

At its April 4, 2017 meeting, the Plan Commission/Zoning Board of Appeals (PC/ZBA) unanimously recommended approval of a special use for a residential use on the first floor of a structure in the B-1, Central Business District at 441 Main Street as presented by a (7-0) vote. Its recommendation is included as Exhibit "B" of the attached ordinance.

ACTIONS PROPOSED:

Consideration of a special use for a residential use on the first floor of a structure in the B-1, Central Business District at 441 Main Street.

COMMITTEE RECOMMENDATION:

ORDINANCE NO. 17-O-0011

AN ORDINANCE APPROVING A SPECIAL USE FOR A RESIDENTIAL USE ON THE FIRST FLOOR OF A STRUCTURE IN THE B-1, CENTRAL BUSINESS DISTRICT 441 MAIN STREET

WHEREAS, on or about March 9, 2017, the City of West Chicago (the "APPLICANT"), filed an application for a special use for a residential use on the first floor of a structure in the B-1, Central Business District, with respect to the property legally described on Exhibit "A" attached hereto and incorporated herein (the "SUBJECT REALTY"); and,

WHEREAS, Notice of Public Hearing on said application was published in the Daily Herald on or about March 19, 2017, 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 April 4, 2017, 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.17-RC-0002, 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 special use for a residential use on the first floor of a structure in the B-1, Central Business District in conformance with Section 5.5 and Section 11.2-4 (G) of the Zoning Ordinance is hereby granted.

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 ____ day of _____ 2017.

Alderman L. Chassee	_____	Alderman J. Beifuss	_____
Alderman A. Hallett	_____	Alderman J. Banas	_____
Alderman M. Ferguson	_____	Alderman S. Dimas	_____
Alderman K. Meissner	_____	Alderman R. Stout	_____
Alderman L. Grodoski	_____	Vacant – Ward 2	
Alderman N. Ligino-Kubinski	_____	Alderman G. Garcia	_____
Alderman J. Sheahan	_____	Alderman J. C. Smith, Jr.	_____

APPROVED as to form: _____
City Attorney

APPROVED this ____ day of _____ 2017.

Mayor, Ruben Pineda

ATTEST:

City Clerk, Nancy M. Smith

PUBLISHED: _____

EXHIBIT “A”

LEGAL DESCRIPTION

Lot 3 in Heslop's Addition to Turner, being a subdivision located in part of the northwest quarter of the northwest quarter of Section 10, Township 39 North, Range 9, East of the Third Principal Meridian, according to the plat thereof recorded July 24, 1874 as Document No. 18480, in DuPage County, Illinois.

P.I.N.: 04-10-119-039.

EXHIBIT “B”

RECOMMENDATION 17-RC-0002

TO: The Honorable Mayor and City Council

SUBJECT: PC 17-03
Special use for a residential use on the first floor of a structure in the B-1, Central Business District
441 Main Street
City of West Chicago

DATE: April 4, 2017

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

RECOMMENDATION

After review of the requested special use, the Plan Commission/Zoning Board of Appeals (PC/ZBA) recommended approval.

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 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 residential use of the subject property is intended to be a short term solution for the use of the property based on the redevelopment goals and objectives of the Central Main Street Plan. Also, the City currently owns tenant occupied single family residential properties to the east and west of the subject property, making the proposed single family residential use on the subject property compatible with the existing adjacent uses.

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

The proposed single family residential use should operate so that the public health, safety and welfare are protected by occupying the structure with a use the structure was originally intended for.

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

The proposed single family residential use should not cause injury to the value of other property in the neighborhood because the City owns the majority of the properties in the surrounding area.

(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 residential use is indeed listed as a special use, per the Central Business District regulations established in Section 10.2-4(G) of the Zoning Code.

Respectfully submitted,

Barbara Laimins
Chairman

VOTE:

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

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Plat of Resubdivision
866 & 878 Sterling Avenue
J-M Resubdivision

Resolution No. 17-R-0020

AGENDA ITEM NUMBER: 4. C.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: April 10, 2017

COUNCIL AGENDA DATE: _____

STAFF REVIEW: John D. Said, AICP

SIGNATURE _____

APPROVED BY CITY ADMINISTRATOR: Michael Guttman

SIGNATURE _____

ITEM SUMMARY:

The property owners of the proposed Lots 1 and 2 (the Jensens for Lot 1 and the Meiricks for Lot 2) desire to resubdivide the land commonly known as 866 and 878 Sterling Avenue, as well as the vacant lot located between these two properties, to convert the three lots into two larger lots. Therefore, the property owners are requesting approval of a two lot Plat of Resubdivision for the property located on the south side of Sterling Avenue, west of Coolidge Avenue.

The subject property was originally platted in 1927. The land associated with the proposed Lot 1 was also resubdivided in 1988. The subject property is zoned R-3, Single Family Residential and the total area to be resubdivided is approximately 27,400 square feet (0.6 acres). The minimum lot area in the R-3 Zoning District is 9,000 square feet and the minimum lot width is 75 feet.

The proposed Lot 1 (866 Sterling Ave.) is approximately 15,300 square feet in area and 116 feet wide. All of the existing improvements on the proposed Lot 1 will comply with the City's minimum R-3 zoning requirements with respect to their proximity to the newly proposed shared lot line.

The proposed Lot 2 (878 Sterling Avenue) is approximately 12,100 square feet in area and 92 feet wide. All of the existing improvements on the proposed Lot 2 will comply with the City's minimum R-3 zoning requirements with respect to their proximity to the newly proposed shared (west) lot line. However, the existing residence, which is currently in compliance, will no longer comply with the minimum required east side yard setback of 9.2 feet. The residence is 7.7 feet from the east lot line. The approval of the resubdivision will render the existing residence legal non-conforming with respect to the east side yard setback.

At its April 4, 2017 meeting, the Plan Commission/Zoning Board of Appeals (PC/ZBA) recommended approval of the requested plat of resubdivision by a (7-0) vote. Its recommendation is included as Exhibit "B" of the attached resolution.

ACTIONS PROPOSED:

Consideration of the J-M Plat of Resubdivision at 866 & 878 Sterling Avenue.

COMMITTEE RECOMMENDATION:

RESOLUTION NO. 17-R-0020

**A RESOLUTION APPROVING J-M PLAT OF RESUBDIVISION
866 & 878 STERLING AVENUE**

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 J-M Resubdivision, as prepared by Steinbrecher Land Surveyors, Inc., 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. 17-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 _____, 2017.

AYES: _____

NAYES: _____

ABSTAIN: _____

ABSENT: _____

Mayor, Ruben Pineda

ATTEST:

City Clerk, Nancy M. Smith

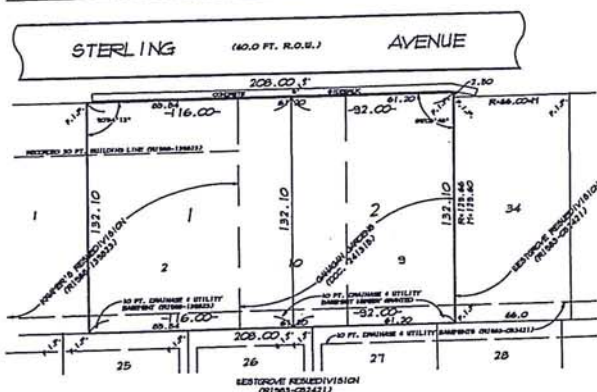
EXHIBIT "A"

(INSERT PLAT OF RESUBDIVISION HERE)



J-M RESUBDIVISION

BEING IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.
P.I.N. 84-18-211-882, 883, 835



PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

Easements are reserved for and granted to the City of West Chicago, DuPage County, Illinois, and to those public utility companies under franchise from the City of West Chicago, including but not limited to AT&T, Commonwealth Edison Company, Ameren Company and Comcast Cable Communications, Inc., and their successors and assigns, for the perpetual right, privilege and authority to construct, reconstruct, repair, maintain and operate various utility transmission and distribution systems including electric and natural gas lines, water mains, sewer mains and hydrants together with any and all necessary appurtenances, catch basins, manholes, appurtenances and other structures and improvements as may be deemed necessary by said City of West Chicago, over, upon, under, or through the described area, as related to "E" (Electricity), "G" (Gas), "S" (Sewerage), and "W" (Water), together with the right of access across the property for necessary personnel and equipment to do any of the above work. The right is also granted to cut down, trim, or remove trees, shrubs or other plants on the annual that interfere with the operation of the service or other utilities. No permanent buildings shall be placed on said easements, but same may be used for garages, sheds, landscaping, trees, pavement, and other purposes that do not then or later interfere with the aforesaid uses or rights. Each lot owner shall be responsible for landscaping restoration, replacement of all pavement, curb and gutter, etc., as recommended by utility repair work.

Where an easement is used for both water and/or sewer and other utilities, the other utility installations are subject to the easements of the City of West Chicago. The above described easement provisions also apply to those public utility companies under franchise to the City of West Chicago. Utility installations, other than those exempted by the City of West Chicago, shall be subject to the approval of the City of West Chicago, as to the design and location, and all other installations are subject to the easements of the City of West Chicago.

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) S.S.
I, PAUL WHIMS, COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO DELINQUENT TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNECED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNECED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT HEATON, ILLINOIS, THIS ____ DAY OF ____, 2016.

COUNTY CLERK

CITY OF WEST CHICAGO MAYOR AND CITY COUNCIL APPROVAL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) S.S.
MAYOR AND CITY COUNCIL OF THE CITY OF WEST CHICAGO, COUNTY OF DU PAGE, STATE OF ILLINOIS, HEREBY CERTIFY THAT THE SAID COUNCIL HAS DULY APPROVED THIS PLAT OF RESUBDIVISION ATTACHED HERETO, BY RESOLUTION NO. ____ DULY AUTHENTICATED AS PASSED THIS ____ DAY OF ____, 2016.

ATTEST: _____ MAYOR
CITY CLERK

SURVEYOR'S CERTIFICATE

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

THIS IS TO CERTIFY THAT ME, STEINBRECHER LAND SURVEYORS, INC., LAND SURVEYING DESIGN FIRM NO. 184-883126, HAVE SURVEYED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY FOR THE PURPOSE OF RESUBDIVISION:

LOTS 2 IN KRAMER'S RESUBDIVISION OF LOTS 11 AND 12, AND THE NORTH 132 FEET OF THE SOUTH 254 FEET OF MIDGLASS ROAD, AS PLATTED IN GANAGAN GARDENS, A RESUBDIVISION IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS, TO THE PLAT THEREOF RECORDED AUGUST 18, 1987 AS DOCUMENT NUMBER 814145, IN DU PAGE COUNTY, ILLINOIS.

ALSO, LOTS 9 AND 18 IN GANAGAN GARDENS, BEING A RESUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS, TO THE PLAT THEREOF RECORDED AUGUST 18, 1987 AS DOCUMENT NUMBER 814145, IN DU PAGE COUNTY, ILLINOIS.

AS SHOWN ON THE ANNECED PLAT WHICH TO THE BEST OF OUR KNOWLEDGE AND BELIEF, IS A CORRECT REPRESENTATION OF SAID SURVEY AND RESUBDIVISION, ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF, SCALE OF MAP IS 30 FEET TO ONE INCH.

I FURTHER CERTIFY THAT THE LAND INCLUDED IN THE ANNECED PLAT IS WITHIN THE LIMITS OF THE CITY OF WEST CHICAGO, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE.

I FURTHER CERTIFY THAT NO PART OF THE PROPERTY COVERED BY THIS PLAT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF WEST CHICAGO, MAP NO. 17945024201, DATED DECEMBER 16, 2004.

WEST CHICAGO, ILLINOIS, NOVEMBER 28, 2016

STEINBRECHER LAND SURVEYORS, INC. BY:

Rich S. Steinhilber
Professional Land Surveyor
No. 3583
My license expires Nov. 30, 2018

Steinbrecher Land Surveyors, Inc.

Professional Land Surveyors
DuPage County, Illinois
141 S. Jackson Ave., Suite 100, Naperville, IL 60563-2444
(630) 253-8900 Fax 253-4952

PREPARED FOR:
LAURIE JENSEN
879 STERLING AVENUE
WEST CHICAGO, IL 60185

DELIVERED BY & RETURN TO:
CITY OF WEST CHICAGO
100 N. MAIN STREET
WEST CHICAGO, IL 60185

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) S.S.
THIS INSTRUMENT, NO. _____, WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS, THIS ____ DAY OF ____, 2016, AT ____ O'CLOCK ____ A.M. AND WAS RECORDED IN BOOK ____ OF PLATS ON PAGE ____.

COUNTY RECORDER

OWNER'S CERTIFICATE (LOT 2)

STATE OF ILLINOIS)
COUNTY OF DU PAGE) S.S.
THIS IS TO CERTIFY THAT MICHAEL NEIRICK AND BEVERLY NEIRICK ARE THE HOLDERS OF RECORD TITLE TO THE PROPERTY SHOWN AND DESCRIBED ON THE ANNECED PLAT, AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS HEREIN SHOWN FOR THE USES AND PURPOSES THEREIN SET FORTH, AND HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREIN SHOWN.

WE FURTHER CERTIFY THAT THIS PROPERTY IS WITHIN ELEMENTARY SCHOOL DISTRICT 33 AND HIGH SCHOOL DISTRICT 94.

DATED THIS ____ DAY OF ____, 2016.

MICHAEL NEIRICK

BEVERLY NEIRICK

NOTARY'S CERTIFICATE

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

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT MICHAEL NEIRICK AND BEVERLY NEIRICK, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE FOREGOING INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL, THIS ____ DAY OF ____, 2016.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

OWNER'S CERTIFICATE (LOT 9)

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

THIS IS TO CERTIFY THAT JOSEPH R. JENSEN AND LAUREL K. JENSEN ARE THE HOLDERS OF RECORD TITLE TO THE PROPERTY SHOWN AND DESCRIBED ON THE ANNECED PLAT, AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS HEREIN SHOWN FOR THE USES AND PURPOSES THEREIN SET FORTH, AND HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREIN SHOWN.

WE FURTHER CERTIFY THAT THIS PROPERTY IS WITHIN ELEMENTARY SCHOOL DISTRICT 33 AND HIGH SCHOOL DISTRICT 94.

DATED THIS ____ DAY OF ____, 2016.

JOSEPH R. JENSEN

LAUREL K. JENSEN

NOTARY'S CERTIFICATE

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

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT JOSEPH R. JENSEN AND LAUREL K. JENSEN, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE FOREGOING INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL, THIS ____ DAY OF ____, 2016.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

OWNER'S CERTIFICATE (LOT 18)

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

THIS IS TO CERTIFY THAT MICHAEL F. NEIRICK AND JOSEPH R. JENSEN ARE THE HOLDERS OF RECORD TITLE TO THE PROPERTY SHOWN AND DESCRIBED ON THE ANNECED PLAT, AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS HEREIN SHOWN FOR THE USES AND PURPOSES THEREIN SET FORTH, AND HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREIN SHOWN.

WE FURTHER CERTIFY THAT THIS PROPERTY IS WITHIN ELEMENTARY SCHOOL DISTRICT 33 AND HIGH SCHOOL DISTRICT 94.

DATED THIS ____ DAY OF ____, 2016.

MICHAEL F. NEIRICK

JOSEPH R. JENSEN

NOTARY'S CERTIFICATE

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

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT MICHAEL F. NEIRICK AND JOSEPH R. JENSEN, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE FOREGOING INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL, THIS ____ DAY OF ____, 2016.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

EXHIBIT "B"

RECOMMENDATION # 17-RC-0001

TO: The Honorable Mayor and City Council

SUBJECT: PC 17-01
J-M Plat of Resubdivision
866 & 878 Sterling Ave.

DATE: April 4, 2017

DECISION: The motion to approve the requested resubdivision passed by a unanimous (7-0) vote.

RECOMMENDATION

After review of the proposed J-M Plat of Resubdivision, the Plan Commission/Zoning Board of Appeals recommends approval.

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

Respectfully submitted,

Barbara Laimins
Chairman

VOTE:

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

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Conceptual review of an auto repair facility in St. Andrews Square – vacant land south of Popeye's Christian Brothers Automotive

AGENDA ITEM NUMBER: 5. A.**FILE NUMBER:** _____**COMMITTEE AGENDA DATE:** April 10, 2017**COUNCIL AGENDA DATE:** _____**STAFF REVIEW:** John D. Said**SIGNATURE** _____**APPROVED BY CITY ADMINISTRATOR:** Michael Guttman**SIGNATURE** _____**ITEM SUMMARY:**

City staff was recently approached by representatives from Christian Brothers Automotive (CBA), an auto repair chain based out of Texas, which is interested in building a new facility on the north half of the vacant land immediately south of the Popeye's Restaurant on Route 59 within the St. Andrews Square Shopping Center. CBA facilities perform minor auto repair and general maintenance work, such as oil changes, tire rotations, brakes, batteries, filters, alignments, etc. CBA does not perform body work, painting, major transmission repair/replacement, or major engine repair/replacement. A representative from CBA will be in attendance at the Committee meeting to discuss this project in greater detail, answer any questions about CBA's business operations, and participate in the discussion.

The proposed front of the facility would face north (perpendicular to Route 59) with ten total overhead doors (five on each façade) facing north and south. This orientation was chosen to limit the visibility of the overhead doors from Route 59 and due to the existence of an on-site City maintained sanitary sewer main/easement that runs parallel to the west property line. The proposed facility is 6,000 square feet in area, with 4,700 square feet of that being dedicated to the ten repair bays. CBA's typical building has a stone and masonry exterior with a gable roof. Please refer to the attached Site Plan and Exterior Building Elevations Plan for specific details.

City staff felt it was prudent to review the nature of this business with the elected officials given auto repair uses in general have historically been discouraged within the North Avenue-Route 59 commercial corridor. Furthermore, the City is currently undertaking a market study and plan for this area and City staff is reluctant to recommend any development to proceed forward in this area until such time that the study and plan are complete to ensure that the proposed development is in keeping with the goals and objectives established in the plan.

Please note that an automobile care center is a special use in the B-3 Zoning District, which is what this property is currently zoned. Additionally, this property is part of the St. Andrews Square Planned Unit Development (PUD) and would therefore require final PUD approval of the final site layout and use by the City Council.

ACTIONS PROPOSED:
Conceptual review and commentary of an auto repair facility (Christian Brothers Automotive) in St. Andrews Square.
COMMITTEE RECOMMENDATION:



Christian Brothers

A U T O M O T I V E

From: Christian Brothers Automotive Corporation
17725 Katy Freeway, Suite 200
Houston, TX 77094

To: City of West Chicago

RE: Letter of Intent - Christian Brothers Automotive

Following your review, it is our hope we will be granted permission to continue the development process. Thank you for your time and consideration.

Architecture:

All plans, specifications, and uses will be in compliance with local code, ordinances and are in keeping with the neighboring developments or higher in standard. Variances will be addressed on case by case basis with City Staff and Reviewing Agencies.

The artist's rendering below is an exact representation of our standard prototype.



Nice difference.®



Christian Brothers

A U T O M O T I V E

This finished store is 100% representative of our standard prototype.



Hours of Operation and Standard Procedures

Unlike most other light automotive service facilities, Christian Brothers keep a more conservative schedule. We open at 7 am and close no later than 7 pm, Monday through Friday. Saturday for the first 180 days of operation. Most vehicles left overnight are stored within our secure bays for customer peace of mind and insurance parameters. We do not do tire recapping or body repair. These two activities are major noise and storage generators and are not a component of our scope of work.

Additionally, repairs designated as Heavy Vehicle Services are not a major component of our scope of work, comprising less than 1% of all tasks performed. Typically this level of service is only offered if a vehicle is brought to us in an unsafe or otherwise terminal condition. In the majority of cases, the customer will be referred to a specialist engine / transmission repair / replacement facility.

Nice difference.®



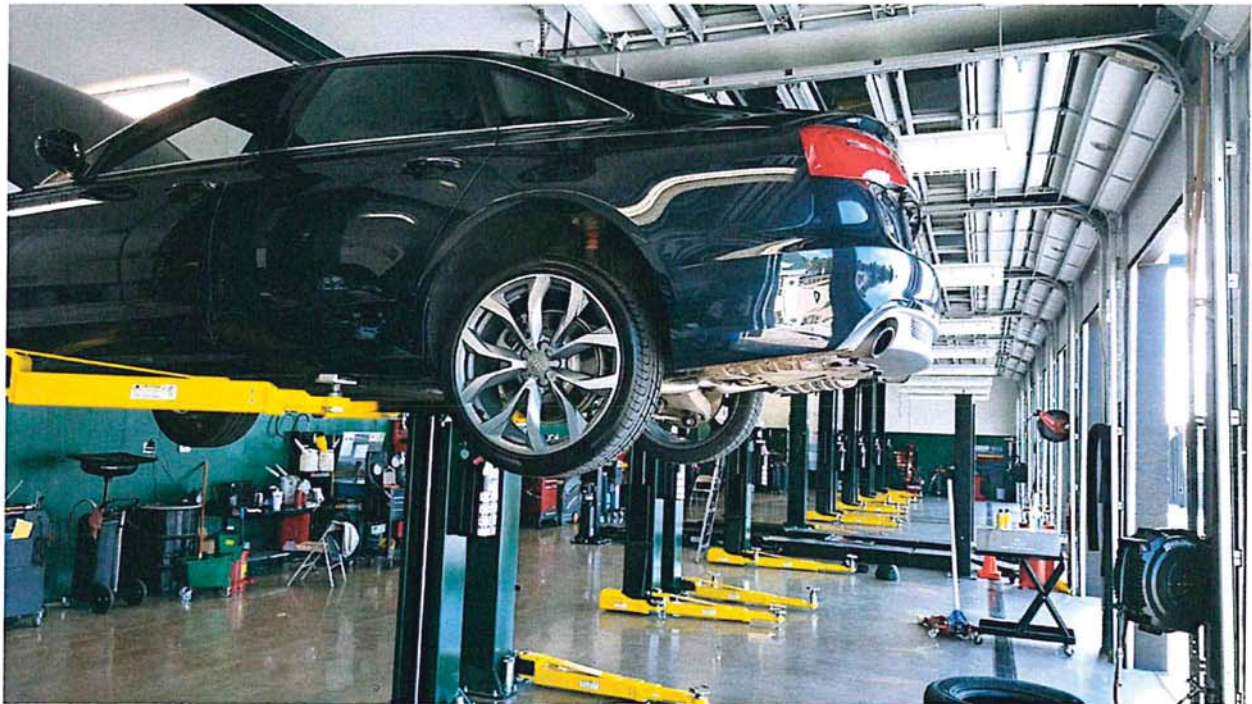
Christian Brothers

A U T O M O T I V E

The business is manned by 3 to 4 employees and the owner / franchisee.

The City of West Chicago will find we operate our stores to the highest possible standards. Our shop floors are cleaned with a Zamboni style machine and no pollutants are ever released into the environment. All automotive fluids are contained in federal EPA and state compliant, double hulled, above ground containment vessels.

Working Interior Photos



Nice difference.®



Christian Brothers

A U T O M O T I V E

Office Interior



Summary:

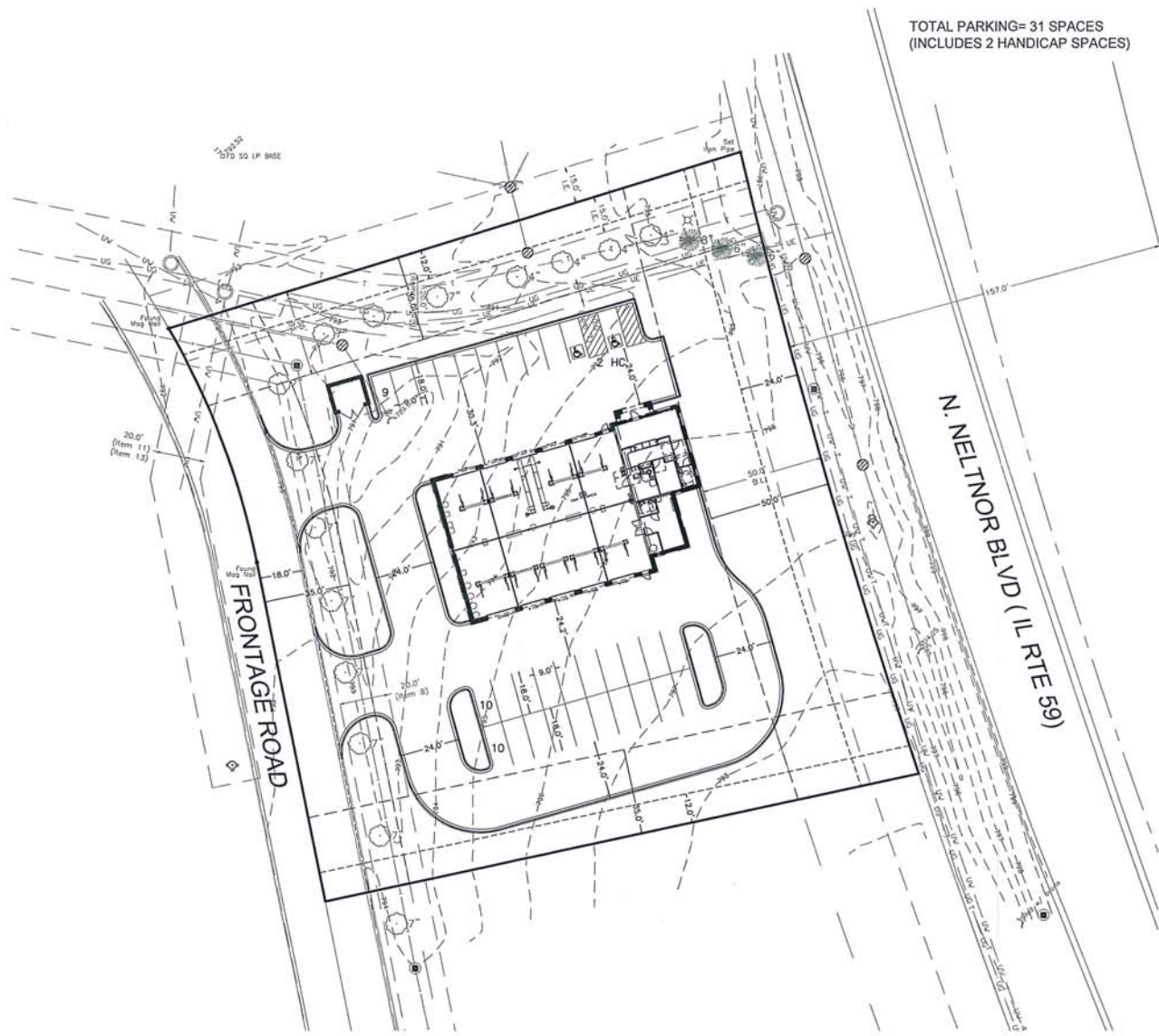
Based on architecture alone, we are essentially a small cottage with a nine car garage. Our footprint is very non-intrusive and fits well with any neighboring residential community. We truly believe our development brings a unique experience to the automotive repair arena and enhances quality of life. Since our lobby and reception more closely resemble something you would find in a doctor's office, the maintenance and repair process becomes less threatening to people of all walks of life.

It is our hope The City of West Chicago can truly appreciate our presence and will find us to be a valued member of the community.

Thank you,

Jonathan Wakefield
CBAC Director, New Store Development

Nice difference.®



TOTAL PARKING= 31 SPACES
(INCLUDES 2 HANDICAP SPACES)



Design Firm License No. 184-021129

CONSULTING ENGINEER B Bollinger, Lach & Associates, Inc. 333 PENCE ROAD SUITE 200 STACHA, IL 60443 STACHA, ILLINOIS • 630.644.1400 www.bollingerlach.com	PREPARED FOR: CHRISTIAN BROTHERS AUTOMOTIVE CORP. 1725 KATY FREEWAY, STE. 200 HOUSTON, TEXAS 77054 PH: (281) 674-1105	SHEET NUMBER 1 OF 1
	CBAC SITE PLAN EXHIBIT 3-15-17 CHRISTIAN BROTHERS AUTOMOTIVE CORP. CITY OF WEST CHICAGO	SHEET NO. 034-01 FIELD WORK DATE CHECKED BY: KSD COMPLETED: 03/17/17

