

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

## DEVELOPMENT COMMITTEE

**Monday, May 9, 2016**  
**7:00 P.M. - Council Chambers**

### AGENDA

1. Call to Order, Roll Call, and Establishment of a Quorum
2. Approval of Minutes
  - A. April 11, 2016
3. Public Participation
4. Items for Consent
  - A. Site Remediation Program Investigation and Document Preparation for the EPA – West Washington Street Redevelopment Area (Patrick Engineering)
  - B. Special Use Amendment - Speedway L.L.C. - automobile service station (gas station) - 1501 W. Roosevelt Road (northwest corner of Roosevelt Road and Washington Street)
5. Items for Discussion
  - A. Overview/Summary – General Mills, Hobby Lobby, Fox Valley Volkswagen – Draft Strategic Action Plan
6. Unfinished Business
7. New Business
8. Reports from Staff
9. Adjournment

## **MINUTES**

### **DEVELOPMENT COMMITTEE**

**April 11, 2016, 7:00 P.M.**

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

Alderman Stout called the meeting to order at 7:00 P.M.

Roll call found Aldermen John Banas, James Beifuss, Laura Grodoski, Jayme Sheahan, John Smith and Chairman Rebecca Stout, present.

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

**2. Approval of Minutes.**

**A. March 14, 2016**

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

**3. Public Participation. None.**

**4. Items for Consent.**

**A. Charles Murphy – 1185 W. Washington Street – Special Uses**

**B. Forming America – 1200 N. Prince Crossing Road – Special Use Amendment**

**C. Miguel Romero – Banquet Facilities Text Amendment**

**Alderman Banas motioned to approve Item A for consent. Alderman Smith seconded the motion and it was unanimously approved. The motion carried.**

At the request of Alderman Stout, Agenda Item 4.B. was moved to Items for Discussion (5). Alderman Beifuss requested that Agenda Item 4.C. also be moved to Items for Discussion (5).

**5. Items for Discussion.**

**B. Forming America – 1200 N. Prince Crossing Road – Special Use Amendment**

John Said provided a summary of this item with the proposed action to consider a third amendment to the outside storage yard special use for the business at this location. Mr. Said also reviewed the idea of establishing a financial commitment for the completion of site improvements, which was previously discussed at the Committee's March meeting.

A discussion followed about the feasibility, conditions and amount of a financial guarantee. There was general consensus among the Aldermen that a letter of credit in the amount of \$100,000 was reasonable. Mr. James Langkamp, owner of Forming America, expressed his willingness to accept the conditions as they were discussed. Mr. Said then read aloud to the Committee the proposed language for a new condition relating to the financial guarantee.

**Alderman Banas motioned to approve the recommendation of this ordinance. Alderman Smith seconded the motion. Voting Aye: Alderman Banas, Beifuss, Grodoski, Sheahan, Smith and Stout. Voting Nay: 0. Motion carried.**

**C. Miguel Romero – Banquet Facilities Text Amendment**

John Said provided an update on this proposed text amendment to add banquet halls as a permitted use in the B-2 and B-3 zoning districts and to add a minimum parking space requirement.

Alderman Beifuss inquired about the origin of the proposed definition of a banquet hall and the proposed parking space requirement of 10 spaces per 1,000 square feet of the banquet facility floor area. John Said commented that this proposed parking requirement is the same as what is currently required for restaurants. Alderman Banas stated the proposed parking requirement seemed high, but that he would agree to it. Chairman Stout stated that since there was no provision for banquet halls in the City's current zoning, this was a good place to start.

**Alderman Beifuss motioned to approve the recommendation of a text amendment and Alderman Banas seconded it. Voting Aye: Alderman Banas, Beifuss, Grodoski, Sheahan, Smith and Stout. Voting Nay: 0. Motion carried.**

**6. Unfinished Business. None.**

**7. New Business. None.**



**8. Reports from Staff.**

John Said shared that it will be a busy construction season for the City with several projects underway. He also reminded everyone about Blooming Fest on May 21<sup>st</sup>, 2016. Alderman Banas inquired about possible replacement businesses for General Mills and Fox Valley Volkswagen and Mr. Said replied that while he did not have any specific details to provide at that time, he is and will continue to be in close contact with these businesses.

**9. Adjournment.**

**Alderman Banas made a motion, seconded by Alderman Grodoski, to adjourn the Development Committee meeting at 7:30 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:**

Resolution No. 16-R-0031 – Site Remediation Program Investigation and Document Preparation for the EPA – West Washington Street Redevelopment Area

AGENDA ITEM NUMBER: 4. A.

FILE NUMBER: \_\_\_\_\_

COMMITTEE AGENDA DATE: May 9, 2016

COUNCIL AGENDA DATE: May 16, 2016

**STAFF REVIEW:**

SIGNATURE \_\_\_\_\_

**APPROVED BY CITY ADMINISTRATOR:**

SIGNATURE \_\_\_\_\_

**ITEM SUMMARY:**

After over a year and not making any headway with the EPA on a remediation plan, the City ended its relationship with Bryan Environmental and retained Patrick Engineering. Within a few months, the EPA signed off on a work plan (original contact of \$16,000, which included a third party review of Bryan Environmental's work), and now the City needs to conclude the investigation (former consultant neither took a sufficient number of samples nor sampled for all required contaminants, such as pesticides), develop a Remedial Action Plan, and submit all relevant SRP documents to the Illinois EPA.

Attached is the proposal from Patrick Engineering, the work of which will cost \$96,000. Sufficient funds have been budgeted for this project.

**ACTIONS PROPOSED:**

Staff recommends approval of Resolution No. 16-R-0031.

**COMMITTEE RECOMMENDATION:**

**RESOLUTION NO. 16-R-0031**

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT  
WITH PATRICK ENGINEERING INC. FOR A SITE REMEDIATION  
PROGRAM INVESTIGATION AND DOCUMENT PREPERATION FOR  
THE EPA – WEST WASHINGTON STREET REDEVELOPMENT AREA**

BE IT RESOLVED by the City Council of the City of West Chicago, in regular session assembled, that the Mayor is hereby authorized to execute a Contract with Patrick Engineering, Inc. for a Site Remediation Program Investigation and document preparation for the EPA regarding the West Washington Street Redevelopment Area for an amount not to exceed \$96,000, in substantially the form attached hereto and incorporated herein as Exhibit “A”.

APPROVED this 16<sup>th</sup> day of May, 2016.

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

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

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

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

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

ATTEST:

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





April 28, 2016

Mr. Michael L. Guttman  
City Administrator  
City of West Chicago  
475 Main Street  
West Chicago, Illinois 60185

Subject: Proposal for SRP Investigation and Document Preparation  
West Washington Street Redevelopment Site  
West Chicago, Illinois

Reference: Patrick Proposal Number 2B6WR0043

Dear Mr. Guttman:

Patrick Engineering Inc. (Patrick) is pleased to submit this proposal to the City of West Chicago (the City) to complete a subsurface investigation at the West Washington Street Redevelopment Site, and prepare the associated Site Remediation Program (SRP) documents for submittal to the Illinois Environmental Protection Agency (Illinois EPA). The scope of services outlined in this proposal is consistent with the scope we discussed at our April 12, 2016 meeting in Springfield, Illinois. This proposal contains Patrick's proposed scope of services and our anticipated schedule and fees to complete this work.

#### **PROJECT UNDERSTANDING**

The City currently owns approximately 14 acres of property on the north side of Washington Street in West Chicago, Illinois (Site). The City plans to develop this property over the next several years into a new municipal center for the City. Tentative plans for the new municipal center include a new City Hall, public space, and other mixed-use developments. The first step of this redevelopment process is to obtain a No Further Remediation (NFR) Letter from the Illinois EPA. We note the Site is already enrolled in the SRP.

Patrick and the City met with the Illinois EPA on April 12, 2016, to discuss our strategy to address remaining Site environmental issues, review a summary of all of the currently available analytical data, and to discuss our plans to complete a subsurface investigation consistent with SRP requirements. Patrick submitted a Current Conditions Report and a Proposed Sampling and Analysis Plan to the Illinois EPA at that meeting, which was subsequently approved by the Illinois EPA just a few days later.

#### **SCOPE OF WORK**

##### **Supplemental Site Investigation**

The Supplemental Site Investigation will be performed as detailed in the approved Sampling and Analysis Plan (SAP), dated April 12, 2016. This investigation will include (but is not limited to):



1. **Soil Analyses:** Fourteen additional soil borings will be drilled and discrete soil samples will be collected for analytical laboratory testing. The soil samples will be analyzed for a variety of Site constituents in order to further delineate areas that will require some form of remediation. Soil samples will be analyzed for exceedances of arsenic, several polynuclear aromatic compounds (PNAs), and several compound classes which have not previously been investigated (full SVOCs, herbicides, and pesticides). Soil samples will be analyzed in an Illinois EPA accredited analytical laboratory using U.S.EPA SW-846 test methods.
2. **Groundwater Analyses:** Groundwater samples will be collected from four existing groundwater monitoring wells, and analyzed for a variety of Site constituents, some of which have not previously been analyzed at the Site. Groundwater samples will be analyzed in an Illinois EPA accredited analytical laboratory using USEPA SW-846 test methods.
3. **Soil Gas Analysis:** Subsurface soil gas samples will be collected at two locations using direct push technology. The samples will be placed in laboratory-provided containers, and analyzed in an analytical laboratory to better define whether indoor or outdoor inhalation pathways exist for volatile constituents at the Site.
4. **Hydraulic Conductivity Testing:** Hydraulic conductivity testing will be performed in two existing groundwater monitoring wells in order to confirm the presence of a Class I aquifer on Site.

All field work will be performed in accordance with the procedures and protocols detailed in the approved SAP.

#### **SRP Document Preparation**

After Patrick receives the data from the field investigation and analytical test results, we will prepare three SRP documents for simultaneous submittal to the Illinois EPA. These documents will be prepared in accordance with the requirements outlined in the Illinois Administrative Code, Title 35, Part 740, Site Remediation Program (IAC 35 740) and will include:

1. **Comprehensive Site Investigation Report (CSIR):** The CSIR will document existing Site conditions with respect to contaminants covered by the SRP "comprehensive" designation, including basic Site background information (e.g., site history, geology, hydrogeology, land use, distribution of contaminants, groundwater usage, etc.). All analytical data generated by the Site investigation will be summarized and included in this report.
2. **Remedial Objectives Report (ROR):** The ROR will provide a proposed set of compound-specific remedial objectives for contaminants present at the Site, and will describe the specific rationale upon which each remedial objective is based.
3. **Remedial Action Plan (RAP):** The RAP will describe the specific remedial actions (whether active removal actions, installation of engineered barriers, or the use of institutional controls) to be implemented at the Site in order to achieve the remedial objectives listed in the ROR.

To the extent possible, Patrick will rely on information contained in the previously drafted CSIR and ROR prepared by Bryan Environmental. The existing data will be supplemented by the new data obtained during the field investigation and analytical laboratory testing programs outlined herein to develop the new SRP documents listed above. Although Bryan's documents do not fully address Site issues using our currently approved strategy, the data and some portions of the previously drafted CSIR and ROR documents will be useful in creating updated SRP submittals (especially the CSIR). The ROR will very





likely adopt a new strategy for developing remedial objectives (based upon data collected during the upcoming Site investigation), and will largely need to be rewritten.

Please note that an RAP was never actually developed for the Site, and it is this document on which Patrick expects to spend the most time and effort. The remedial plan will need to fully address not only all of the Illinois EPA technical requirements, but also the cost, schedule, and final land use issues that are faced by a number of different potential stakeholders (the City, developers, municipal agencies, lease holders, etc.). Based upon our past experience in drafting other such plans, Patrick expects to attend several meetings with either the City, or other shareholders in order to craft an appropriate RAP.

#### **SCHEDULE**

Patrick expects to be able to mobilize to the Site to begin the supplemental Site investigation within two to three weeks of receipt of a Notice to Proceed. This schedule may be amended by any individual notification requirements that the City has in place with current lease holders, and any other active municipal agencies that are currently operating within the boundaries of the Site. Patrick anticipates that the field work can be completed in approximately five working days (one week), weather permitting.

All Site analytical data should be available within two weeks of completion of the field work. We expect to complete draft SRP documents for the City's review within six to eight weeks of receipt of all analytical data, although this schedule is also subject to change based upon the needs of the various potential stakeholders.

#### **FEE**

Patrick proposes to complete the above scope of work on a time-and-materials basis for an estimated budget as shown below:

1. Illinois EPA coordination and Field Work Preparation	\$ 2,500
2. Site Investigation	\$45,000
3. Preparation of CSIR	\$16,000
4. Preparation of ROR	\$12,500
5. Preparation of RAP	<u>\$20,000</u>
<b>Total:</b>	<b>\$96,000</b>

Our estimated total cost will be used as a Not-To-Exceed estimate; if during the course of the work, Patrick determines that the project costs are likely to exceed this estimate for any reason, these reasons will be communicated to the City immediately, and appropriate budget amendments can be negotiated at that time. No expenses above those shown will be expended without the express authorization of the City.

#### **AGREEMENT AND AUTHORIZATION**

All work outlined in this proposal will be performed in accordance with the Terms and Conditions of the existing agreement between Patrick and the City. A Project Change Order is included as an attachment to this proposal. If you would like Patrick to perform the services outlined above, please sign the Change Order, and return to the undersigned at Patrick. Receipt of the executed documents will be considered a Notice to Proceed. This proposal is considered valid for 30 days after the date of this letter proposal.

The City of West Chicago  
April 28, 2016



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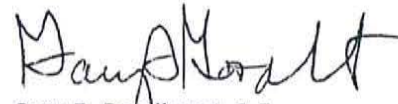
We appreciate the opportunity to provide you with this proposal. If you have any questions, please feel free to contact us at your earliest convenience. We are ready to start work upon your approval of our proposal and look forward to continuing our business relationship.

Sincerely,

**PATRICK ENGINEERING INC.**



Richard M. Frendt, P.E.  
Senior Project Manager



Gary F. Goodheart, P.E.  
Vice President-Water Resources

rmf;smc

Attachment: Project Change Order

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## CITY OF WEST CHICAGO

### DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

First Amendment to a Special Use for a Gas Station  
1501 W. Roosevelt Road - Speedway Gas Station

Ordinance No. 16-O-0022

**AGENDA ITEM NUMBER:** 4.B.

**FILE NUMBER:** \_\_\_\_\_

**COMMITTEE AGENDA DATE:** May 9, 2016

**COUNCIL AGENDA DATE:** \_\_\_\_\_

**STAFF REVIEW:** John D. Said, AICP

**SIGNATURE** JDS

**APPROVED BY CITY ADMINISTRATOR:** Michael Guttman

**SIGNATURE** \_\_\_\_\_

**ITEM SUMMARY:**

Speedway is requesting a first amendment to their special use for a gas station on the subject property located at the northwest corner of Roosevelt Road and Washington Street. The amendment entails a minor redesign to the previously approved layout of the site. In June of 2015 Speedway received zoning approval (rezoning to B-2, special use for a gas station, and three variances) to develop the subject property with a gas station.

After zoning approval, the applicant realized that it would be cost prohibitive to relocate some underground fiber optic lines that run parallel to the west property line. Those lines lie within an existing utility easement that was set to be abrogated by the applicant, which would have allowed for the construction of the diesel fueling canopy to be placed ten feet from the west property line. The applicant must now shift the diesel fueling canopy an additional 15 feet eastward (26 total feet from the west property line) because the existing underground fiber optic lines must remain in their current location. Shifting the fueling canopy eastward then required the bypass lane to move from the east side of the canopy to the west side of the canopy. Additional plan changes include relocating a small mechanical shed (originally proposed for northeast of the convenience store building, and now to be attached to the trash enclosure west of the building), an eastward shift of the principal building, and elimination of a small parking row along the east side of the building.

The applicant was also previously granted a setback variance to place the diesel fueling canopy within eleven (11') feet of the west property line. This variance is no longer applicable and will be rescinded as part of this amendment request. The applicant was also previously granted a setback variance to place the auto fueling canopy thirty-nine (39') feet from the south property line. This variance will still be applicable as part of this proposed amendment.

The applicant reduced the number of striped parking spaces on-site from twenty-four (24) to nineteen (19) as part of the site redesign. This does not include sixteen (16) additional unstriped spaces available at the automobile fueling pumps. City Code requires a minimum of eighteen (18) parking spaces on-site. The loss of spaces is a result of the building shifting eastward, which eliminated a row of parking that was previously approved along the east side of the building.



The applicant made minor changes to the previously approved convenience store exterior, which consists of redesigning the main entryway on the south façade to add a gable over the front door. The applicant is not proposing any alterations to the two (2) fueling canopies. The applicant also consolidated the proposed equipment shed and trash enclosure into one combined structure located west of the convenience store. All of the proposed architectural features outlined in this paragraph comply with the City's Appearance Code requirements.

The applicant is not proposing any significant modifications to the proposed signage for the site. Some minor stylistic changes were made to the appearance of some of the wall signage, but the overall area and quantities of the signage remain the same as previously approved. Please note that the applicant was granted a variance to allow for an increased area in the directional signage and this variance will still be applicable as part of this proposed amendment.

Final Engineering has not been approved by City staff to date. However, final engineering will be approved prior to the issuance of a building permit for the site. Also, City staff does not foresee any outstanding issues that would limit or cause dramatic modifications to the site design or layout. If any significant modifications to the site design or layout are implemented then the development will have to go back through the special use approval process for further consideration.

At its May 3, 2016 meeting, the Plan Commission/Zoning Board of Appeals (PC/ZBA) recommended approval the proposed first amendment to a special use for a gas station located at 1501 W. Roosevelt Road by a (5-0) vote. Their recommendation is included as Exhibit "B" of the attached ordinance.

**ACTION PROPOSED:**

Consideration of a first amendment to a special use for a gas station located at 1501 W. Roosevelt Road.

**COMMITTEE RECOMMENDATION:**

## **ORDINANCE NO. 16-O-0022**

### **AN ORDINANCE APPROVING A FIRST AMENDMENT TO A SPECIAL USE FOR A GAS STATION AND REAFFIRMING CERTAIN VARIANCES FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF ROOSEVELT ROAD AND WASHINGTON STREET – 1501 W. ROOSEVELT ROAD**

WHEREAS, on or about March 15, 2016, Speedway L.L.C. (the “PETITIONER”) filed a special use amendment application for a gas station for the property legally described on Exhibit “A”, attached hereto and incorporated herein (the “SUBJECT REALTY”); and,

WHEREAS, the original special use and certain variances were approved by the City Council on June 15, 2015 by Ordinance No. 15-O-0025; and,

WHEREAS, the PETITIONER now desires to amend the original special use, reaffirm two variances, and eliminate one variance that was previously approved by the City Council in accordance with Ordinance 2015-O-0025; and,

WHEREAS, Notice of Public Hearing on the proposed special use amendment on the SUBJECT REALTY was published in the Daily Herald on or about April 14, 2016, all as required by the ordinances of the CITY and the statutes of the State of Illinois; and,

WHEREAS, all other notices required by law have been given; and,

WHEREAS, a Public Hearing was conducted by the Plan Commission/Zoning Board of Appeals of the City of West Chicago commencing on Tuesday, May 3, 2016, pursuant to said Notice; and,

WHEREAS, the corporate authorities of the CITY have received the recommendation of the Plan Commission/Zoning Board of Appeals, which contains specific findings of fact, pursuant to Recommendation No. 16-RC-0009, a copy of which is attached hereto as Exhibit “B” which is, by this reference, made a part hereof.

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 a special use for a gas station in conformance with Sections 5.5 and 10.3-4(G) of the Zoning Ordinance is hereby granted for the SUBJECT REALTY, subject to compliance with the following conditions:

1. The SUBJECT REALTY shall be developed in substantial conformance with the Plot Plan prepared by EN Engineering consisting of two (2) sheets, dated April 3, 2015 with a last revision date of April 26, 2016, a copy of which is attached hereto and incorporated herein as Exhibit “C”.
2. The SUBJECT REALTY shall be developed in substantial conformance with the Landscape Plan prepared by EN Engineering & Ives/Ryan Group, Inc. consisting of two (2) sheets, dated April 2, 2015, with a final revision date of April 22, 2016, a copy of which is attached hereto and incorporated herein as Exhibit “C”.



3. The SUBJECT REALTY shall be developed in substantial conformance with the Exterior Building Elevation Plans prepared by Speedway consisting of two (2) sheets, dated February 22, 2016, a copy of which is attached hereto and incorporated herein as Exhibit "C".
4. The SUBJECT REALTY shall be developed in substantial conformance with the Fuel Canopy Elevation Plans prepared by Speedway consisting of two (2) sheets, dated February 1, 2016, a copy of which is attached hereto and incorporated herein as Exhibit "C".
5. The SUBJECT REALTY shall be developed in substantial conformance with the Dumpster Enclosure/Small Storage Shed Elevation Plan prepared by Speedway, dated March 2, 2016, a copy of which is attached hereto and incorporated herein as Exhibit "C".
6. The SUBJECT REALTY shall be developed in substantial conformance with the Signage Plan and Signage Details prepared by Speedway consisting of four (4) sheets, dated April 3, 2015, with a final revision date of April 26, 2016, a copy of which is attached hereto and incorporated herein as Exhibit "C".
7. The SUBJECT REALTY shall be developed in substantial conformance with the Monument Sign Elevation Plan prepared by Speedway, dated June 1, 2006, with a final revision date of March 14, 2016, a copy of which is attached hereto and incorporated herein as Exhibit "C".
8. The SUBJECT REALTY shall be developed in substantial conformance with the Site Rendering Plans prepared by Red Leonard Associates consisting of five (5) sheets, a copy of which is attached hereto and incorporated herein as Exhibit "C".
9. All outdoor display and sales of merchandise on the SUBJECT REALTY shall comply with the regulations established in Section 6.27 (E) of the Zoning Code.
10. All temporary signage, as defined in Section 4.1 of the Zoning Code, utilized on the SUBJECT REALTY shall comply with the temporary sign regulations established in Section 12.10 of the City's Zoning Code.

Section 2. This Ordinance shall also reaffirm the approval of the following two variances for the SUBJECT REALTY that were previously granted by Ordinance 15-O-0025:

1. A variance from Section 10.3-2(C)(1) of the Zoning Code to reduce the minimum required front yard (Roosevelt Road) building setback from fifty (50') feet to thirty-nine (39') feet for the automobile fueling canopy, as depicted on the Plot Plan attached hereto as Exhibit "C".
2. A variance from Section 12.3(B) of the Zoning Code to increase the area from three (3) square feet to five (5) square feet for the eight (8) directional signs, as located on the Signage Plan attached hereto as Exhibit "C" and detailed on the Signage Details attached hereto as Exhibit "C".

Section 3. This Ordinance shall render the approval of the following variance for the SUBJECT REALTY previously granted by Ordinance 15-O-0025 null and void:

1. A variance from Section 10.3-2(C)(4) of the Zoning Code to reduce the minimum required rear (west property line) yard building setback from twenty-five (25') feet to eleven (11') feet for the diesel fueling canopy, as depicted on the Plot Plan attached as Exhibit "C" to Ordinance 15-O-0025.

Section 4. 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 5. 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 \_\_\_\_\_ 2016.

Alderman L. Chassee	_____	Alderman J. Beifuss	_____
Vacant – Ward 2		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.F. 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"**

### **SUBJECT PROPERTY LEGAL DESCRIPTION**

PARCEL 1: LOT 1 IN THE SPEEDWAY WEST CHICAGO RESUBDIVISION, BEING A RESUBDIVISION OF LOT 5 IN THE RONALD J. KUHN SUBDIVISION, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 7 AND WEST HALF OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ALONG WITH A PART OF THE WEST HALF OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 2015 AS DOCUMENT R2015-135279 IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 04-08-101-027.

## **EXHIBIT “B”**

### **RECOMMENDATION NO. 16-RC-0009**

**TO:** The Honorable Mayor and City Council

**SUBJECT:** PC 16-09  
First amendment to a special use for a gas station at 1501 W. Roosevelt Road  
Speedway

**DATE:** May 3, 2016

**DECISION:** The motion to approve the first amendment to a special use for a gas station unanimously passed by a (5-0) vote, subject to the following conditions of approval:

1. The subject property shall be developed in substantial conformance with the Plot Plan prepared by EN Engineering consisting of two (2) sheets, dated April 3, 2015 with a last revision date of April 26, 2016.
2. The subject property shall be developed in substantial conformance with the Landscape Plan prepared by EN Engineering & Ives/Ryan Group, Inc. consisting of two (2) sheets, dated April 2, 2015, with a final revision date of April 22, 2016.
3. The subject property shall be developed in substantial conformance with the Exterior Building Elevation Plans prepared by Speedway consisting of two (2) sheets, dated February 22, 2016.
4. The subject property shall be developed in substantial conformance with the Fuel Canopy Elevation Plans prepared by Speedway consisting of two (2) sheets, dated February 1, 2016.
5. The subject property shall be developed in substantial conformance with the Dumpster Enclosure/Small Storage Shed Elevation Plan prepared by Speedway, dated March 2, 2016.
6. The subject property shall be developed in substantial conformance with the Signage Plan and Signage Details prepared by Speedway consisting of four (4) sheets, dated April 3, 2015, with a final revision date of April 26, 2016.
7. The subject property shall be developed in substantial conformance with the Monument Sign Elevation Plan prepared by Speedway, dated June 1, 2006, with a final revision date of March 14, 2016.
8. The subject property shall be developed in substantial conformance with the Site Rendering Plans prepared by Red Leonard Associates consisting of five (5) sheets.
9. All outdoor display and sales of merchandise on the subject property shall comply with the regulations established in Section 6.27 (E) of the Zoning Code.
10. All temporary signage, as defined in Section 4.1 of the Zoning Code, utilized on the subject property shall comply with the temporary sign regulations established in Section 12.10 of the City’s Zoning Code.

### **RECOMMENDATION**

After review of the requested first amendment to a special use for a gas station, the Plan Commission/Zoning Board of Appeals (PC/ZBA) recommended approval of the special use amendment based on the following findings of fact:



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

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

The proposed gas station is a use that is best suited to be located within a commercial corridor that is along a major arterial road that has a high traffic volume. Both Roosevelt Road and, to a lesser degree, Washington Street/Fabyan Parkway fit those criteria. The subject property is located in an area that transitions from existing industrial uses to the north to undeveloped land to the south. The site has been designed in a way to mitigate any potential adverse impacts, such as traffic flow and site access.

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

The proposed gas station use is being designed in such a way that will direct any semi-truck traffic to the western portion of the site and limit access to the subject property where appropriate.

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

The proposed gas station use is being designed in such a way that should not cause substantial injury to the value of other property in the neighborhood in which it is located.

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

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

Respectfully submitted,

Barbara Laimins  
Chairman

**VOTE:**

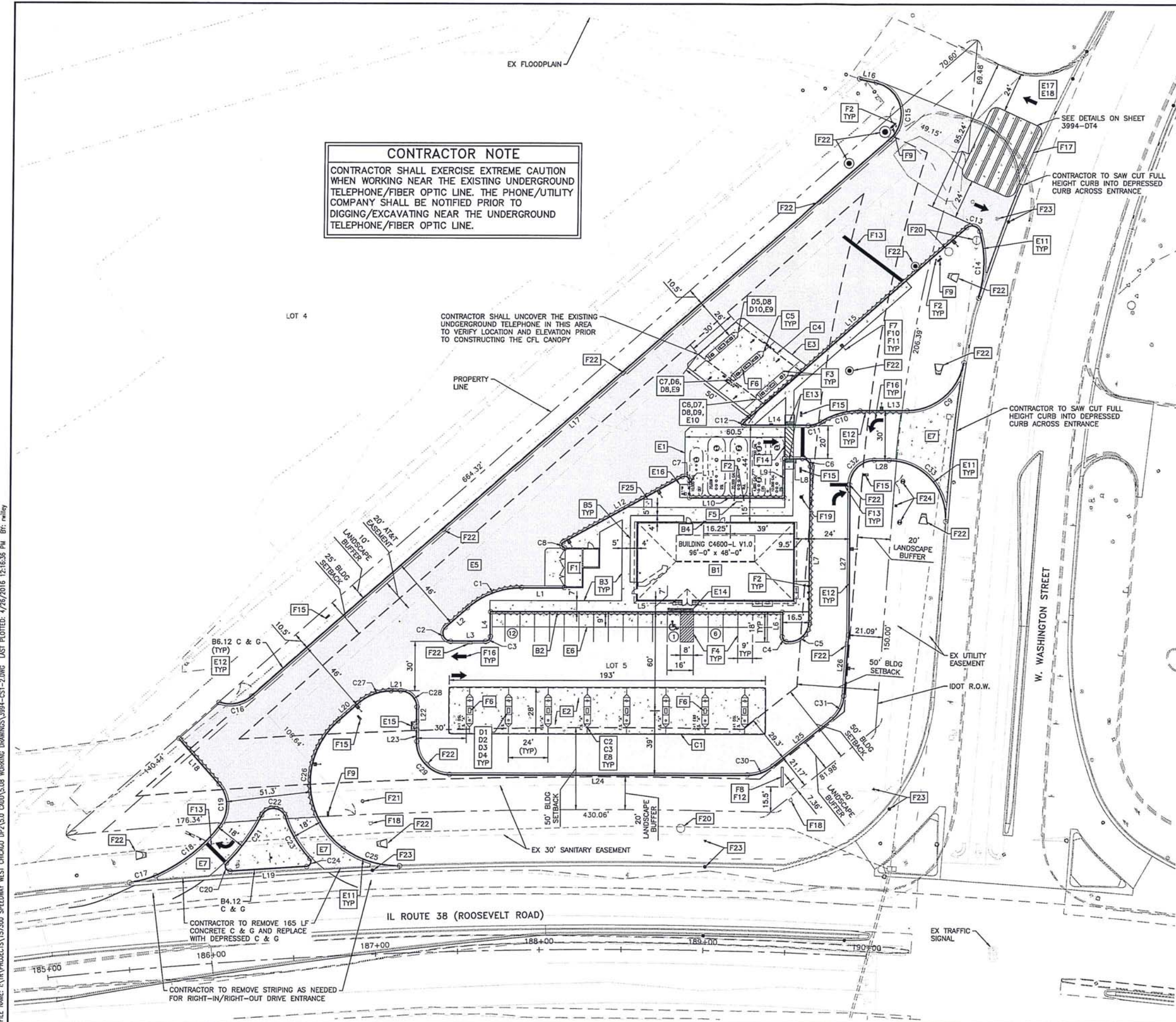
<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
M. Schafer			R. Mireault
D. Faught			D. Kasprak
B. Laimins			
C. Dettmann			
S. Hale			

## **EXHIBIT “C”**

(insert site development plans here)



FILE NAME: I:\TRA\PROJECTS\157300 SPEEDWAY WEST CHICAGO DP2\5.0 CAD\5.08 WORKING DRAWINGS\3994-CS1-2.DWG LAST PLOTTED: 4/26/2016 12:16:36 PM BY: RWL



LEGEND	
	HIGH STRENGTH ASPHALT SURFACE (SEE SHEET 3994-CP-1)
	NORMAL STRENGTH ASPHALT SURFACE (SEE SHEET 3994-CP-1)
	CONCRETE SURFACE (SEE SHEET 3994-CP-1)
	CURB AND GUTTER
	REVERSE PITCH CURB AND GUTTER
	ADA DETECTABLE WARNING SURFACE
	LIGHT POLE
	KEY NOTE NUMBER (SEE SHEET 3994-CS2 FOR KEY NOTE DESCRIPTIONS)
	SEE SHEET 3994-CS2 FOR LINE (L) AND CURVE (C) DATA TABLES

- PLAN NOTES
- ALL PAVEMENT DIMENSIONS SHOWN ARE FROM FACE OF CURB TO FACE OF CURB UNLESS NOTED OTHERWISE.
  - FOR PLOT PLAN KEY NOTES REFER TO SHEET 3994-CS2.
  - PROVIDED PARKING:
    - (1) ADA PARKING SPACE (16'x18' TYP)
    - (18) STANDARD PARKING SPACES (9'x18' TYP)
  - PROPOSED IDOT IMPROVEMENTS ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR TO FIELD VERIFY AND NOTIFY OWNER/ENGINEER OF ANY DISCREPANCIES.
  - ANY DAMAGE TO THE PAVEMENT, CURB, PARKWAY, UTILITIES OR OTHER ITEMS LOCATED WITHIN THE RIGHT-OF-WAY OCCURRING AS A RESULT OF ANY CONSTRUCTION ACTIVITY RELATED TO THIS SITE INCLUDING BUT NOT LIMITED TO LOADING AND UNLOADING OF EQUIPMENT AND MATERIALS SHALL BE REPLACED IN KIND. ANY BITUMINOUS PAVEMENT THAT IS DAMAGED OR MARRED WITH CLEAT MARKS MUST BE MILLED AND RESURFACED WITH A SINGLE RECTANGULAR PATCH ENCOMPASSING THE ENTIRE AREA THAT IS DAMAGED FOR A MINIMUM DEPTH OF TWO (2) INCHES.

**ENEngineering**  
28100 TORCH PARKWAY  
WARRENVILLE, IL 60555  
TEL 630-353-4000  
FAX 630-353-7777  
WWW.ENENGINEERING.COM

**Speedway**  
Prepared By:  
Engineering and Construction Dept.  
ENR, OH 45223

NO.	REVISIONS	DATE	BY	CHKD.
1	REVISED PER CITY OF WEST CHICAGO COMMENTS	04/20/16	R. WILLEY	
2	REVISED PER CITY AND DOT COMMENTS	04/20/16	R. WILLEY	
3	REVISED PER CITY AND DOT COMMENTS	04/20/16	R. WILLEY	
4	REVISED PER CITY LAYOUT CHANGES	04/20/16	R. WILLEY	
5	REVISED PER CITY COMMENTS	04/20/16	R. WILLEY	

PLOT PLAN  
**NEW BUILD**  
1501 W. ROOSEVELT ROAD  
DUPAGE COUNTY  
CITY OF WEST CHICAGO, IL

STORE OR BLDG NO.	3994
VERSION OR PROJECT ID	75697
SCALE	0 15 30 1" = 30'
DESIGN TEAM	DATE
CONR. R. WILLEY	04/03/15
P.MGR. R. RANGERS	04/03/15
R.VNR. E. DUL	04/03/15
DRWG. NO.	3994-CS1

NOT FOR CONSTRUCTION