

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Plat of Resubdivision
909 W. Washington Street
Westgo Properties Fourth Resubdivision

Resolution No. 16-R-0002

AGENDA ITEM NUMBER: 4.D.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: Jan. 11, 2016

COUNCIL AGENDA DATE: _____

STAFF REVIEW: John D. Said, AICP

SIGNATURE 

APPROVED BY CITY ADMINISTRATOR: Michael Guttman

SIGNATURE _____

ITEM SUMMARY:

The property owner of the proposed Lots 1 and 2 (Westgo Properties LLC) desires to resubdivide land within their development to sell the proposed Lot 2 to a developer as a buildable lot. Therefore, the property owner is requesting approval of a two lot plat of resubdivision for their property located on the north side of W. Washington Street between Town Road and Fenton Lane.

The Westgo Properties Subdivision was originally platted in 2000. Since then, the overall subdivision has been reconfigured three times (2005, 2011, and 2014) to accommodate development of some of the lots. Lot 1(909 W. Washington Street) was developed as a contractor's office with an outdoor storage yard in 2000. The proposed Lot 2 is currently vacant and is slated for future development, thus necessitating the proposed fourth resubdivision of the land.

The subject property is zoned Manufacturing and the total area to be resubdivided is approximately 5.7 acres. The City has no minimum lot area in the Manufacturing zoning district and the minimum lot width is 100 feet, measured at the front building setback line. The proposed Lot 1 is 4.6 acres in area and 308 feet in width at its narrowest point, as it has an irregular shape. All of the existing improvements (i.e. the building, parking lot, outdoor storage yard, and landscaping) on the proposed Lot 1 comply with the City's minimum Manufacturing zoning requirements with respect to their proximity to the newly proposed shared lot line. The proposed Lot 2 will be approximately 1.1 acres in area and 181 feet wide.

At its January 5, 2016 meeting, the Plan Commission/Zoning Board of Appeals (PC/ZBA) recommended approval of the requested plat of resubdivision by a (4-0) vote. Its recommendation is included as Exhibit "B" of the attached resolution.

ACTIONS PROPOSED:

Consideration of the Westgo Properties Fourth Plat of Resubdivision.

COMMITTEE RECOMMENDATION:

RESOLUTION NO. 16-R-0002

A RESOLUTION APPROVING WESTGO PROPERTIES FOURTH PLAT OF RESUBDIVISION

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

Section 1. That the Final Plat of Westgo Properties Fourth Resubdivision, 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 the recommendation and findings of fact of the Plan Commission, pursuant to Recommendation No. 16-RC-0002, a copy of which is attached hereto and incorporated herein as Exhibit "B" be and the same are hereby adopted as the findings of fact of the City Council.

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

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

APPROVED this ____ day of _____, 2016.

AYES: _____

NAYES: _____

ABSTAIN: _____

ABSENT: _____

Mayor, Ruben Pineda

ATTEST:

City Clerk, Nancy M. Smith

EXHIBIT "A"

(INSERT PLAT OF RESUBDIVISION HERE)

EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF WEST CHICAGO, DUFADE COUNTY, ILLINOIS

DRAINAGE, WETLAND & DETENTION EASEMENT

11-42-4 MON
2nd of 1st 111 LK
3rd of 1st 111 LK
4th of 1st 111 LK

LOT 1

WESTGO PROPERTIES
RESUB. OF LOTS 1 &
2 INCLUDED
WHILE BY EASEMENT HEREBY GRANTED

NOT

ESTO LO

LO

WESTCO

NOT
51-16181W

NOT INCLUDED

LOT 4

WESTGO PROPERTIES 2 SUBDIVISION

[illegible][illegible]

EXHIBIT "B"

RECOMMENDATION # 16-RC-0002

TO: The Honorable Mayor and City Council

SUBJECT: PC 16-02
Westgo Properties Fourth Plat of Resubdivision
909 W. Washington Street

DATE: January 5, 2016

DECISION: The motion to approve the request passed by a unanimous (4-0) vote.

RECOMMENDATION

After review of the proposed Westgo Properties Fourth Plat of Resubdivision, the Plan Commission/Zoning Board of Appeals recommends approval.

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

Respectfully submitted,

Christine Dettmann
Commissioner

VOTE:

For
M. Schafer
S. Hale
C. Dettmann
D. Kasprak

Against

Abstain

Absent
R. Mireault
D. Faught
B. Laimins

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Plat of Resubdivision
121 W. Lester Street
Rachus' Lester Street Resubdivision

Resolution No. 16-R-0001

AGENDA ITEM NUMBER: 4. E.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: Jan. 11, 2016

COUNCIL AGENDA DATE: _____

STAFF REVIEW: John D. Said, AICP

SIGNATURE 

APPROVED BY CITY ADMINISTRATOR: Michael Guttman

SIGNATURE _____

ITEM SUMMARY:

The property owner of the proposed Lots 1 and 2 (David Rachus) desires to resubdivide the land commonly known as 121 W. Lester Street to make the proposed Lot 2 a buildable lot. Therefore, the property owner is requesting approval of a two lot plat of resubdivision for the property located on the north side of W. Lester Street between Joliet Street and Weyrauch Street.

The subject property was originally platted in 1893. The land is zoned R-5, Single Family Residential and the total area to be resubdivided is approximately 14,670 square feet (0.33 acres). The minimum lot area in the R-5 zoning district is 6,500 square feet and the minimum lot width is 50 feet, measured at the front building setback line. The proposed Lot 1 is 6,874 square feet in area and 52 feet wide. All of the existing improvements (i.e. the single family residence, gravel driveway, and fence) on the proposed Lot 1 comply with the City's minimum R-5 zoning requirements with respect to their proximity to the newly proposed shared lot line. The proposed Lot 2 is 7,796 square feet in area and 59 feet wide. The proposed Lot 2 is currently vacant, although it does have a concrete driveway that can be utilized once a single family residence is constructed on-site. The proposed Lot 2 is bound to the east by an existing 16 foot wide gravel alley and both lots are bound by an unimproved 16 foot wide alley right-of-way to the north.

At its January 5, 2016 meeting, the Plan Commission/Zoning Board of Appeals (PC/ZBA) recommended approval of the requested plat of resubdivision by a (4-0) vote. Its recommendation is included as Exhibit "B" of the attached resolution.

ACTIONS PROPOSED:

Consideration of the Rachus' Lester Street Plat of Resubdivision.

COMMITTEE RECOMMENDATION:

RESOLUTION NO. 16-R-0001

A RESOLUTION APPROVING RACHUS' LESTER STREET PLAT OF RESUBDIVISION

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

Section 1. That the Final Plat of Rachus' Lester Street Resubdivision, as prepared by ARS Surveying Service LLC, consisting of one (1) sheet attached hereto and incorporated herein as Exhibit "A", be and the same is hereby approved and that the Mayor and City Clerk and all other necessary and appropriate officers of the City are authorized to execute said plat.

Section 2. That the recommendation and findings of fact of the Plan Commission, pursuant to Recommendation No. 16-RC-0001, a copy of which is attached hereto and incorporated herein as Exhibit "B" be and the same are hereby adopted as the findings of fact of the City Council.

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

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

APPROVED this ____ day of _____, 2016.

AYES: _____

NAYES: _____

ABSTAIN: _____

ABSENT: _____

Mayor, Ruben Pineda

ATTEST:

City Clerk, Nancy M. Smith

EXHIBIT "A"

(INSERT PLAT OF RESUBDIVISION HERE)

EXHIBIT "B"

RECOMMENDATION # 16-RC-0001

TO: The Honorable Mayor and City Council

SUBJECT: PC 16-03
Rachus' Lester Street Plat of Resubdivision
121 W. Lester Street

DATE: January 5, 2016

DECISION: The motion to approve the request passed by a unanimous (4-0) vote.

RECOMMENDATION

After review of the proposed Rachus' Lester Street Plat of Resubdivision, the Plan Commission/Zoning Board of Appeals recommends approval.

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

Respectfully submitted,

Christine Dettmann
Commissioner

VOTE:

For

M. Schafer
S. Hale
C. Dettmann
D. Kasprak

Against

Abstain

Absent

R. Mireault
D. Faught
B. Laimins

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

First Amendment to a Special Use for a Cartage and Freight (Truck) Terminal
1401 Harvester Road
American Highway, Inc.

Ordinance No. 16-O-0001

AGENDA ITEM NUMBER: 4. F.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: Jan. 11, 2016

COUNCIL AGENDA DATE: _____

STAFF REVIEW: John D. Said, AICP

SIGNATURE _____

APPROVED BY CITY ADMINISTRATOR: Michael Guttman

SIGNATURE _____

ITEM SUMMARY:

The applicant, Andrzej Koczwara of American Highway, Inc., is requesting the approval of a special use amendment to expand his existing cartage and freight facility (truck terminal) located at 1401 Harvester Road. The subject property is approximately 6.2 acres in area and is located on the north side of Harvester Road between Hawthorne Lane and Nuclear Drive.

The subject property is located in the middle of an established industrial area near the intersection of Powis Road and Hawthorne Lane. The subject property was originally developed as a truck terminal, but was not occupied for several years prior to 2006. Because of the vacancy, which exceeded the one year maximum, the subject property lost its special use status as a truck terminal. In 2006 the applicant received approval of a new special use to allow the subject property to be used as a truck terminal again.

The property is currently zoned Manufacturing District. Cartage and freight terminals are allowed by special use in the Manufacturing zoning district. There is an existing nine thousand two hundred (9,200) square foot building centrally located on-site that has a total of nineteen (19) overhead raised dock doors. The applicant desires to construct an eight thousand (8,000) square foot addition to the existing building. The addition will consist of additional office space and three (3) semi-truck repairs bays. As part of the proposed site improvements the applicant will remove the three (3) existing overhead doors on the southernmost building façade and will add three (3) additional at grade overhead doors to the east and west facades for the proposed repair bays. There is also an existing six (6') foot chain link fence around the entire perimeter of the subject property. The site has one existing vehicle entrance off of Harvester Road for all site traffic. There is an existing drainage tributary of Kress Creek that runs along the north and east sides of the property creating a significant amount of flood-plain on-site. There is also a railroad spur line immediately north of the property.

Approximately three (3) acres of the subject property (the southern half) is currently paved surface. The applicant is proposing to install an additional one and a half (1.5) acres of paved surface immediately north of the existing paved area to accommodate more truck and trailer parking. With the additional pavement the subject property will have sixty-five (65) truck-trailer parking spaces, twenty-three (23) semi-truck only parking spaces, and thirty (30) automobile parking spaces on-site. Because the majority of the subject property is located within an established floodplain the proposed pavement area will be designed with permeable brick pavers in compliance with the DuPage County's floodplain control regulations.

At its January 5, 2016 meeting, the Plan Commission/Zoning Board of Appeals (PC/ZBA) recommended approval of the requested first amendment to a special use for a cartage and freight terminal at 1401 Harvester Road by a (4-0) vote. Its recommendation is included as Exhibit "B" of the attached ordinance.

ACTIONS PROPOSED:

Consideration of a first amendment to a special use for a cartage and freight terminal at 1401 Harvester Road.

COMMITTEE RECOMMENDATION:

ORDINANCE NO. 16-O-0001

AN ORDINANCE GRANTING A FIRST AMENDMENT TO A SPECIAL USE PERMIT FOR A CARTAGE AND FREIGHT TERMINAL 1401 HARVESTER ROAD

WHEREAS, on or about August 5, 2015, Andy Koczwara of American Highway, Inc., (the "APPLICANT"), filed an application to amend an existing special use for a cartage and freight terminal, with respect to the property legally described on Exhibit "A" attached hereto and incorporated herein (the "SUBJECT REALTY"); and

WHEREAS, the corporate authorities of the City of West Chicago approved a special use for a cartage and freight terminal for the SUBJECT REALTY by Ordinance No. 06-O-0081 on October 2, 2006; and,

WHEREAS, Notice of Public Hearing on said special use amendment application was published in the Daily Herald on or about December 21, 2015, all as required by the ordinances of the City of West Chicago and the statutes of the State of Illinois; and

WHEREAS, a Public Hearing was conducted by the Plan Commission/Zoning Board of Appeals of the City of West Chicago, commencing on January 5, 2016, pursuant to said Notice; and

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

WHEREAS, the corporate authorities of the City of West Chicago have received the recommendation of the Plan Commission/Zoning Board of Appeals which contains specific findings of fact, pursuant to Recommendation No. 16-RC-0003, a copy of which is attached hereto as Exhibit "B" which is, by this reference, incorporated herein.

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

Section 1. A first amendment to the special use granted by Ordinance 06-O-0081 and in conformance with Sections 5.5 and 11.2-4(G) of the Zoning Ordinance is hereby granted permitting the expansion of an existing cartage and freight terminal on the SUBJECT REALTY.

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

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

PASSED this ____ day of _____ 2016.

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

APPROVED as to form: _____
City Attorney

APPROVED this ____ day of _____ 2016.

Mayor, Ruben Pineda

ATTEST:

City Clerk, Nancy M. Smith

PUBLISHED: _____

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 11 in West Chicago Industrial Center, being a subdivision in Section 32, Township 40 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded March 13, 1983 as Document No. R83-16724, in DuPage County, Illinois.

P.I.N.: 01-32-402-011.

EXHIBIT "B"

RECOMMENDATION 2016-RC-0003

TO: The Honorable Mayor and City Council

SUBJECT: PC 15-11
Special use amendment for a cartage and freight terminal
1401 Harvester Road
American Highway, Inc.

DATE: January 5, 2016

DECISION: The motion to approve the special use amendment request unanimously passed by a (4-0) vote:

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

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

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

The subject property is currently utilized as a truck terminal. Furthermore, the site is located in an existing industrial area, which is best suited for this type of use.

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

The proposed truck terminal expansion is designed to protect the public's health, safety and welfare by expanding a use that is located in an established industrial area suited for this type of use.

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

The proposed use should not have a negative impact on the surrounding neighborhood in which it is located given that the site is currently being operated as a freight terminal and has been since 2006 without any known adverse impacts to the community.

(4) *The proposed special use is designated by this code as a listed special use in the zoning district in which the property in question is located:*

The proposed cartage and freight (truck) terminal is indeed listed as a special use, per the M, Manufacturing District regulations established in Section 11.2-4 (G) of the Zoning Code.

Respectfully submitted,

Christine Dettmann
Commissioner

VOTE:

<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
M. Schafer			D. Faught
D. Kasprak			R. Mireault
S. Hale			B. Laimins
C. Dettmann			

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Site Improvement Progress Report
1200 N. Prince Crossing Road
Forming America

AGENDA ITEM NUMBER: 5.A.**FILE NUMBER:** _____**COMMITTEE AGENDA DATE:** Jan. 11, 2015**COUNCIL AGENDA DATE:** _____**STAFF REVIEW:** John D. Said**SIGNATURE** JSB**APPROVED BY CITY ADMINISTRATOR:** Michael Guttman**SIGNATURE** _____**ITEM SUMMARY:**

The owner of Forming America, LTD., James Langkamp, received approval of his original special use for an outside storage yard in August of 2007. That special use approval entailed several site improvements to be completed by specific dates. Mr. Langkamp did not meet many of those original deadlines, mostly relating to paving the existing gravel storage yard, which necessitated a first amendment to the special use to adopt new completion deadlines. The first amendment was approved in December of 2011.

Mr. Langkamp failed to meet the new site improvement completion deadlines established in the first and second amendments to his special use, and a second amendment was approved in July of 2014 establishing a revised set of compliance deadlines. The second amendment ordinance with the revised deadlines is attached for your review. All ordinances also required the owner to provide bi-annual progress reports on the status of the required site improvements, which are outlined below. The last progress report was presented to the Development Committee in May, 2015.

- The detention basin, all underground storm sewer and the gravel base for all of the required paving was installed in 2012. No paving was completed during the 2014 construction season, as anticipated.
- The parkway apron for the northernmost truck entrance into the storage yard was replaced with concrete in the fall of 2014.
- Previous inspection of the site by City staff confirmed that the non-deadline based required site use conditions (condition nos. 1-5) were in compliance.
- Phase I paving was completed during the 2015 construction season.

The most prominent incomplete site improvement is the paving of the existing gravel storage yard and employee parking areas. The current site improvement deadlines, per condition # 9 under Section 1 of the attached ordinance, require the Phase I paving to be completed by October 31, 2014, the Phase II paving to be completed by October 31, 2015 and the Phase III paving to be completed by December 31, 2015. To date the applicant has completed Phase I, but has not installed Phases II and III, and therefore is noncompliant with respect to those deadlines.

The City has previously provided significant latitude for Forming America in the completion of the pav-

ing for this project. At the May 2015 meeting, Mr. Langkamp clearly indicated his intent to complete the remaining phases by the applicable deadlines. Unfortunately, due to the current noncompliance, the delays have become the prevalent pattern, resulting in a project that is inconsistent with the applicable deadlines, deadline extensions and latitude that have been provided on a constant and ongoing basis.

Concerning the schedule, Mr. Langkamp previously confirmed he could attend the January meeting; however, in late December Mr. Langkamp contacted City staff and indicated he would be out of the country January 11, and therefore unable to attend the January meeting. Despite his planned absence, City staff was asked to schedule this item so that the Committee could discuss possible options for compliance, and then have it scheduled again for the February 8 meeting so that Mr. Langkamp could attend to receive direction from the Committee.

At this time, the Committee may wish to consider various compliance options to have Mr. Langkamp achieve timely completion of this project. That could include review of a financial guarantee, such as a letter of credit or a performance bond, to achieve that goal.

ACTIONS PROPOSED:

Consideration and review of Forming America's current status regarding completion of this project.

COMMITTEE RECOMMENDATION:

ORDINANCE NO. 14-O-0023

AN ORDINANCE APPROVING A SECOND AMENDMENT TO THE OUTSIDE STORAGE SPECIAL USE FOR 1200 N. PRINCE CROSSING ROAD - FORMING AMERICA, LTD.

WHEREAS, on or about May 16, 2014, James Langkamp of Forming America, LTD. (the "APPLICANT"), filed an application for a second amendment to the previously approved special use permit for an outside storage yard, with respect to the property legally described on Exhibit "A" attached hereto and incorporated herein (the "SUBJECT REALTY"); and,

WHEREAS, the corporate authorities of the City of West Chicago granted the original special use by Ordinance 07-O-0049 on August 20, 2007; and,

WHEREAS, the corporate authorities of the City of West Chicago granted a first amendment to the special use by Ordinance 11-O-0069 on December 19, 2011; and,

WHEREAS, Notice of Public Hearing on said application was published in the Daily Herald on or about July 13, 2014, all as required by the ordinances of the City of West Chicago and the statutes of the State of Illinois; and,

WHEREAS, a Public Hearing was conducted by the Plan Commission/Zoning Board of Appeals of the City of West Chicago, commencing on July 1, 2014, pursuant to said Notice; and,

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

WHEREAS, the corporate authorities of the City of West Chicago have received the recommendation of the Plan Commission/Zoning Board of Appeals which contains specific findings of fact, pursuant to Recommendation No.14-RC-0013, a copy of which is attached hereto as Exhibit "B" which is, by this reference, incorporated herein.

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

Section 1. That a second amendment to the special use permit for an outside storage yard in conformance with Section 5.5 and Section 11.2-4 (T) of the Zoning Ordinance is hereby granted on the SUBJECT REALTY, subject to the following conditions:

1. The applicant shall only utilize those areas of the subject realty for outside storage that have been improved according to the approved Site and Engineering Plans.
2. The buildings and the storage yard on the subject realty shall only be utilized by Forming America, LTD. or its successors.

3. The storage yard shall only contain items that are directly related to the operation of the business occupying the subject realty.
4. No items stored within the storage yard on the subject realty, other than vehicles, shall exceed the height of the storage yard fence such that they are visible from Prince Crossing Road.
5. No outside storage on the subject realty shall block, hinder, restrict, or render unusable any required parking spaces or fire lanes.
6. The landscaping on the subject realty shall be installed and maintained in compliance with the Landscape Plan prepared by Flamingo Landscape, Inc., consisting of one (1) sheet dated July 25, 2007, attached as Exhibit "C" of Ordinance 07-O-0049. All landscaping on the subject realty located within ten (10') feet of the perimeter of any proposed parking lot or storage yard pavement improvements shall be installed within thirty (30) days after the installation of the adjacent parking lot or storage yard pavement improvements.
7. The applicant shall submit revised as-built plans within three (3) months of the completion of each phase of the paving and City staff approval shall be obtained within eight (8) months of the revised submittal.
8. The applicant shall have all outside storage on the subject realty on a paved surface within one (1) year of the completion of the Phase I and II paving.
9. The subject realty shall be developed in compliance with the Site Plan prepared by Webster, McGrath & Ahlberg, LTD., dated January 31, 2006, as amended to include a new Phase I paving completion date of October 31, 2014; a new Phase II paving completion date of October 31, 2015; and a Phase III paving completion date of December 31, 2015, a copy of which is attached hereto as Exhibit "C" which is, by this reference, incorporated herein.
10. The petitioner shall provide bi-annual progress reports in person to the City's Development Committee verifying the status of the subject realty's compliance with the 10 conditions and restrictions set forth herein. The petitioner shall provide said progress reports until such time that all conditions have been satisfactorily met and the subject realty has been brought into compliance.

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

Section 3. That this Ordinance shall be in full force and effect ten (10) days from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED this 7/21 day of July 2014.

Alderman J. Beifuss

Aye

Alderman L. Chassee

Aye

Alderman J. Smith

Aye

Alderman D. Earley

Aye

Alderman A. Hallett

Aye

Alderman L. Grodoski

Aye

Alderman A. Murphy

Aye

Alderman S. Dimas

Aye

Alderman K. Meissner

Aye

Alderman J.C. Smith, Jr.

Aye

Alderman R. Stout

Aye

Alderman M. Edwalds

Absent

Alderman M. Fuesting

Aye

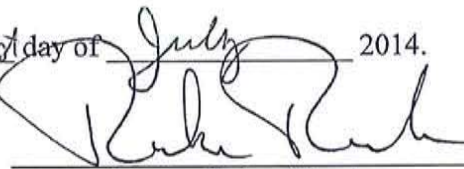
Alderman J.F. Banas

Aye


APPROVED as to form:


City Attorney

APPROVED this 7/21 day of July 2014.


Mayor, Ruben Pineda

ATTEST:


City Clerk, Nancy M. Smith

PUBLISHED: 7/22/14

EXHIBIT "A"

LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER AND RUNNING THENCE SOUTH 00°21'51" EAST ON THE EAST LINE THEREOF, 870.30 FEET TO THE NORTHERLY LINE OF PROPERTY CONVEYED TO COMMONWEALTH EDISON COMPANY BY DOCUMENT R62-27934; THENCE NORTH 83°57'05" WEST ON SAID NORTHERLY LINE (BEING A LINE DRAWN PARALLEL WITH AND 50 FEET NORTHERLY OF THE NORTHERLY LINE OF THE FORMER CHICAGO GREAT WESTERN RAILROAD RIGHT OF WAY), 1317.39 FEET TO THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER OF SECTION 34; THENCE NORTH 00°05'22" EAST ON SAID WEST LINE, 702.05 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 88°42'25" EAST ON SAID NORTH LINE, 1303.76 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 01-34-403-002.

EXHIBIT "B"

RECOMMENDATION # 14-RC-0013

TO: The Honorable Mayor and City Council

SUBJECT: PC 14-11
Special use amendment for an outside storage yard
1200 N. Prince Crossing Road
Forming America, LTD.

DATE: July 1, 2014

DECISION: The motion to approve the request unanimously passed (7-0).

RECOMMENDATION

After review of the requested second amendment to the special use, the Plan Commission/Zoning Board of Appeals (PC/ZBA) recommended approval, subject to the following conditions:

1. The applicant shall only utilize those areas of the subject realty for outside storage that have been improved according to the approved Site and Engineering Plans.
2. The buildings and the storage yard on the subject realty shall only be utilized by Forming America, LTD. or its successors.
3. The storage yard shall only contain items that are directly related to the operation of the business occupying the subject realty.
4. No items stored within the storage yard on the subject realty, other than vehicles, shall exceed the height of the storage yard fence such that they are visible from Prince Crossing Road.
5. No outside storage on the subject realty shall block, hinder, restrict, or render unusable any required parking spaces or fire lanes.
6. The landscaping on the subject realty shall be installed and maintained in compliance with the Landscape Plan prepared by Flamingo Landscape, Inc., consisting of one (1) sheet dated July 25, 2007, attached as Exhibit "C" of Ordinance 07-O-0049. All landscaping on the subject realty located within ten (10') feet of the perimeter of any proposed parking lot or storage yard pavement improvements shall be installed within thirty (30) days after the installation of the adjacent parking lot or storage yard pavement improvements.

7. The applicant shall submit revised as-built plans within three (3) months of the completion of each phase of the paving and City staff approval shall be obtained within eight (8) months of the revised submittal.
8. The applicant shall have all outside storage on the subject realty on a paved surface within one (1) year of the completion of the Phase I and II paving.
9. The subject realty shall be developed in compliance with the Site Plan prepared by Webster, McGrath & Ahlberg, LTD., dated January 31, 2006, as amended to include a new Phase I paving completion date of October 31, 2014; a new Phase II paving completion date of October 31, 2015; and a Phase III paving completion date of December 31, 2015.
10. The petitioner shall provide bi-annual progress reports in person to the City's Development Committee verifying the status of the subject realty's compliance with the 10 conditions and restrictions set forth herein. The petitioner shall provide said progress reports until such time that all conditions have been satisfactorily met and the subject realty has been brought into compliance.

The recommendation is based on the following standards stated under Section 5.5-4: The Plan Commission/Zoning Board of Appeals shall recommend a special use only if it shall make a findings of fact based upon evidence presented that the special use:

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

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

The proposed site improvements associated with the special use amendment request are designed to bring the subject property and the operation of business into compliance with current City regulations.

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

The proposed storage yard is designed to protect the public's health, safety and welfare by containing and screening the items within the yard from the adjacent properties.

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

The proposed use should not have a negative impact on the surrounding neighborhood in which it is located given that the site is currently being operated as such a use, however the site does have environmentally sensitive areas on-site that necessitate the required site restrictions to be followed.

(4) *The proposed special use is designated by this code as a listed special use in the zoning district in which the property in question is located:*

The proposed storage yard is listed as a special use, per the M, Manufacturing District regulations established in Section 11.2-4 (T) of the Zoning Code.

Respectfully submitted,

Erik Van-der-Mey
Chairman

VOTE:

<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
E. Van-der-Mey			
R. Mireault			
B. Liamins			
A. Hannemann			
C. Dettmann			
S. Hale			
M. Birch			

EXHIBIT “C”

(insert Site Plan here)

PARKING REQUIREMENTS
 1/1000sf Warehouse • 15872sf • 16 spaces
 4/1000sf Office • 1679sf • 7 spaces

PARKING PROVIDED
 25 regular spaces • 2 handicap spaces
 (24 reg • 1 hc for optional warehouse)

PHASE I & II PAVING PLAN

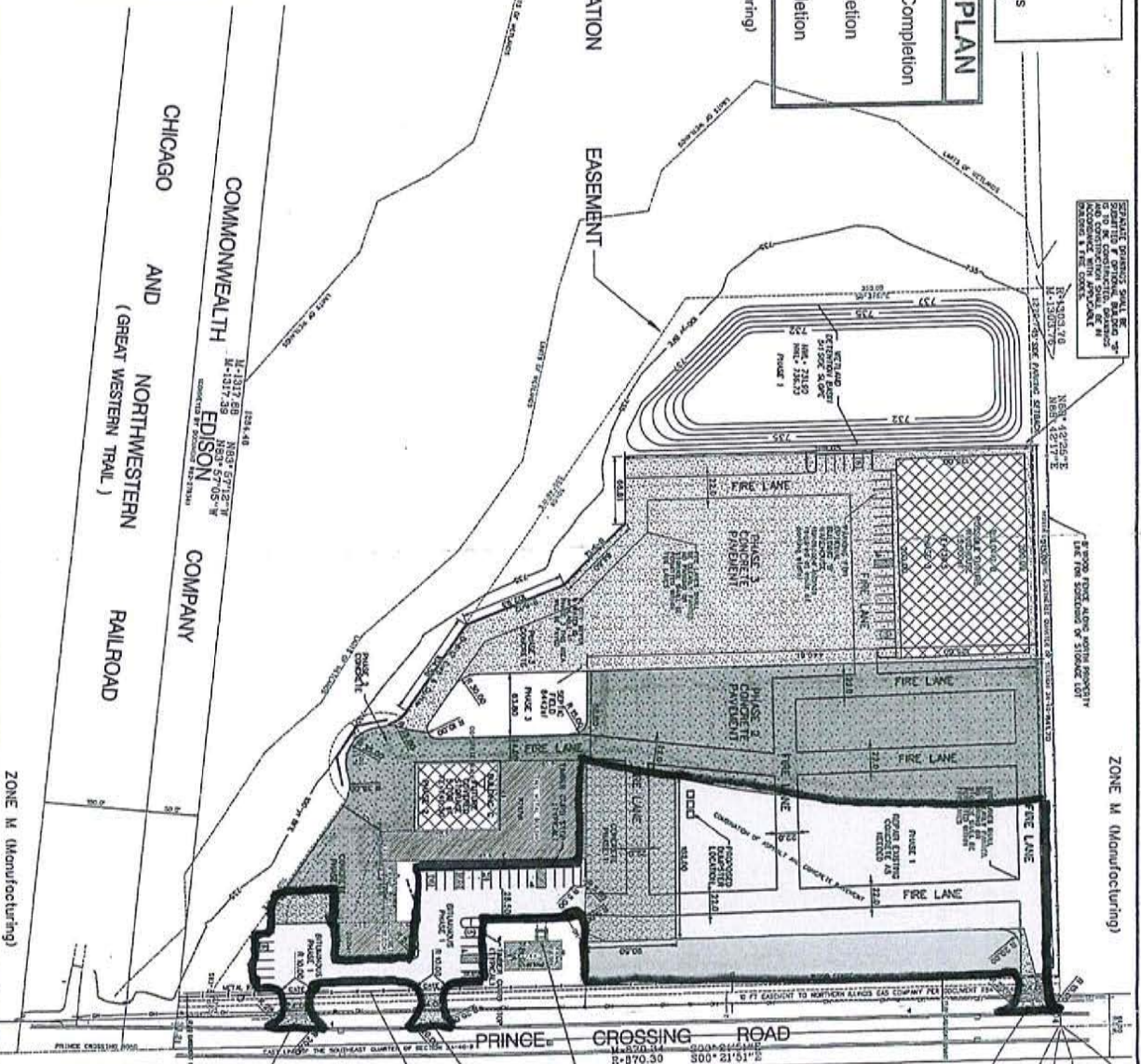
Phase I - July 31st 2014 Completion

Proposed Phase I -
 October 31st 2014 Completion

Proposed Phase II -
 October 31st 2015 Completion

LAND AREA SUMMARY TABLE:

Gross Site Area • 23,584 Acre
Road Area • 0.658 Acre
Net Site Area • 22,926 Acre
Conservation Easement • 13.14 Acre
Phase 1: Disturbed Area • 2,590 Acre
Phase 2: Disturbed Area • 1,802 Acre
Phase 3: Disturbed Area • 2,768 Acre
Total Disturbed Area • 7.16 Acre
CN • 95



ZONE M (Manufacturing)

Front Yard Parking Setback • 20'

Side Yard Parking Setback • 15'

Rear Yard Parking Setback • 15'

Front Yard Building Setback • 40'

Side Yard Building Setback • 20'

Rear Yard Building Setback • 20'

ZONE M (Manufacturing)

Remainder from proposed plan

Phase 1 & 2: RETAIN

Phase 3: RETAIN

Phase 4: RETAIN

Phase 5: RETAIN

Phase 6: RETAIN

Phase 7: RETAIN

Phase 8: RETAIN

Phase 9: RETAIN

Phase 10: RETAIN

Phase 11: RETAIN

Phase 12: RETAIN

Phase 13: RETAIN

Phase 14: RETAIN

Phase 15: RETAIN

Phase 16: RETAIN

Phase 17: RETAIN

Phase 18: RETAIN

Phase 19: RETAIN

Phase 20: RETAIN

Phase 21: RETAIN

Phase 22: RETAIN

Phase 23: RETAIN

Phase 24: RETAIN

Phase 25: RETAIN

Phase 26: RETAIN

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Phase 28: RETAIN

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Phase 35: RETAIN

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Phase 98: RETAIN

Phase 99: RETAIN

Phase 100: RETAIN

PRINCE CROSSING ROAD

Phase 1: RETAIN

Phase 2: RETAIN

Phase 3: RETAIN

Phase 4: RETAIN

Phase 5: RETAIN

Phase 6: RETAIN

Phase 7: RETAIN

Phase 8: RETAIN

Phase 9: RETAIN

Phase 10: RETAIN

Phase 11: RETAIN

Phase 12: RETAIN

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Phase 92: RETAIN

Phase 93: RETAIN

Phase 94: RETAIN

Phase 95: RETAIN

Phase 96: RETAIN

Phase 97: RETAIN

Phase 98: RETAIN

Phase 99: RETAIN

Phase 100: RETAIN

WEBSTER, McGRATH & AHLBORG LTD.

WMA

1000 North Dearborn Street, Suite 1000
 Chicago, IL 60610
 Phone: (312) 467-1000
 Fax: (312) 467-1001
 Email: info@wma.com

PAVING & LAYOUT PLAN

PARKING & STORAGE YARD IMPROVEMENT

FORMING AMERICA

1200 Pryor Crossing Road
 West Chicago, IL 60185

Scale: 1" = 20'

North Arrow

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

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

AGENDA ITEM NUMBER: 5. B.**FILE NUMBER:** _____**COMMITTEE AGENDA DATE:** Jan. 11, 2016**COUNCIL AGENDA DATE:** _____**STAFF REVIEW:** John D. Said**SIGNATURE** **APPROVED BY CITY ADMINISTRATOR:** Michael Guttman **SIGNATURE** _____**ITEM SUMMARY:**

The attached information is again provided for Development Committee review regarding the proposed Exterior Logistics Group development at the southeast corner of North Ave. and Prince Crossing Road. This information and request was originally reviewed by the Committee at their December 14 meeting, and City staff was asked to schedule this item for further review and discussion at the January 11 meeting.

ACTIONS PROPOSED:

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

COMMITTEE RECOMMENDATION:

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

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

AGENDA ITEM NUMBER: 55.**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:**

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 Exporior 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 Exporior 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
Exporior Transportation

Norbert Loszewski
Vice President
Exporior Transportation

Encl.

crete design studio
architecture • planning • design
1543 West 18th Street, Bloomington, Illinois 61840
312.483.7335
www.cdsg.com

PROPOSED AERIAL PLAN

EXPERIOR
LOGISTIC
CENTER
WEST CHICAGO
ILLINOIS
NORTH AVE &
PRINCE CROSSING
ROAD
WEST CHICAGO, IL

FOR

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



SP-2

PROJECT #: 15061
DATE: 09/26/15
REVISION: 10/27/15
SCALE: AS NOTED
COP-90047 2015
GIVE NOTICE 14
ALL RIGHTS RESERVED



PROPOSED AERIAL PLAN
SCALE: 1" = 200'-0"



PROPOSED SITE PLAN

EXTERIOR
LOGISTIC
CENTER
WEST CHICAGO
NORTH AVE &
PRINCE CROSSING
ROAD
WEST CHICAGO, IL

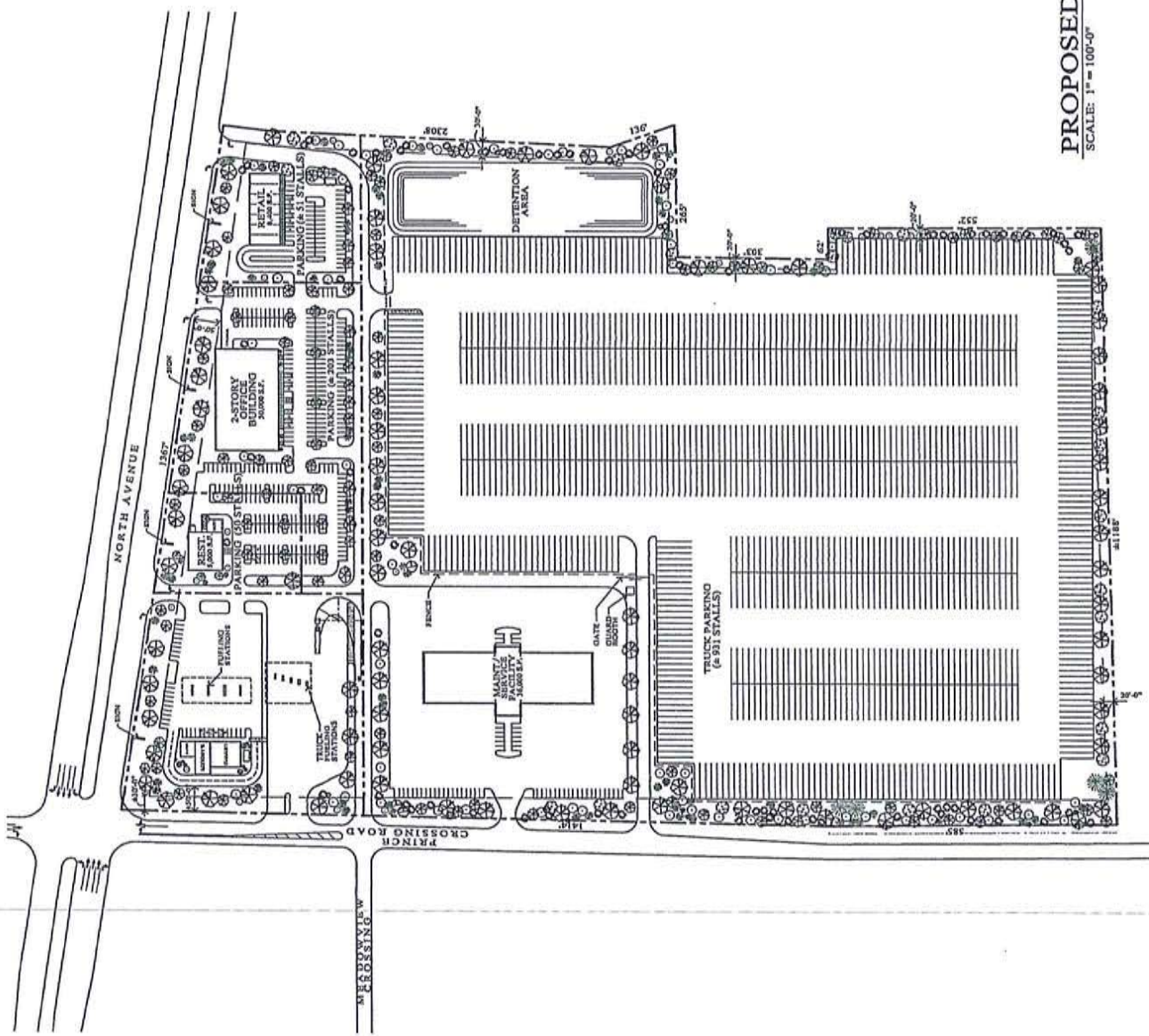
FOR

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



SP-1

PROJECT #: 12061
DATE: 11/15/13
SCALE: AS NOTED
EXPIRATION: 2015
arete design studio, llc
ALL RIGHTS RESERVED



PARKING SUMMARY	
AREA:	54.4 ACRES
OFFICE BUILDING:	50,000 S.F.
CAR PARKING PROVIDED:	200 CARS
(40,000 S.F.)	
RESTAURANT:	5,000 S.F.
CAR PARKING PROVIDED:	20 CARS
(10,000 S.F.)	
WAREHOUSE/STOCK BLDG:	50,000 S.F.
CAR PARKING PROVIDED:	20 CARS
(40,000 S.F.)	
MAINTENANCE / SERVICE FACILITY:	36,000 S.F.
CAR PARKING:	36,000 S.F.
RETAIL:	8,400 S.F.
CAR PARKING PROVIDED:	31 CARS
(40,000 S.F.)	
TRUCK PARKING:	931 TRUCKS

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

PROPOSED SITE PLAN
SCALE: 1" = 100'-0"
0 100' 200' 300' NORTH

PROPOSED SITE PLAN

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

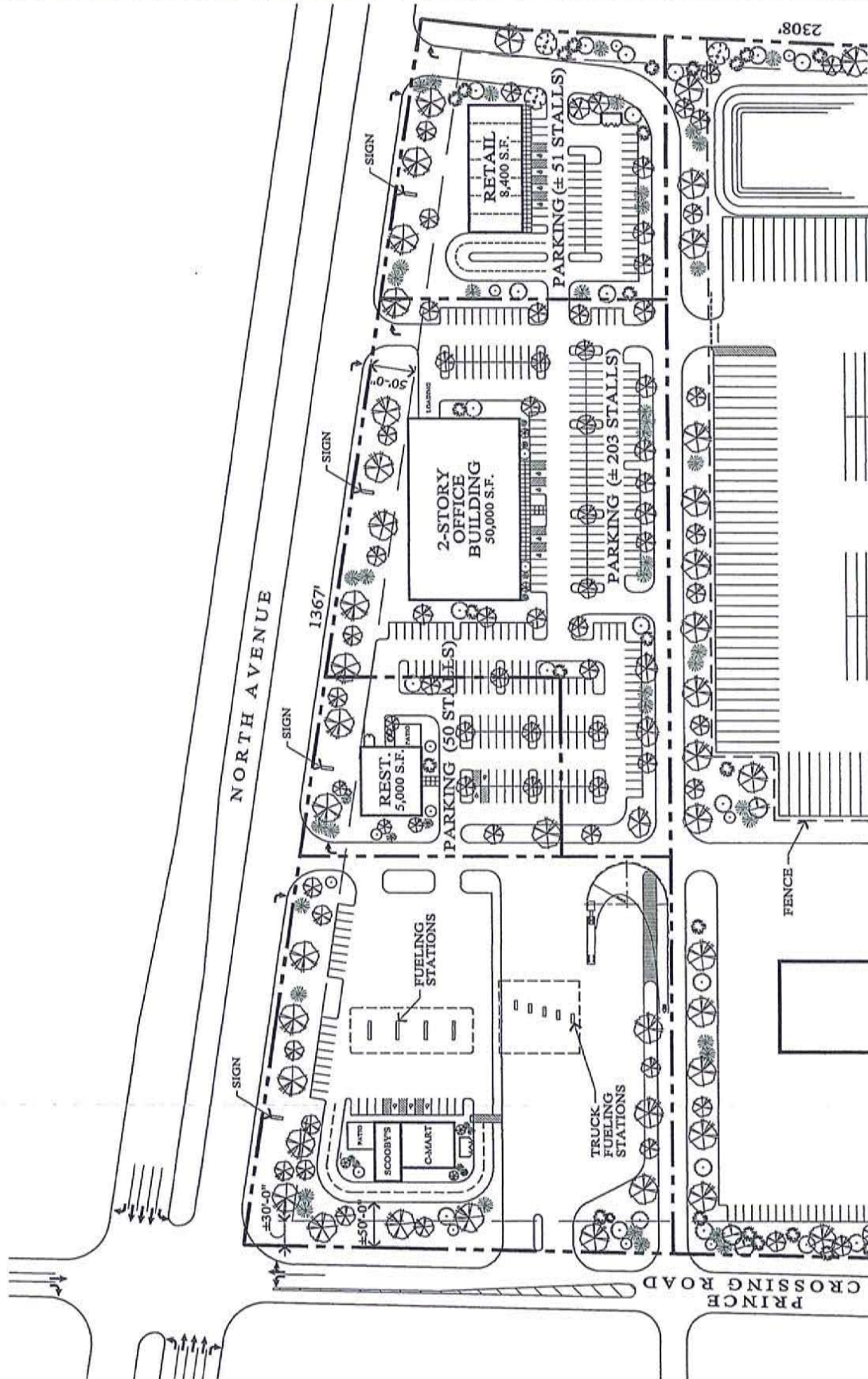
FOR

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



SP-1a

PROJECT #: 15061
DATE: 09/28/15
REVISION: 11/19/15
STATUS: AS NOTED
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ALL RIGHTS RESERVED



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

PROPOSED SITE PLAN
SCALE: 1" = 50'-0"





December 8, 2015

Mr. John Said
City of West Chicago
475 Main Street
West Chicago, IL 60185

Re: Dec. 3 Email Correspondence

Dear Mr. Said:

Thank you for taking the time to review our submission and for allocating time at the December 14 meeting of the Committee to review the Exterior Logistics proposal. We received your return correspondence and hope this letter answers your questions and comments.

The Exterior Logistics Center – West Chicago, does not replace our facility in Alsip. The campus in West Chicago is a new property to be operated by our logistics center division. Our transportation division will remain headquartered in Alsip, and we will continue our logistics center operations there as well.

Thank you for clarifying the scope and intent of the Committee meeting. We are aware of the lengthy review process and are looking forward to completing this initial step in the next several days. At your request, we delayed our initial review by the Committee to accommodate your existing agenda.

We reiterate our commitment to the council and city to complete this development in one phase. We cannot offer our tenants the experience, service and efficiency they expect, without the office, fuel, maintenance, retail, and restaurant space demonstrated in our site plan. For our business model to be successful, the entire development must be operational at once.

We are prepared to make this pledge a binding part of the city's approval of our redevelopment.

While preliminary, we have forecasted for a significant investment in utility and stormwater infrastructure. Our engineer's initial estimate of \$1 million for utility infrastructure was based on the initial review of the existing municipal utility connections. We have also reviewed the County's extensive requirements and have factored all of these into our forecast for the redevelopment.

Please let us know if you need additional information ahead of the December 14 meeting. Thank you for your review and consideration.

Sincerely,

Tom Dulian
President & CEO
Exterior Transportation

Norbert Loszewski
Vice President
Exterior Transportation