

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

DEVELOPMENT COMMITTEE

Monday, October 10, 2016
7:00 P.M. - Council Chambers

AGENDA

1. Call to Order, Roll Call, and Establishment of a Quorum
2. Approval of Minutes
 - A. August 8, 2016
3. Public Participation
4. Items for Consent
 - A. KKLK, LLC (Hoving Enterprises) – Text Amendment to the ORI zoning district regulations
 - B. North Industrial Park – Plat of Resubdivision
 - C. DS Container Phase II – First Amendment to the Final Development Plan
5. Items for Discussion
 - A. Draft Homes for a Changing Region Plan – Presentation
 - B. Bartlett United Pentecostal Church – Conceptual Review Use of 1935 N. Neltnor Blvd.
 - C. Municipal Code – Review and Recommendations - Retail Gun Sales
6. Unfinished Business
7. New Business
8. Reports from Staff
9. Adjournment

Draft

MINUTES

DEVELOPMENT COMMITTEE

August 8, 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, Melissa Ferguson, 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. July 11, 2016

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

3. Public Participation. None.

4. Items for Consent.

A. Mapei Corporation – 430 Industrial Drive, Special Use Amendment.

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

5. Items for Discussion. None.

6. Unfinished Business. None.

7. New Business. None.

8. Reports from Staff.

John Said reported that construction of the Thornton's Gas Station at Roosevelt Road and Route 59 is now underway. However, the previously approved construction of the Speedway Gas Station, also to be located on Roosevelt Road, has been delayed to spring.

Mr. Said also reported that a Request for Proposals was sent out on July 25th, 2016 for the update of the Central Main Street Redevelopment Plan. The deadline is August 25th, 2016 and the City is looking forward to receiving the proposals.

9. Adjournment.

Alderman Banas made a motion, seconded by Alderman Smith, to adjourn the Development Committee meeting at 7:03 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:

Zoning Code Text Amendment
Construction & Demolition Debris Recycling in the ORI
zoning district

Ordinance No. 16-O-0036


AGENDA ITEM NUMBER: 4. A.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: Oct. 10, 2016

COUNCIL AGENDA DATE: _____

STAFF REVIEW: John D. Said

SIGNATURE 

APPROVED BY CITY ADMINISTRATOR: Michael Guttman

SIGNATURE _____

ITEM SUMMARY:

The petitioner, KKLK, LLC (Hoving Enterprises) is proposing a text amendment to the Zoning Code to remove the construction and demolition debris recycling (CDDR) use from the list of allowable special uses in the ORI, Office, Research and Light Industrial zoning district.

In 2005 the petitioner received text amendment approval to add a new definition for CDDR and to add said use to the Zoning Code's list of allowable special uses in the ORI zoning district. The text amendment was sought because the petitioner was pursuing the annexation of their existing CDDR business into the City and desired their business to be a legally allowable use in the City versus being grandfathered in upon annexation as a legal non-conforming use. The zoning granted to the petitioner for their property upon annexation was ORI.

Earlier in 2016 the petitioner received zoning approval to relocate their existing CDDR business to another location in the City, which is not zoned ORI. A condition of that zoning approval required the petitioner to pursue a text amendment to eliminate the CDDR use from the ORI zoning district.

This text amendment is desired because the petitioner has the only existing CDDR use zoned ORI in the City and CDDR facilities are not considered suitable uses in an ORI zoning district based on the intent and objectives established for the ORI zoning district, which are as follows:

"The purpose of the ORI district is to provide an environment suitable for research and development activities, engineering and testing activities, office complexes, and limited commercial and manufacturing uses. The requirements of this district are designed to permit and encourage orderly and attractive development which provides for a high proportion of open space and is comparable with any adjacent residential, commercial and airport development."

At its October 4, 2016 meeting, the Plan Commission/Zoning Board of Appeals (PC/ZBA) recommended approval of a text amendment to the Zoning Code to remove the construction and demolition debris recycling use from the list of allowable special uses in the ORI, Office, Research and Light Industrial zoning district as presented, by a (6-0) vote. The Commission's recommendation is included as Exhibit "B" of the attached ordinance.

ACTIONS PROPOSED:

Consideration of a text amendment to the Zoning Code to remove the construction and demolition debris recycling use from the list of allowable special uses in the ORI, Office, Research and Light Industrial zoning district.

COMMITTEE RECOMMENDATION:

ORDINANCE NO. 16-O-0036

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF WEST CHICAGO – APPENDIX A ARTICLE 11 OF THE ZONING CODE RELATING TO CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING

WHEREAS, KCLK, LLC. (the “APPLICANT”) proposes an amendment to Article 11 of the Zoning Code, which is Appendix A of the Code of Ordinances of the City of West Chicago to remove construction and demolition debris recycling use from the list of allowable special uses in the ORI, Office, Research and Light Industrial zoning district; and,

WHEREAS, Notice of Public Hearing on said application was published in the Daily Herald on or about September 17, 2016, all as required by the ordinances of the City of West Chicago and the statutes of the State of Illinois; and,

WHEREAS, a Public Hearing was conducted by the Plan Commission/Zoning Board of Appeals of the City of West Chicago, commencing on October 4, 2016, pursuant to said Notice; and,

WHEREAS, at the Public Hearing, the APPLICANT provided testimony in support of their 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-0017, a copy of which is attached hereto as Exhibit “A” which is, by this reference, made a part hereof.

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

Section 1. That Appendix A, Article 11, Section 11.3-4 of the Code of Ordinances of the City of West Chicago entitled “Special uses” is hereby amended by deleting the following language in its entirety:

“(N) Construction and demolition debris recycling, provided that there shall be a minimum lot area of three (3) acres, and a minimum district size of three (3) acres, and shall only be allowed on a parcel that is contiguous to both a railroad right-of-way and property that is zoned Airport Zoning District.”

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, expressly repealed.

Section 3. That this Ordinance shall be in full force and effect 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 G. Garcia	_____	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"

RECOMMENDATION # 16-RC-0017

TO: The Honorable Mayor and City Council

SUBJECT: PC 16-19
Text Amendment
Construction and demolition debris recycling in the ORI zoning district

DATE: October 4, 2016

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

After review of the proposed text amendment as presented, the Plan Commission/Zoning Board of Appeals finds that it does not pose a threat to the health, safety and welfare of the community. It is Commission's opinion that construction and demolition debris recycling facilities are not considered suitable uses in an ORI zoning district based on the intent and objectives established for the ORI zoning district.

Respectfully submitted,

Barbara Laimins
Chairman

VOTE:

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

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Plat of Resubdivision
North Industrial Park

Resolution No. 16-R-0048

AGENDA ITEM NUMBER: 4.B.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: Oct. 10, 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 (R.C. Coil Spring Manufacturing Co, Inc.) desires to resubdivide the vacant land formally known as Lot 2 in North Industrial Park First Resubdivision to make two buildable lots. Therefore, the property owner is requesting approval of a two lot plat of resubdivision for the subject property located on the north side of W. Washington Street between Charles Court and Wegner Drive.

The subject property was originally platted in 2006. The land is zoned M, Manufacturing district and the total area of the lot to be resubdivided is 6.8 acres (297,020 square feet). The Manufacturing zoning district does not have a minimum lot area and the minimum lot width is 100 feet, measured at the front building setback line. The proposed Lot 1 is 1.5 acres (65,342 square feet) in area and 317.49 feet wide along Charles Court, which will become the lot's front lot line. The proposed Lot 2 is 5.3 acres (231,678 square feet) in area and 542.20 feet wide along Wegner Drive, which will become the lot's front lot line. Both of the proposed lots are currently vacant, although Lot 1 is being created to accommodate a proposed industrial development. Lastly, City staff acknowledges that the proposed plat complies with the City's Zoning and Subdivision Code regulations.

At its October 4, 2016 meeting, the Plan Commission/Zoning Board of Appeals (PC/ZBA) recommended approval of the requested plat of resubdivision by a (6-0) vote. Its recommendation is included as Exhibit "B" of the attached resolution.

ACTIONS PROPOSED:

Consideration of the North Industrial Park Plat of Resubdivision.

COMMITTEE RECOMMENDATION:

RESOLUTION NO. 16-R-0048

A RESOLUTION APPROVING THE NORTH INDUSTRIAL PARK THIRD RESUBDIVISION PLAT

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

Section 1. That the North Industrial Park Third Resubdivision plat, 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-0016, 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: _____

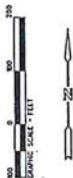
Mayor, Ruben Pineda

ATTEST:

City Clerk, Nancy M. Smith

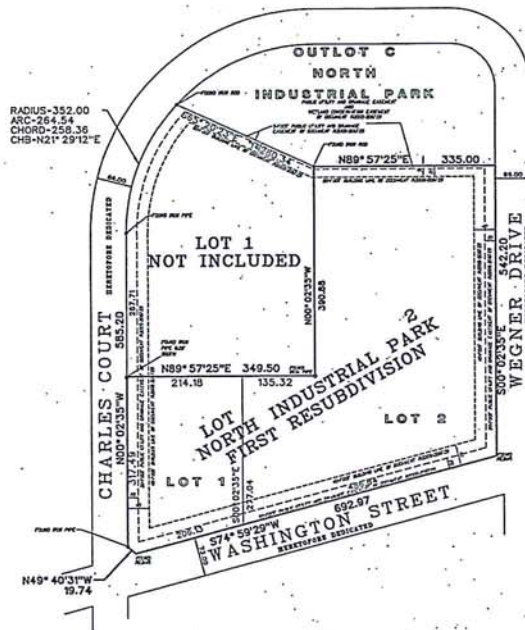
EXHIBIT "A"

(INSERT PLAT OF RESUBDIVISION HERE)



NORTH INDUSTRIAL PARK THIRD RESUBDIVISION

A RESUBDIVISION OF LOT 2 IN NORTH INDUSTRIAL PARK FIRST RESUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 16, T4N, R12E, E1/2, OF THE THIRD PRINCIPAL MERIDIAN, DUFACE COUNTY, ILLINOIS.
PLAT OF SAID RESUBDIVISION RECORDED MARCH 21, 2004 AS DOCUMENT #2004-008484, IN DUFACE COUNTY, ILLINOIS.



LAND AREA
LOT 2: 83,247 SQUARE FEET - 1.90 ACRES
LOT 1: 25,000 SQUARE FEET - 0.57 ACRES
TOTAL: 108,247 SQUARE FEET - 2.47 ACRES

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF DUFACE
THIS INSTRUMENT BEING
RECORDED IN THE OFFICE OF DUFACE COUNTY CLERK ON THE _____ DAY OF _____
A.D. 20____ AT _____ O'CLOCK.

RECORD OF PLATS

OWNER'S CERTIFICATE

STATE OF _____
COUNTY OF _____
THIS IS TO CERTIFY THAT _____
AS OWNER OF THE PROPERTY
DESCRIBED IN THE ANNEXED PLAT, HAS CAUSED THE SAME TO BE PLATTED AS
INDICATED HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND SOES
HEREBY ACKNOWLEDGE AND ADOPT THE LINE UNDER THE TITLE AND TITLE THEREON
INDICATED.
WE HEREBY CERTIFY THAT SAID PROPERTY LIES WITHIN GRADE SCHOOL DISTRICT 33
AND HIGH SCHOOL DISTRICT 84.

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

BY _____

TITLE _____

ATTEST _____

TITLE _____

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF DUFACE
COUNTY CLERK OF DUFACE COUNTY, ILLINOIS
DO HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID
CURRENT GENERAL TAXES OR UNPAID SPECIAL TAXES OR UNPAID
TAXES AND AS RECEIVABLE HAS BEEN PAID AND ALL OF THE LAND INCLUDED
IN THE ANNEXED PLAT, HEREBY CERTIFY THAT I HAVE RECORDED ALL
STATUTORY FILES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT _____

DUFACE COUNTY, ILLINOIS THIS _____ DAY OF _____, A.D. 20____

COUNTY CLERK

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS
COUNTY OF DUFACE
BY THE CITY AND COUNCIL OF THE CITY OF WEST CHICAGO, COUNTY OF
DUFACE, STATE OF ILLINOIS, HEREBY CERTIFY THAT THE SAID COUNCIL HAS
DAILY APPROVED THE FINAL PLAT OF RESUBDIVISION ATTACHED HERETO BY
RESOLUTION _____, DATED AND AUTHENTICATED AS
FOLLOWS: THIS _____ DAY OF _____, A.D. 20____

WATSON

ATTEST: CITY CLERK

NOTARY'S CERTIFICATE

STATE OF _____
COUNTY OF _____
I, _____, A NOTARY PUBLIC IN AND
FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

AND _____

KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED

TO THE FOREGOING INSTRUMENT AS SUCH _____

AND _____

AND _____

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SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF DUFACE
THIS IS TO CERTIFY THAT WEBSTER, McGRATH AND AHLBERG LTD., HAVE SURVEYED AND
SURVEYED THE FOLLOWING DESCRIBED PLACED:

LOT 2 IN NORTH INDUSTRIAL PARK FIRST RESUBDIVISION BEING A SUBDIVISION IN THE
NORTHEAST QUARTER OF SECTION 16, T4N, R12E, E1/2, OF THE THIRD PRINCIPAL MERIDIAN, DUFACE COUNTY,
ILLINOIS, ACCORDING TO THE PLAT THEREOF
RECORDED MARCH 21, 2004 AS DOCUMENT #2004-008484, IN DUFACE COUNTY,
ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT, WHICH IS A CORRECT AND TRUE REPRESENTATION OF
SAID PROPERTY, ALL DISTANCES ARE GIVEN IN FEET AND DECIMALS THEREOF.

WE FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS
WITHIN THE CORPORATE LIMITS OF THE CITY OF WEST CHICAGO, DUFACE COUNTY,
ILLINOIS, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS
AUTHORIZED BY SECTION 18 OF ARTICLE 9 OF THE ILLINOIS CONSTITUTION, CODE AS
HEREINAFTER AND HEREAFTER AMENDED.

WE FURTHER CERTIFY THAT THIS PROPERTY IS WITHIN THE UNINCORPORATED AS IS
DETERMINED BY THE PLAT HEREON DRAWN AND FOR DUFACE COUNTY, ILLINOIS, AND
INCORPORATED AREA OF COUNTY (TOWN), MAP NUMBER 000000000, WITH AN
EFFECTIVE DATE OF DECEMBER 16, 2004.

IT IS FURTHER CERTIFIED THAT ALL REGULATIONS ENACTED BY THE COUNCIL RELATIVE
TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS
PLAT.

IRON PIPE STAKES AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

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

WEBSTER, McGRATH AND AHLBERG LTD.

BY _____

ILLINOIS LAND SURVEYOR NO. _____

LOCATED OFFICE: 10000 N. 100TH ST.

WHEATON, ILLINOIS 60187

(815) 844-7803

SURFACE WATER STATEMENT

STATE OF ILLINOIS
COUNTY OF DUFACE
TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE
WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION
OR PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WOULD BE
CHANGED, ALL DRAINAGE FROM THE BEING MADE FOR COLLECTION AND DIVISION
OF SURFACE WATERS INTO PUBLIC AREAS OR DRAINAGE WHICH THE SUBDIVISION
WAS DESIGNED TO SERVE AND THAT SUCH SURFACE WATERS WILL NOT BE DIVERTED
ON THE PROPERTY OF ADJACENT LAND OWNERS IN SUCH CONCENTRATIONS AS
WILL CAUSE DAMAGE TO THE ADJACENT PROPERTY BECAUSE OF THE CONSTRUCTION
OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, 20____

ENGINEER SURVEYOR OR ATTORNEY

DUFACE RESUBDIVISION, INC.
CITY OF WEST CHICAGO
415 MAIN STREET
WEST CHICAGO, ILLINOIS 60059

PLAT OF RESUBDIVISION	DATE	DESCRIPTION	BY
A.C. VAIL SPRING WIFE CO. INC.			
100 MITCHELL ROAD			
OLDORCHES HEIGHTS, ILLINOIS			
630-790-0183			
LOT 2 IN			
NORTH INDUSTRIAL PARK			
FIRST RESUBDIVISION			
WEST CHICAGO, ILLINOIS			
WEBSTER, McGRATH & AHLBERG LTD.	41657	08-30-08	SCAD P = 100
Land Surveyors and Civil Engineers (Ill. Reg. No. 000000000)			
201 South Main Street			
West Chicago, Illinois 60091			
Phone: (815) 844-7803			
FAX: (815) 844-7803			
WWW.WEBSTER-McGRATH-AND-AHLBERG.COM			
FILE #	0-2100-RESUB 3	DATE	1st 1

EXHIBIT "B"

RECOMMENDATION # 16-RC-0016

TO: The Honorable Mayor and City Council

SUBJECT: PC 16-18
North Industrial Park Third Resubdivision

DATE: October 4, 2016

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

RECOMMENDATION

After review of the proposed North Industrial Park Third Resubdivision plat, the Plan Commission/Zoning Board of Appeals recommends approval.

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

Respectfully submitted,

Barbara Laimins
Chairman

VOTE:

For

M. Schafer
S. Hale
C. Dettmann
D. Kasprak
B. Laimins
R. Mireault

Against

Abstain

Absent

D. Faught

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

First Amendment to the Final Development Plan
2500 Enterprise Circle
DS Container Phase II

Resolution No. 16-R-0046


AGENDA ITEM NUMBER: 4.C.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: Oct. 10, 2016

COUNCIL AGENDA DATE: _____

STAFF REVIEW: John D. Said

SIGNATURE 

APPROVED BY CITY ADMINISTRATOR: Michael Guttman

SIGNATURE _____

ITEM SUMMARY:

CenterPoint Properties, the contract developer of the DuPage Business Center (DBC), is proposing an amendment to the previously approved final site development plans for phase II of the DS Container industrial development located within the inner circle of Enterprise Circle in the South Park Area of the DBC. The amendment entails construction of a new trash enclosure on the west side of the building and a slight reconfiguration of a previously approved landbanked parking lot also on the west side of the building.

In accordance with the Intergovernmental Agreement (IGA) with the DAA both the DAA and City shall approve any development proposal within the DBC. The DAA approved the proposed amendment to the final development plan on September 14, 2016 and Centerpoint is now requesting City Council approval. The attached Resolution includes specific plans and elevations for the proposed trash enclosure associated with the amendment to the previously approved phase II site development plans. The terms of the IGA require the City Council to approve the final development plan (and any amendments thereto) if it is in conformance with all of the controlling documents (the City's Airport Zoning District regulations and the DAA's Minimum Design Standards). City staff acknowledges that the proposed amended phase II plans do comply.

ACTION PROPOSED:

Consideration of a first amendment to the final development plan for phase II of the DS Container industrial development located at 2500 Enterprise Circle.

COMMITTEE RECOMMENDATION:

RESOLUTION NO. 16-R-0046

**A RESOLUTION APPROVING A FIRST AMENDMENT TO THE FINAL DEVELOPMENT
PLAN FOR PHASE II OF THE DS CONTAINER DEVELOPMENT
2500 ENTERPRISE CIRCLE - DUPAGE BUSINESS CENTER**

WHEREAS, the City Council of the City of West Chicago shall consider proposed development within the DuPage Business Center to determine compliance with the applicable codes and ordinances of the City of West Chicago; and,

WHEREAS, the City Council approved the final development plan for phase I of the DS Container development by Resolution 14-R-0084 on January 5, 2015; and,

WHEREAS, the City Council approved the final development plan for phase II of the DS Container development by Resolution 16-R-0003 on January 18, 2016; and,

WHEREAS, the City Council of the City of West Chicago has determined that the proposed first amendment to the Final Development Plan for phase II of the DS Container development does comply with the applicable codes and ordinances of the City of West Chicago.

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

Section 1. That the first amendment to the Final Development Plan for phase II of the DS Container development prepared by CenterPoint Properties attached hereto as Exhibit "A" is hereby approved.

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 _____ 2016.

AYES: _____

NAYES: _____

ABSTAIN: _____

ABSENT: _____

Mayor Ruben Pineda

ATTEST:

City Clerk Nancy M. Smith



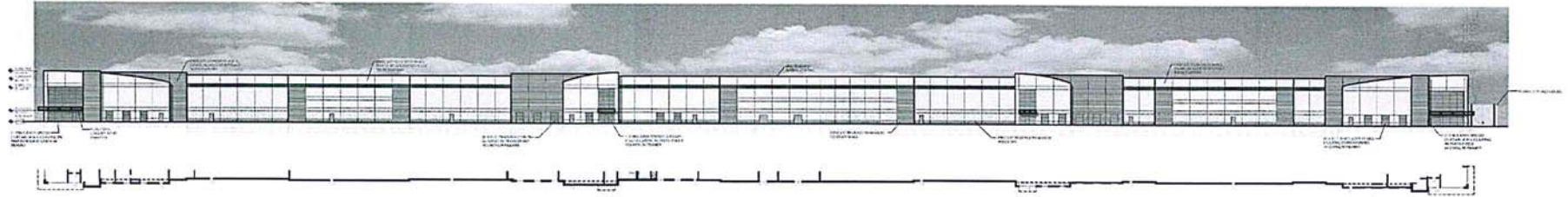
2500 ENTERPRISE CIRCLE
DuPAGE BUSINESS CENTER — WEST CHICAGO, ILLINOIS



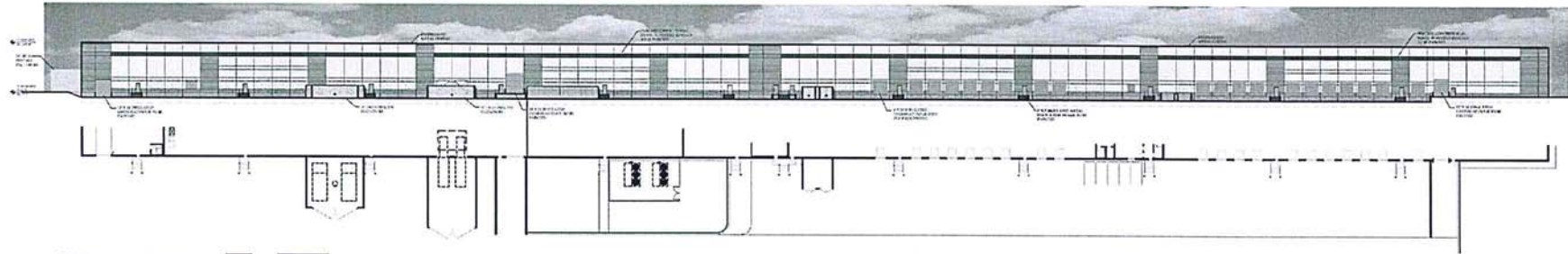
AUGUST 2, 2016 #14140

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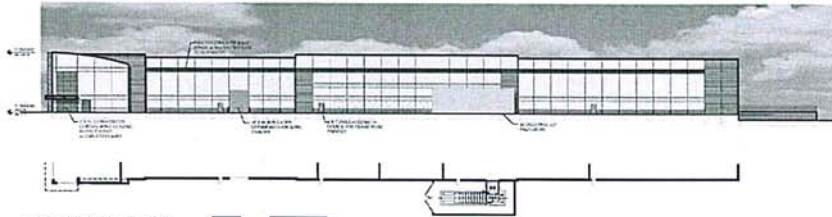




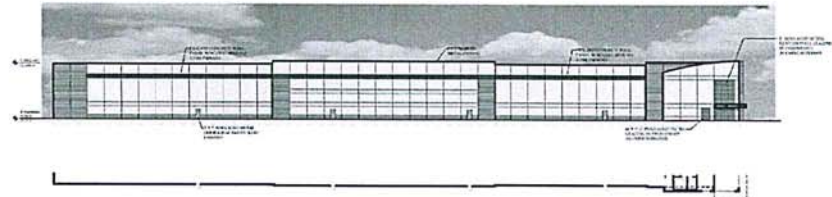
NORTH ELEVATION
0 20 40 80 FEET



SOUTH ELEVATION
0 20 40 80 FEET



WEST ELEVATION
0 20 40 80 FEET



EAST ELEVATION
0 20 40 80 FEET

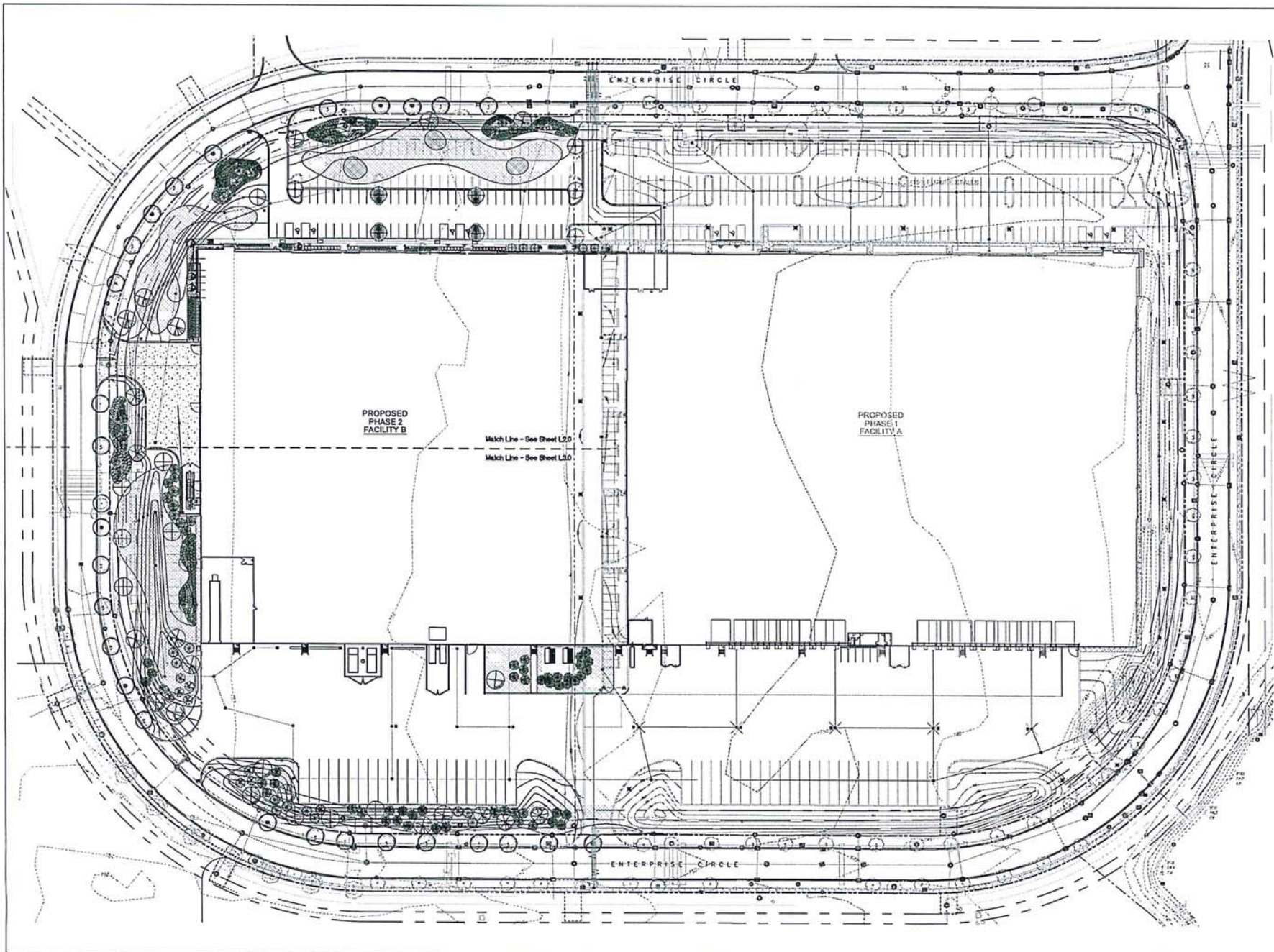


2500 ENTERPRISE CIRCLE
DuPAGE BUSINESS CENTER — WEST CHICAGO, ILLINOIS


CenterPoint Properties

AUGUST 2, 2016 #14140

©CORNERSTONE ARCHITECTS LTD. 2016
 **Cornerstone**
Architects Ltd.



2500
Enterprise Circle
Phase 2

D/Hog Business Center
West Chicago, Illinois

DAVID R. McCALLUM ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
200 N. Wacker Drive, Suite 1000, Chicago, Illinois 60606
T 312.528.2000 F 312.528.2001

McCALLUM
ASSOCIATES



CenterPoint Properties

1000 South Dearborn
Oak Brook, Illinois 60059
T 630.584.0000



Landscape Plan

5	For Review	08/23/16
4	For Review	08/23/16
3	For Review Comments	07/27/16
2	For Review Comments	07/14/16
1	For Review	10/26/15
Mark	Description	Date

Issues:

Number

430204

Scale

1" = 50'

File

430204A - Phase 2

Draw

L10



DuPage Business Center
West Chicago, Ill.

DAVID R. McCALLUM ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
250 N. Milwaukee Avenue / Lombard, Illinois 60148
T 647.302.0200 / F 647.302.0206



CenterPoint Properties
100 Swift Drive
Oak Brook, Illinois 60521
T 630/585-8000



Landscape Plan

5	For Review	05/23/16
4	For Review	05/23/16
3	For Review Comments	02/05/16
2	For Review Comments	02/05/16
1	For Review	10/05/15
Mark	Description	Date

Number
47834

Scale
1" = 30'

North

Fig
COTPSA – Phase 2

Free L20

DuPage Business Center
West Chicago, Ill.

McCALLUM
ASSOCIATES

5	For Review	05/23/2016
4	For Review	05/22/2016
3	For Review Comments	02/28/2016
2	For Review Comments	02/18/2016
1	For Review	10/05/2015
Mark	Description	Date

Number
42306

Scale
1" = 32'


North 

Fig
CHPFA - Phase 2

2000 L30

DuPage Business Center
West Chicago, Ill.

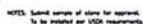
McCALLUM
ASSOCIATES



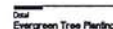
DAVID R. MCCALLUM
Registered Landscape Architect
State of Illinois No. 037-000001

5	For Review	06/23/18
4	For Review	06/22/18
3	Per Review Comments	02/02/18
2	Per Review Comments	02/01/18
1	For Review	10/01/17
Mark	Description	Date

Number



Deciduous Tree Planting



Ho Slow Leen sile with Annual Rye Nurse Crop
Prairie Nursery, Inc.

Ornamental Tree	Key	Dy.	Size	Botanical Name	Common Name	Remarks
AKC	4	6'		<i>Amelanchier canadensis</i>	Sheddie Serviceberry	BB/Du
MAN	6	6'		<i>Hemiglossis venalis</i>	Vernal Witchhazel	BB/Du

Species	Key	Qty.	Size	Botanical Name	Common Name	Remarks
BUL	28	24"		<i>Buxus microphylla</i> 'Caracas'	Chippendale Green Boxwood	88
CLE	14	24"		<i>Cedrus deodara</i> 'Summit'	Hummingbird Summergreen	88
CLF	45	24"		<i>Clusia variegata</i> 'Jungle'	White Starburst Driftwood	88
FOP	152	24"		<i>Ficus palmata</i> 'Brysonii'	Black Chert Ficus	88
HYA	17	24"		<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Smooth Hydrangea	88
JCS	37	24"		<i>Juniperus chinensis</i> var. <i>serotina</i>	Sargent Juniper	88
JUN	152	24"		<i>Juniperus chinensis</i> 'Sulcata Compacta'	Eden's Compact Juniper	88
WNG	38	24"		<i>Wickstroemia coccinea</i> 'Dusky'	Crash-Land Frequent Smoker	88
ROS	25	24"		<i>Rosa rugosa</i> 'Parviflora'	Pink Picramnia Rose	88
WAL	152	24"		<i>Walteria indica</i> 'Little Gem'	Little Gem	88

[illegible]

History

The landscape contractor shall provide temporary landscape irrigation for all sod, no more seed areas and all plant materials by the use of either an on-grade system or water supply tank truck until the successful establishment of all sodded and seeded areas and plant materials.

Teesail shall be placed to a minimum depth of 4" in all sodded lawn areas.

All seed shall be installed prior to May 1st (providing no late frost dates occur after that date) or after September 1st.

Wildflower Seed Mix: _____

Overseed his wire Seed his with:

25L Aster novae-angliae	New England Aster
25K Echinacea purpurea	Purple Coneflower
25L Solidago rugosa	Goldenrod
25K Leucanthemum x superbum	Sheets Daisy

Apply at the rate of 1/4 pound/sec.

Landscape Calculations

Parkway		
Category C/Ds (1945)	Required 25 shade trees	Provided 27 existing shade trees
Parking Areas		
Landscape area (56 spaces)	Required 325 sq. ft.	Provided 1282 sq. ft.
Foundation		
Landscape area	Required minimum 10' width	Provided minimum 35' width
Front x Exterior Side Yards (7148' = dimensions = 1500')		
North = 50K	Required 2 shade trees 2 emergent/semi-emergent trees 267 shrubs	Provided 2 shade trees 2 emergent trees 200 (150 shrubs + 422 perennials)
West = 42K	Required 5 shade trees 5 emergent/semi-emergent trees 188 shrubs	Provided 10 shade trees 14 emergent trees 181 (170 shrubs + 78 perennials)
South = 47K	Required 5 shade trees 5 emergent/semi-emergent trees 180 shrubs	Provided 11 shade trees 21 emergent trees 6 shrubs
Rear x Side Yards = N/A.		
Detention x Retention Areas = N/A.		
Right-of-Way Medians = N/A.		
Ground Signs = N/A.		
Required Ratio of shaded lawn area to hardscape area and planting bed area (223.28% square feet)		
Hardscape area (asphalt area)	43,352 square feet (18.6K (minimum 25% required))	
Hardscape lawn area	63,825 square feet (51.3K)	
Planting bed area	14,746 square feet (11.9K)	

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Chicago Metropolitan Agency for Planning (CMAP)
Homes for a Changing Region
Draft Housing Plan - Summary Presentation

AGENDA ITEM NUMBER: 5.A.**FILE NUMBER:** _____**COMMITTEE AGENDA DATE:** October 10, 2016**COUNCIL AGENDA DATE:** _____**STAFF REVIEW:** John D. Said, AICP**SIGNATURE** JD Said**APPROVED BY CITY ADMINISTRATOR:****SIGNATURE** _____**ITEM SUMMARY:**

The City, along with the Villages of Glendale Heights and Hanover Park, began work in late 2014 on a project to analyze existing housing and determine future housing needs for these three communities. The study, titled "Homes for a Changing Region" is being headed by the Chicago Metropolitan Agency for Planning (CMAP). In July, 2014, the City approved a resolution (2014-R-0038) supporting, and agreeing to work with CMAP on this project.

Since initiation of the project, City staff has worked with CMAP and project consultant Teska Associates to complete this plan. Teska has worked with CMAP and the three communities on the Study, including the Community Assessment brought to the Committee for review in July 2015. Since then, Teska has worked with City staff to research various existing City policies and regulations regarding housing, along with effective housing support programs utilized in other communities. That led to the completion of the current draft Housing Plan document, which is attached. At the October 10 meeting, CMAP and Teska representatives will again summarize their work, findings and recommendations for Committee review and, if the Committee agrees, concurrence.

Committee members may recall that the overall "Homes" project included the following tasks:

- Analysis of existing housing supply, including comparing type and price of housing stock to the age, income and tenure (rental or owner-occupied) of the population.
- Analysis that identifies opportunities and gaps in housing profiles of each community, and looks for collaborative opportunities between neighboring (and nearby) communities.
- Workforce housing analysis focusing on matching key employment sectors in the communities and the housing stock.
- Planning and assisting in public and key contact ('stakeholder') outreach.
- Recommendations for creating a balanced, sustainable future housing supply.
- Design recommendations, including illustrations and visualizations, for focus areas in the communities.

The draft document includes the previous Community Assessment along with a series of recommendations that the City can consider to support both existing and future residential housing in West Chicago. The document also acknowledges that the City of West Chicago is already very engaged in support of its existing housing stock. The document identifies the City's property maintenance code enforcement, rental residential licensing and inspections, and the occupancy bond/inspection program.

Once Committee input has been received, Teska will move on to draft the final Plan document for the City.

ACTIONS PROPOSED:

Consideration of the CMAP "Homes for a Changing Region" Draft Housing Plan.

COMMITTEE RECOMMENDATION: