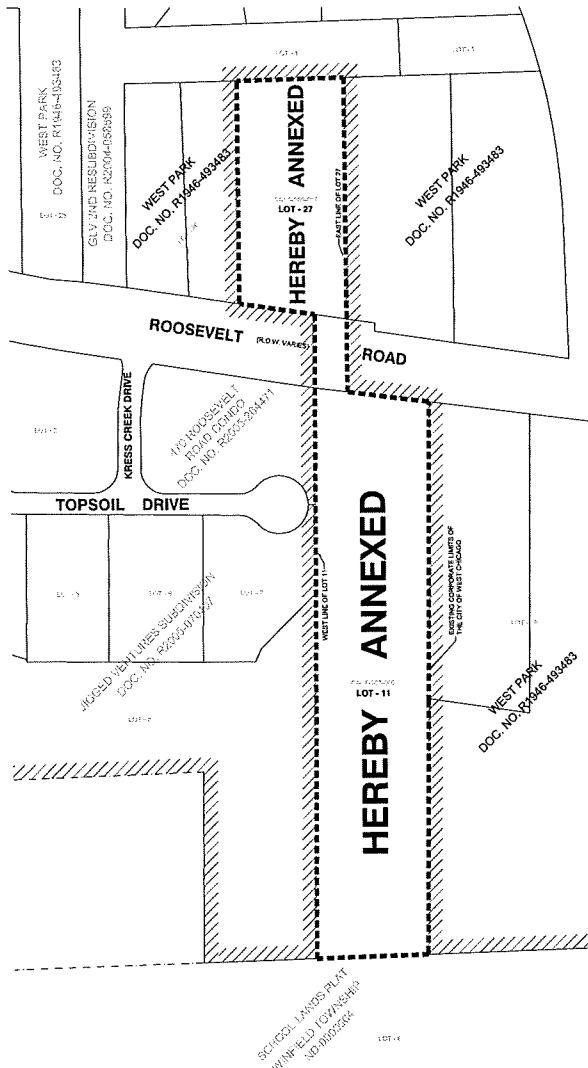


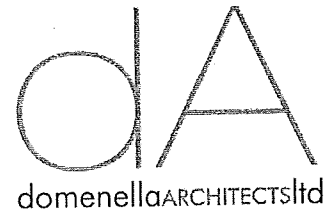
LOTS 11 AND 27 IN WEST PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 16 TOWNSHIP 33 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAY THEREOF RECORDED MARCH 13, 1946 AS DOCUMENT NUMBER 493483, TOGETHER WITH ALL THAT PART OF ROOSEVELT ROAD LYING EAST OF THE WEST LINE OF SAID LOT 11 EXTENDED NORTH AND WEST OF THE EAST LINE OF SAID LOT 27 EXTENDED SOUTH, IN DUPAGE COUNTY, ILLINOIS.

EXISTING CORPORATE LIMITS
OF THE CITY OF WEST CHICAGO

TOTAL: 282077.6 SQ. FT. OR 6.48 ACRES

CITY OF WEST CHICAGO
476 MAIN STREET
WEST CHICAGO, IL 60185





November 25, 2015

City of West Chicago
Planning Department
475 Main Street
West Chicago, Illinois 60185

Dear Jeff Harris,

Please include a copy of this letter with the packet of information distributed to the members of the development committee and read at the public meeting. As stated at the previous public hearings we object to the annexation of parcels commonly known as 4N325 Powis and 4N328 Powis

Our objection is mainly due to the fact that West Chicago has not determined if sewer or water service can be provided to the annexed parcels. As of this time, we have not received answers to these as well as other questions raised at both the November 3 Plan Commission/Zoning Board of Appeals and November 9 Development Committee meeting. Specifically these questions are:

1. Is there adequate depth (invert) to extend the existing sanitary sewer from its current location to both parcels at the required 1% pitch? Note the design of the sanitary line must take into consideration the following:
 - a. Minimum coverage mandated by Union Pacific when the line passes under the railroad right of way.
 - b. Norton Creek (branch three) stream bed.
 - c. High pressure gas line.
2. Will it be necessary to loop the water main around one or both of the parcels? If a loop is not required is there adequate pressure for fire sprinkler service? If a loop is necessary please identify the following:
 - a. Will the line be routed on private property? Will an easement be required?
 - b. If an easement is necessary what is the width? If the easement is on private property who is responsible for maintenance and repair?
 - c. Will the water main loop around each individual parcel or will it loop around the entire area identified as AREA #1 in your report to the plan commission?
3. Currently the parcel at 4N328 Powis road is identified as agricultural use. How will this use be transferred from the county to the municipality and will this change result in increased real estate taxes? If so how much?
4. We have requested that the parcel at 4N328 Powis be annexed into the city as M-Manufacturing, not ER-1. (see paragraph below)
5. At the present time, many existing buildings and or properties within the City of West Chicago manufacturing district are either vacant or undeveloped. The proposed annexation will significantly increase the number of properties in this same district. Given this influx of additional manufacturing parcels what is the City of West Chicago doing to stimulate additional economic growth and encourage development?

More specific to our point in item 4 and 5 above we would like to call your attention to our experience with a parcel that was previously annexed. In 2010 the property we own at 30W680 Lee Road (PIN 04-04-102-008 and 009) was forcibly annexed. Since the annexation, the value of the property significantly decreased and the costs associated with developing the property dramatically increased.

This economic imbalance has made the property virtually worthless not only to the city (lack of revenue, employment, etc.) but also for an investor, developer or business owner. The cause of this imbalance can be directly linked to a combination of two factors; one, the development restrictions imposed by the City of West Chicago and two, no sanitary sewer and water service to the site.

For example, since sewer and water are not available, a large portion of valuable site is consumed by the installation of septic fields and well. This reduces the area for improvements such as building, detention, or parking. Furthermore, the fire district requires that all buildings must have a sprinkler system. Without water service these systems are prohibitively expensive. The net result is an investor must now bear the costs for not only meeting all requirements of West Chicago such as fencing, paving landscaping, etc. but also the additional cost for septic, well and fire suppression systems. This, coupled with the loss of site (area for septic and well that could otherwise be used for building or yard) renders development neither practical nor economically feasible.

We look forward to your responses to these questions as well as other issues raised by concerned residents and business owners in the area. Please feel free to contact me with any questions or if you need additional information.

Sincerely,
DOMENELLA ARCHITECTS, Ltd.

A handwritten signature in black ink, appearing to read "Dante Domenella", written in a cursive style.

Dante Domenella

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Conceptual review of a preliminary development plan
Proposed hotel & self-storage facility
South side of Roosevelt Road between Fabyan Parkway and Commerce Drive

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

Kress Creek Holdings LLC (the property owner) seeks to open a hotel and self-storage facility on their 10 acre vacant site located on south side of Roosevelt Road, east of Fabyan Parkway. The site is currently zoned ORI, Office Research and Light Industrial District. The attached letter and site plan provide a detailed description of the proposed project. In summary, the proposal consists of the following components:

- A 100 room full service hotel comparable to a Holiday Inn Express (the end hotel user is not known at this time).
- A two-story, 450+ unit, multi-building, climate controlled, indoor self-storage facility with on-site watchman's dwelling quarters (the end self-storage facility user is not known at this time).
- A proposed shared/regional detention basin and conservation of an existing wetland.
- A private road with a cul-de-sac terminus.

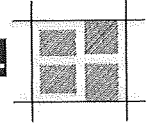
City staff anticipates that this project will require zoning approvals for a text amendment to add self-storage facilities as an allowable use in the ORI zoning district, a Planned Unit Development (PUD) with deviations, and a plat of resubdivision. Other approvals may be required contingent on the final development proposal.

A number of issues will need to be considered and addressed during the zoning review process, including the level of vehicular access (i.e. full, right-in/right-out only) permitted to Roosevelt Road (a traffic study will need to be submitted and approved by both the City and IDOT), the private road being initially built substandard to the City's minimum design requirements (future upgrades to the road being tied to the development of the adjacent property to the west), and a use (the self-storage facility) that would not be in keeping with the existing uses currently allowed in the ORI zoning district. Further, City staff will also seek a mechanism to ensure that the hotel use is constructed simultaneously with, or prior to, the self-storage facility use. During preliminary discussions about this proposal, City staff has already informed the project team about all of these matters.

ACTIONS PROPOSED:

Conceptual review and commentary on the preliminary development plan by Kress Creek Holdings LLC for the proposed hotel and self-storage facility development on Roosevelt Road.

COMMITTEE RECOMMENDATION:



November 23, 2015

City of West Chicago
Attn: Mr. Jeff Harris
475 Main Street
West Chicago, IL 60185

RE: Proposed Hotel and Self Storage PUD in the City of West Chicago, Development Committee Review – Project Narrative

On behalf of Kress Creek Holdings LLC, thank you for your consideration of our proposal to develop a Hotel and Self Storage PUD in the City of West Chicago. We are seeking Development Committee review as part of the PUD development process, permitting the development of an approximately 100-room hotel and a self-storage facility. The proposed site consists of approximately 10 acre of land currently located east of Fabyan Parkway on the south side of Roosevelt Road. The proposed request includes subdividing of the land into four parcels, one for each use, the detention basin and the new partial right-of-way.

Site Circulation

Access to the proposed development is approximately half-way between Fabyan to the west and Wegner Drive to the east. We are proposing to provide a portion of the right-of-way and 24-foot of the total 40-foot width on our parcel for approximately 570-feet south of Roosevelt along the west property line. The road will terminate at a temporary cul-de-sac. When the adjoining parcel to the west develops, the remaining right-of-way and pavement would be provided and the street would continue west to a future Fabyan Parkway connection. We would seek a recapture agreement for half of the road and utility costs. This will provide greater access and development potential for the area. If acceptable to IDOT, we would seek a median break and full interchange at this location. If not, we believe that the development is still possible.

Hotel

The proposed hotel would be located on the northernmost 3.19 acres of the parcel. We are proposing the construction of an approximately 100-room hotel with indoor swimming facility. In addition to the rooms, the hotel will have the following amenities:

Lobby area	1,000 sq. ft.
Breakfast room	3,000 sq. ft.
Office area	1,500 sq. ft.
Conference rooms	3,000 sq. ft.
Exercise room	1,000 sq. ft.
Swimming pool	4,000 sq. ft.

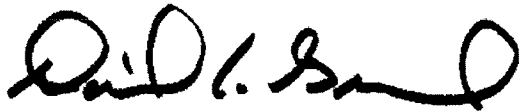
We are anticipating an Intercontinental Hotel Group (IHG) franchise specifically Holiday Inn Express. We have provided sample elevations showing possible building exterior elevations.

Self-Storage

The proposed self-storage would be located on the southernmost 3.87 acres of the parcel. It would be constructed in 2 phases as shown on the conceptual site plan. Phase 1 would consist of approximately 412 indoor climate controlled units on 2 levels and approximately 66 indoor boat/camper storage primarily around the parcel's perimeter. In addition to the storage space, the phase 1 building would include an approximately 1,200 sq. ft. apartment for an on-site manager. Phase 2 would consist of construction of a second building, whose size has yet to be determined.

Thank you again for your consideration of our proposal. Should you have any questions about the information provided herein or if you would like to schedule a meeting to discuss the concept plan prior to scheduling a Development Committee meeting, please do not hesitate to contact me at 630.800.8362.

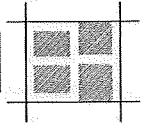
Respectfully,

A handwritten signature in black ink, appearing to read "Dave Gravel". The signature is fluid and cursive, with a large initial "D" and "G".

Dave Gravel
enon hill design & development

Attachments

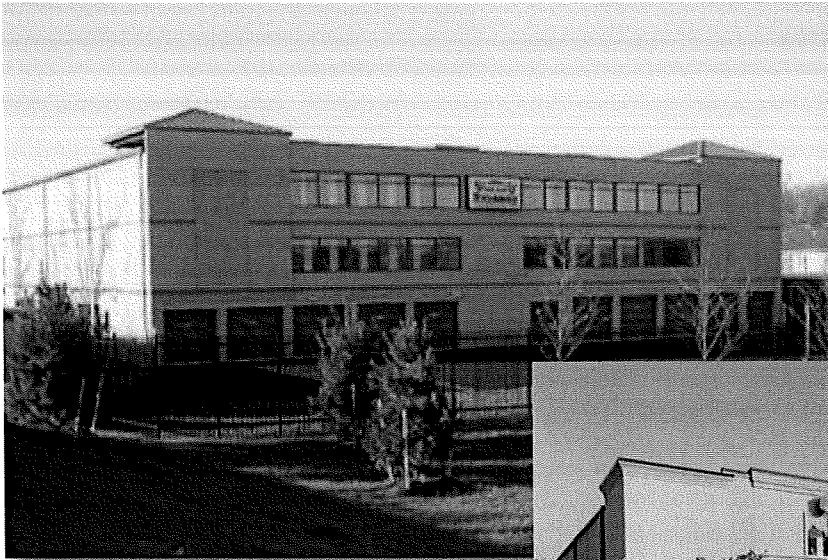
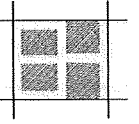
cc: Patrick Mazza
Don Oppermann



Hotel Elevation Examples

Kress Creek Holdings LLC

Hotel / Self Storage PUD, West Chicago, IL



Self Storage Facility Elevation Examples

Kress Creek Holdings LLC


Hotel / Self Storage PUD, West Chicago, IL

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Conceptual review of a preliminary development plan
Exporior Logistics Group – Truck Terminal and Commercial Uses
1100 E. North Ave. ("Kuhn Property")

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

Exporior Logistics Group currently operates a large truck terminal facility in Alsip, Illinois, and seeks to open a similar facility in West Chicago, at 1100 E. North Avenue at the southeast corner of North and Prince Crossing Road. The approximate 54-acre site is currently occupied by the Cascade Drive-In, Scooby's Restaurant, and the vacant Kuhn trucking facility.

The attached letter and plans provide a detailed description of the proposed project. In summary, the proposal consists of the following components:

Site Interior

- Large-scale paved parking/storage area for approximately 931 semi-trucks/tractor-trailers.
- 36,000 square-foot truck maintenance and repair facility.

North Avenue frontage

- 50,000 square-foot, two-story office building.
- 5,000 square-foot restaurant.
- 5,000 square-foot fueling center and convenience mart, with a location for Scooby's, and including a separate truck fueling area.
- 8,400 square foot multi-tenant retail building.

Site Access

- Four new full-access driveways along Prince Crossing Road, and three right-in/right-out driveways along North Avenue. One of the Prince Crossing driveways would directly align with Meadowview Crossing.

Staff anticipates that the project will require approvals for rezoning, Planned Unit Development (PUD) and a plat of resubdivision. Other approvals may be required contingent on the final proposal.

A number of issues will need to be considered and addressed during the review process, including truck traffic on Prince Crossing Road (a traffic study will need to be submitted), large-scale water and sewer line extensions needed to serve the development (which currently has no City utility service),

and DuPage County's storm water requirements. Further, City staff will also seek a mechanism to ensure that the commercial/retail projects along the North Avenue frontage are constructed simultaneously with, or prior to, the truck-related uses. During preliminary discussions about this proposal, City staff has already informed the project team about all of these matters.

ACTIONS PROPOSED:

Conceptual review and commentary on the preliminary development plan by Experior Logistics Group for the proposed uses at 1100 E. North Avenue.

COMMITTEE RECOMMENDATION:



December 2, 2015

Mayor Pineda and Members of the City Council
City of West Chicago
475 Main Street
West Chicago, IL 6018

Mr. John Said
City of West Chicago
475 Main Street
West Chicago, IL 6018

Re: Request for Hearing for Redevelopment Proposal for 1100 E. North Avenue

Dear Mayor Pineda, City Council Members and Mr. Said:

On behalf of Expor Logistics Group, enclosed is a site plan and project narrative for a comprehensive redevelopment proposal at the intersection of North Avenue and Prince Crossing Road. We respectfully request to have redevelopment proposal heard at the December 14 meeting of the Development Committee of the West Chicago City Council.

Enclosed with this request for hearing is a fact sheet on the development and our operations, as well as two preliminary site plans. We will furnish the Committee with additional copies of these materials, as well as conceptual architectural renderings at the hearing on December 14.

The logistics center we propose to develop along North Avenue is innovative in the logistics transportation industry. We are aware of only one other similar facility in the Chicago region, which is our facility in Alsip. Given that our development is a new concept in the industry, please let us know if there are questions or additional detail you would like us to bring to the December meeting.

We would also like to provide context to our redevelopment proposal with this request for a hearing:

Our concept and business model:

The transportation and logistics industry is thriving and has been a major source of development in the region over the past decade. According to Choose DuPage, this sector is one of the county's top five growth industries. However, most of this growth has not focused on providing space to house, maintain and secure the transportation companies that fuel this industry.

Our logistics center concept will cater to transportation companies that service area manufacturers, intermodal facilities, and warehouse logistics centers. These companies are seeking a secure location for their long-haul vehicles when they are not completing a customer delivery. Our center will bring together office headquarters space, a maintenance facility, biodiesel fueling station, and secured parking in an appropriately sized parking facility.

Despite the abundance of logistic transportation companies operating in the region, there is a dearth of space dedicated to their specific needs. West Chicago is ideally situated to house our logistics center. That is why we know our proposed facility will be successful, create jobs and produce additional sales and property tax revenue for the city.

All of our tenants must sign leases to have their vehicles operate in our parking facility. When in between deliveries, tenants can have their vehicle serviced on-site at the maintenance facility, without having to leave the premises. This model has been enormously successful in Alsip.

At our existing facility, our parking tenants make 1.5 trips per week on average. This is far less intensive a use than a traditional warehouse or distribution center, or even a major retail center.

The redevelopment proposal key elements and benefits to West Chicago:

- Comprehensive redevelopment of 54 acres of underutilized property along North Avenue and Prince Crossing Road to create a logistics center to service area transportation companies.
- The redevelopment will require an investment of at least \$20 million improving the site's equalized assessed value, which has fallen approximately 40% since 2007.
- An investment of approximately \$1 million to bring sewer and water infrastructure to the site. Currently, the site does not conform to environmental standards for sewer removal. The redevelopment brings the necessary infrastructure to the properties along North Avenue and Prince Crossing Road.
- The logistics center will bring at least 250 jobs and increased sales tax opportunity to West Chicago, through food and beverage, fuel, retail and parts sales.
- The logistics center contains several elements, all of which will be built in one phase: 50,000 square feet of office space along North Avenue; a 5,000 square foot full-service restaurant with dedicated parking lot along North Avenue; a retail convenience mart with dedicated gasoline and biodiesel fueling stations that is open to the public; a state-of-the-industry 36,000 square foot maintenance facility for tenants; and long-term leased parking for 800-1,000 long-haul transportation vehicles.
- Transportation companies with a specialization in long-haul customer deliveries will lease parking spaces, as well as office space to support their operations, further building on West Chicago's reputation as a transportation, logistics and manufacturing hub in the western suburbs.
- The hundreds of employees who work at the center on a daily basis will support and induce other commercial retail use in West Chicago along North Avenue and in nearby areas, like the downtown core.
- The development has been designed to beautify the frontage along North Avenue, to help improve the gateway to the city. Other frontages of the development will be improved with landscaping, walls and berms to improve the aesthetic of the site from current conditions and secure the site.
- We will utilize best management practices for other environmentally responsible aspects of the development, such as pervious pavement, storm water detention bio-swales and plantings.

For your records we wish to provide the contact information for our development team:

Experior Logistics Group/Developer:

Tom Dulian, President
Experior Transportation
12161 S Central Ave., Alsip, IL 60803
P: 773-870-1860 E: tom@goexperior.com

Norbert Loszewski, Vice President
P: 708-843-8332 E: norb@goexperior.com

Attorney of Record:

Mr. Jerome Schain
Schain Banks Kenny & Schwartz, LTD,
70 W. Madison Avenue, Suite 5300
Chicago, IL 60602
P: 312-345-5700, E: jschain@schainbanks.com

Architect of Record:

Charles Smith, ALA, NCARB
Arete Design Studio, Ltd.,
13543 West 185th Street, Mokena, IL 60488
P: 815-485-7333, E: csmith@arete-ltd.com

Preliminary Environmental Engineering:

Jared J. Kenyon, P.E.
Kimley-Horn
P: 331-481-7329
E: jared.kenyon@kimley-horn.com

December 2, 2015

Mayor Pineda, City Council Members and Mr. Said

- Page Three -

We look forward to the opportunity to discuss with you our comprehensive redevelopment proposal and for the opportunity to make a major investment in West Chicago. The Experior Logistics Center will improve the local economy, create jobs in West Chicago, provide new tax revenue and attract additional businesses to the area and the business park near the DuPage County Regional Airport.

We believe this request for a hearing, project narrative and site plan fulfill all the requirements to have the Committee consider our request. If there is additional detail or material required, please let us know.

Thank you in advance for consideration of our request and your service to your community.

Sincerely,

Tom Dulian
President & CEO
Experior Transportation

Norbert Loszewski
Vice President
Experior Transportation

Encl.

arete design studio,
INCORPORATED • PROJECT • DESIGN
1540 West 10th Street, Moline, Illinois 61401
815.462.7222

PROPOSED AERIAL PLAN

EXTERIOR
LOGISTICS
CENTER
WEST CHICAGO
S.E.C.
NORTH AVE &
PRINCE CROSSING
ROAD
WEST CHICAGO, IL

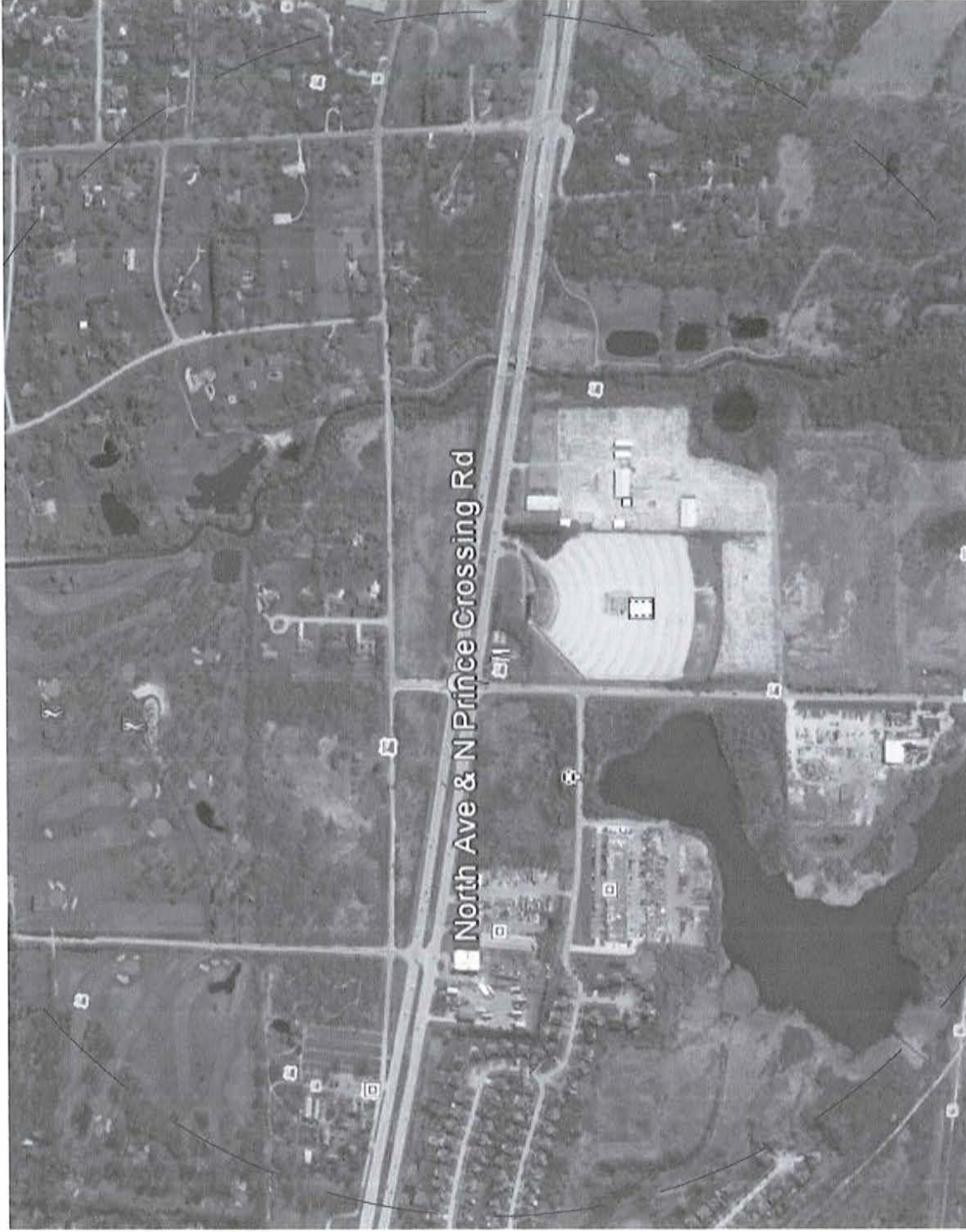
FOR

EXTERIOR
LOGISTICS
GROUP
12161 SOUTH CENTRAL AVE.
ALSIP, IL 60803



SP-2

PROJECT #: 15061
DATE: 09/28/15
REVISION: 10/27/15
SCALE: AS NOTED
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PROPOSED AERIAL PLAN
SCALE: 1" = 200'-0"



PROPOSED SITE PLAN

EXPERIOR
LOGISTIC
CENTER
WEST CHICAGO
S.E.C.
NORTH AVENUE &
PRINCE CROSSING
ROAD
WEST CHICAGO, IL

FOR

EXPERIOR
LOGISTICS
GROUP
12161 SOUTH CENTRAL AV.
ALSIP, IL 60803



SP-1

PROJECT #: 10061
DATE: 11/18/15
REVISION: 11/18/15
SCALE: AS NOTED
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PROPOSED SITE PLAN

SCALE: 1" = 100'-0"

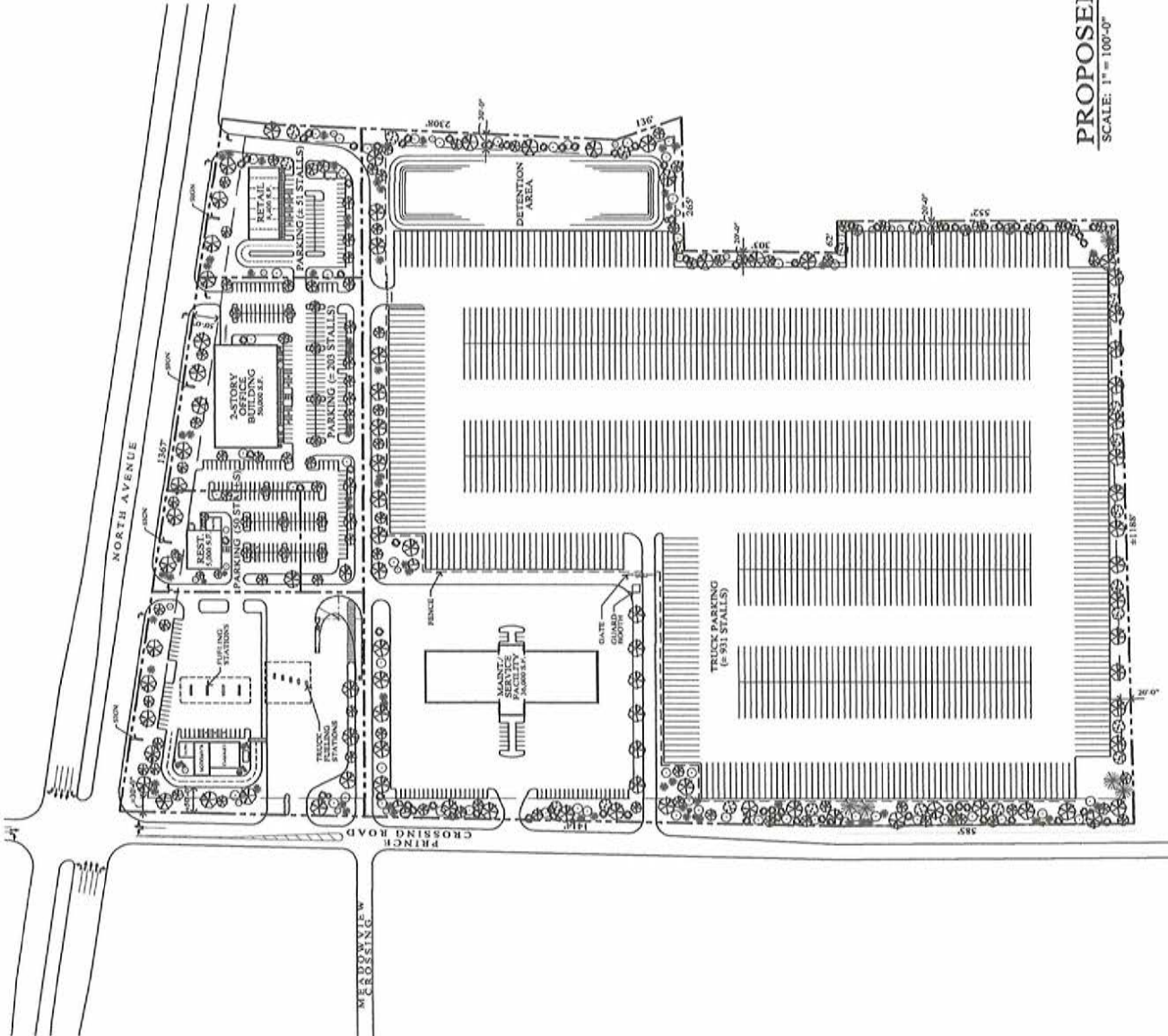


NORTH

0 100' 200' 300'

PARKING SUMMARY	
AREA:	54.4 ACRES
OFFICE BUILDING:	20,000 S.F.
CAR PARKING PROVIDED:	285 CARS
RESTAURANT:	5,000 S.F.
CAR PARKING PROVIDED:	50 CARS
C-MART/HOT DOG BLDG.:	5,000 S.F.
CAR PARKING PROVIDED:	50 CARS
MAINTENANCE / SERVICE FACILITY:	36,000 S.F.
CAR PARKING:	8,400 S.F.
TRUCK PARKING:	51 CARS
TRUCK PARKING:	931 TRUCKS

NOTE: SITE PLAN DRAWN WITHOUT THE
BENEFIT OF A SIDEWELL MAP.



EXTERIOR
LOGISTIC
CENTER
WEST CHICAGO
S.E.C.
NORTH AVE &
PRINCE CROSSING
ROAD
WEST CHICAGO IL

EXPERIOR
LOGISTICS
GROUP

12161 SOUTH CENTRAL AVE.
ALSIP, IL 60803



PROJECT #: 15061
DATE: 09/28/15
REVISION: 11/19/15

SCALE: AS NOTED
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