CITY OF
WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

DEVELOPMENT COMMITTEE

Monday, May 8, 2017
7:00 P.M. - Council Chambers

REVISED AGENDA[1]

1. Call to Order, Roll Call, and Establishment of a Quorum
2. Selection of Chair and Vice-Chair
3. Approval of Minutes
   A. April 10, 2017
4. Public Participation
5. Items for Consent
6. Items for Discussion
   A. Adaptive Reuse Options Assessment for 119 W. Washington Street
   B. Progress Report for Forming America Site Improvements – 1200 N. Prince Crossing Road
7. Unfinished Business
8. New Business
9. Reports from Staff
   A. Route 59/North Ave. Market Study and Action Plan - Update
   B. Central Main Street Plan Update – Three Scenarios Workshop Scheduling - Update
   C. Miscellaneous Updates
10. Adjournment

[1] Item 2 has been added/revised

475 Main Street
West Chicago, Illinois
60185

T (630) 293-2200
F (630) 293-3028
www.westchicago.org

Ruben Pineda
MAYOR

Nancy M. Smith
CITY CLERK

Michael L. Guttman
CITY ADMINISTRATOR

Draft

MINUTES

DEVELOPMENT COMMITTEE

April 10, 2017, 7:00 P.M.

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

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

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

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

2. **Approval of Minutes.**

   A. **March 13, 2017**

   Alderman Banas moved and Alderman Smith seconded a motion to approve the minutes. The motion was carried unanimously by voice vote.

3. **Public Participation.** None.

4. **Items for Consent.**

   A. Shell Gas Station – 1307 S. Neltnor Boulevard – Special Use Amendment.

   B. City of West Chicago – 441 Main Street – Special Use.

   C. J-M Resubdivision – 866 & 878 Sterling Avenue – Resubdivision.

   Alderman Banas motioned first and Alderman Smith seconded the motion to approve the Items for Consent. The motion was carried unanimously by voice vote.

5. Items for Discussion.

A. Christian Brothers Automotive – St. Andrews Square – Conceptual Review.

John Said provided a summary of this item. The representatives of this company are interested in expanding to the Midwest, and they are looking to build a new facility south of the Popeye's Restaurant on Route 59, within the St. Andrews Square Shopping Center. Christian Brothers Automotive Corporation (CBAC) performs minor auto repair and general maintenance work, such as oil changes, tire rotations, batteries, etc., but they do not perform body work or transmission/engine repair or replacement. He noted the company's decision to orient the overhead doors of this facility on the north and south sides in order to reduce visibility from Route 59. He also added the importance of seeking the Committee's direction with regards to this use at this time and further commented on the possible zoning approvals that would be required.

Mr. Jonathan Wakefield, CBAC Director, New Store Development, gave a presentation to the Committee members. He first commented on the company's overall commitment to setting the bar higher in the industry and then shared renderings and a photograph of a completed building's exterior architecture, also stating this store would be the first in the state. He stated his company's preference for a special use over rezoning. He described his company's scope of work, including the average number of vehicles worked on per day and the hours and days of operation. Mr. Wakefield also remarked on the cleanliness of the building's interior and shared photos taken at another franchise location. Lastly, he reviewed his company's growth since its inception in 1982.

Alderman Banas asked if there is any overnight, outside storage of vehicles, and if so, the type of security used. Mr. Wakefield replied that overnight parking occurs when customers have a conflict retrieving their vehicles, and his company uses security cameras and lighting. A discussion followed about the type of lighting used and if they are high intensity, given the nearby housing development, and it was made known that it complies with the toughest night sky standards in the country.

Alderman Beifuss stated that it was a good presentation and that the company's building is architecturally pleasing, given its function. However, he expressed concern about potential noise with the residential area being located nearby. Mr. Wakefield responded that their buildings are constructed from 100% masonry, which is a good sound insulator, and then shared the results of an acoustic study done that showed low average decibel levels. A general discussion followed among the Aldermen, Mr. Wakefield and Mr. Said followed regarding the possibility of noise affecting the nearby residential area, the distance between the same, the storage of chemicals on site and the

relative noise from the existing Menard's close by. Ultimately, it was established that noise would not be an issue.

Alderman Beifuss asked about the two remaining lots to the south of this proposed site and Mr. Said confirmed that they are developable. Alderman Beifuss stated that he did not see any harmful impact to the surrounding residential or commercial. Alderman Banas expressed his support of the idea, stating it would be a reasonable use for this land and Alderman Smith agreed that it is attractive and that it is a perfect spot for it. Alderman Sheahan stated that she likes the concept and that it is a good location for it. Alderman Grodoski commented that she liked presentation, the idea and the answers the applicant provided. Alderman Beifuss surmised the Committee's overall, positive comments about the project.

Mr. Wakefield added that because landscaping would not be possible in the front of the building, they propose to exceed the City's landscape requirements for the other remaining areas.

6. Unfinished Business.

Alderman Beifuss stated that it was the final Development Committee Meeting for Alderman Banas and Alderman Grodoski and he thanked them for their service on behalf of the Committee. Alderman Banas said that it was a pleasure and an honor to serve and Alderman Grodoski concurred.

7. New Business. None.

8. Reports from Staff.

On behalf of staff, Mr. Said also thanked Aldermen Banas and Grodoski for their service and stated he appreciated their support of staff and enjoyed working with them.

Mr. Said asked for the Committee's concurrence to bring forth a resolution at the next City Council Meeting to authorize an eligibility study for tax increment financing at Roosevelt Road and Fabyan Parkway. He stated that the study would be paid for by the interested developers. Mr. Said also commented that the potential for a hotel at this area is the principal driver. The Committee members agreed to the idea.

Mr. Said provided an update of the Rte. 59/North Avenue area study currently underway by the consultant, Valerie S. Kretchmer Associates. The consultant reports that they are meeting with various area representatives. Mr. Said was asked if there is any trending

data at this point and when the study would be completed. He replied there is not to date, but that the study would be finished in June.

Mr. Said then shared a presentation, on behalf of Farr Associates, of the market analysis research performed to date of the Central Main Street Redevelopment Plan. The presentation included information on the commercial, retail and residential markets. The presentation also suggested the possibility of a live-work model and the potential for 380 to 505 transit-oriented housing units of varying types. The possibility of the latter, in turn, would add between 100 and 1,000 new residents, which could help to support the businesses in this area and the rest of the downtown. Mr. Said was asked what the draw for new residents would be and he responded the convenience of the train station and the affordability. Alderman Banas expressed support of increasing the population density to support business growth and increase tax revenue. Mr. Said also shared a potential breakdown of the quantities of the differing types of housing units proposed by Farr Associates. Alderman Beifuss remarked on the quantity of units, stating that it is denser than the previous Plan, but expressed support for new housing being close to services. Mr. Said reminded the Committee about the absorption time estimate of 5 to 12 years for all housing types to be sold /filled. Alderman Banas expressed support of potential housing for empty-nesters and millennials and sees this project as an opportunity for great development.

9. Adjournment.

Alderman Banas moved and Alderman Smith seconded the motion to adjourn the Development Committee meeting at 7:55 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:

Adaptive Re-Use Options Assessment for 119 W. Washington Street
(former Chicago & Northwestern Railroad depot)

AGENDA ITEM NUMBER: 5.A.

FILE NUMBER:

COMMITTEE AGENDA DATE: May 8, 2017

COUNCIL AGENDA DATE:

STAFF REVIEW: John D. Said **SIGNATURE**

APPROVED BY CITY ADMINISTRATOR: Michael Guttman **SIGNATURE**

ITEM SUMMARY:

In late 2016 the City received a grant from the Illinois Historic Preservation Agency to conduct an architectural assessment of the former train depot building located at 119 W. Washington Street. The assessment, once completed, will aid the City in determining a suitable way to renovate and incorporate the iconic building into the City's redevelopment plans for the West Washington Street area. City staff has contracted with Sharp Architects to complete the assessment.

At the February 13th Development Committee meeting the Committee provided City staff with possible adaptive re-use options for the building that centered around an open floor plan design for uses such as an indoor market, group gathering space, museum or performing arts space, or indoor space to support the many festivals the City holds every year.

At the March 13th Development Committee meeting the Committee discussed the consultant's assessment of the existing conditions of the building and narrowed down the re-use options to two, an open space meeting hall and a museum, so the consultant could provide a more comprehensive assessment based on the two uses selected.

Sharp Architects has completed the more comprehensive assessment of the two suggested uses, which is detailed in the attached assessment report. Both uses have pros and cons identified by the consultant. Some of the major issues relate to the desired level of improvement to the basement/crawl space, integrating the handicap accessible ramp with the exterior of the building and surrounding area, and the functionality of the interior based on the existing design of the building. Based on these factors and the others outlined in the assessment report the consultant recommends the City pursue the open space meeting hall design. City staff has identified some Building Code and site functionality concerns with the consultant's proposed floor plans and will be working with the consultant directly to address those concerns.

A representative from Sharp Architects will be present at the meeting to participate in the discussion and answer any questions.

ACTIONS PROPOSED:

Direction on one specific use (meeting hall vs. museum) so that the consultant may further refine the architectural assessment of the former train depot building located at 119 W. Washington Street.

COMMITTEE RECOMMENDATION:

PROGRAM COMPARISON:
MEETING HALL and MUSEUM
1869 Chicago & North Western Railroad Depot

Sharp Architects Inc. May 1, 2017

Per the direction provided by the Development Committee on March 13, 2017 we are enclosing concepts for two different types of occupancy use: Meeting Hall and Museum.

MEETING HALL:

The enclosed Concept A outlines one option for the build-out of this type of facility. Because of the long, narrow footprint of the building we have created two meeting room. The proportions of each meeting room shown in this design facilitates discussion and collaboration. Having two rooms available also will provide flexibility in programming and in the size of groups that will feel comfortable using the rooms.

Sheet A1.0 Meeting Hall Concept: We are proposing that the main entry to the building be located on the east side of the building. The concept shows re-establishing a door at the original locations. (Note: For this use, we might also suggest widening this opening to create a double door entry.) A large Entry Vestibule has been created to provide space for navigation and sign-in for events. Adjacent to the Entry are Men's and Women's Restrooms and Janitor Closet. A Storage Room is located along the west edge of the plan linking the two meeting rooms.

Note that for this scheme, we have assumed that the grade around the building is relatively flat. We have added a large terrace to the east of the building that could be used for public events such as exhibits, parties, or performance. We have shown a code-required 3'-6" guard rail around the terrace. We would recommend this if the difference in grade is greater than 1'-8" above the adjacent yard to the east. Currently this scheme shows the terrace 4'-0" above the adjacent grade. Because of this grade change the ramp required is 48 ft. long. As you can see in plan, the amount of real estate required is considerable.

Sheet A1.1 Banquet Seating Plan: The building could be used for small Receptions, though as discussed, the plan does not include a full commercial kitchen. The Banquet Seating Plan includes room for 40 guests in the North Meeting Room and 24 guests in the South Meeting Room.

Sheet A1.2 Lecture Hall Seating Plan: Alternatively, the rooms could be set up for lectures or seminars as shown in the Lecture Hall Seating Plan. This plan describes seating for 48 attendees in the North Meeting Room and 18 attendees in the South Meeting Room.

Sheet A2.0 – A2.2 Exterior Elevations: The basic concept of the exterior elevations is to restore the exterior openings of the building. We would propose new single-hung, aluminum clad wood windows with mullions similar to the original historic windows. However, we are not recommending

that all of the door locations be replicated. Instead, we would insert windows at most of these former door locations.

As noted earlier, this scheme is showing the grade approximately 4'-0" below the finished first floor of the building. This elevation change will necessitate stairs railings along the Terrace on sheet A2.0 and landing at the emergency exit from the North Meeting Room as shown on A2.1. (Railings are shown generically. Style and detail to be determined.)

Sheet A3.1 Perspective Views: We have chosen two views of the building the first from northwest of the building and the second from the southeast. New windows march around the entire building. Door openings are capped with an arched transom window.

It is apparent in Perspective 2 from the Southeast, that the railings required for both stairs and ramp are making a large impact upon the building. Site design will be key to this project in reducing the amount of railing required.

Crawl Space: Although not yet documented on these plans, we would recommend cleaning out the existing crawl space and providing a 2" concrete slurry slab throughout after structure remediation is completed. Mechanical equipment and utilities would be located in this crawl space. Access to the Crawl Space would be gained via a hatch and ladder in the Storage Room.

➔ **CONCERNS:**

1. **Catering / Serving Space:** The current design has very little space for catering events. We have shown a counter and cabinetry in the North Meeting Room. This could be replicated in the South Meeting Room as well, though it would be reduce the amount of seating available.
2. **Sufficient Meeting Space:** This plan could be modified to allow for more meeting room space. We would do this by tucking the Janitor Closet behind the Women's Restroom. This would provide 20% more floor area for the South Meeting Room but would eliminate shared Storage.

MUSEUM:

Concept B lays out opportunities for a museum for the historic train depot.

Sheet B1.0 Meeting Hall Concept: In this scheme we have pushed the Restrooms to the east wall of the building. Entry is located at the same location with double doors leading to the actual museum space. Visitors would be greeted by staff at the Reception Desk where tickets or donations would be collected.

We have assumed for this concept that the grade east of the building is able to be built up to the extent that railings are not required around the Terrace. This will allow for better sightlines should the Terrace be used for performances. We have also set the Terrace further north which allows us to use the distance along the building for the ramp. We've expanded the Terrace space and moved the exterior stairs to the east in this scheme.

Behind the Reception desk we have shown a set of Stairs. The intent is that Storage for the museum would be located in the Basement. The Crawl Space would need to be excavated to increase the head height to at least 6'.

Sheet B1.1 Museum Gallery Option 1 Plan: One of the concerns with using this building as a museum is the lack of actual wall space. Without further input on what types of items would be exhibited, it is

difficult to evaluate if this is a concern. Option 1 lays out the simple addition of two long walls down the center of each space to provide additional wall space. These walls could be temporary or moveable, but they would require bracing to the ceiling.

Sheet B1.2 Museum Gallery Option 2 Plan: Alternatively, the wall space of the Galleries could be expanded by free-form, moveable partitions that could be reconfigured to meet the needs of the current artist or exhibition.

Sheet B2.0 – B2.2 Exterior Elevations: Similar to the previous scheme we are proposing new single-hung, aluminum clad wood windows with mullions similar to the original historic windows.

The raised grade elevation on the east side of the building has a profound impact upon the building, with no railing required around the Terrace.

Sheet B3.1 Perspective Views: Comparing the two schemes we see the difference in the ramp and railing design on the building.

Basement: Although not yet documented on these plans, we feel strongly that if this building is to truly operate as a museum the existing Crawl Space will need to be expanded to provide adequate storage for the museum. Excavation and re-support of the existing building could prove to be cost-prohibitive.

Mechanical equipment and utilities would be located in this newly excavated Basement. Access would be gained via the stairs behind Reception.

➔ **CONCERNS:**

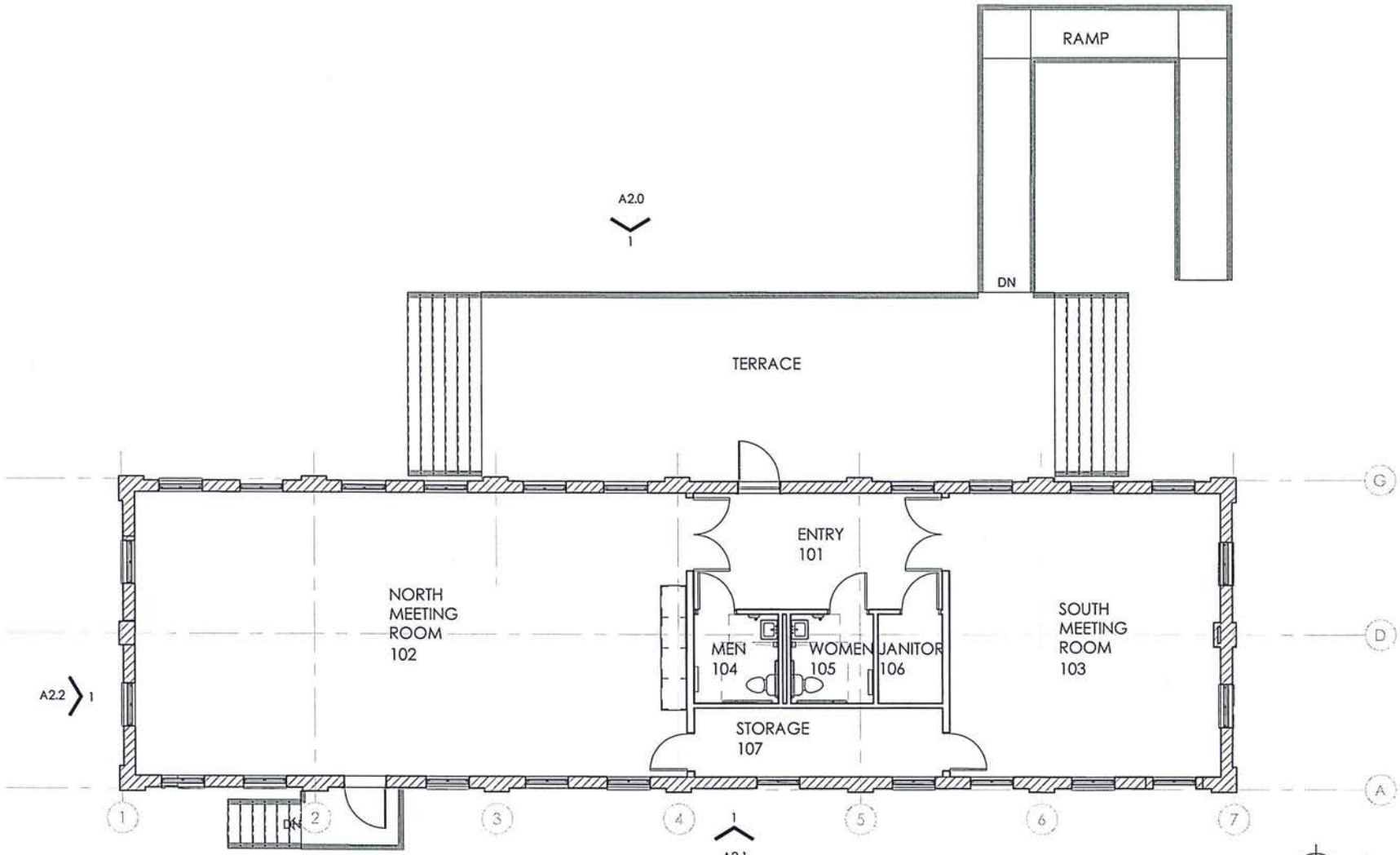
1. **Storage:** As mentioned above we did not dedicate any space on the first floor for museum storage. It is possible that first floor space might be devoted to Storage, but with the windows wrapping around the entire building, we did not feel that this was appropriate.

2. **Office Space:** Another program item which should be considered is enclosed office space. This would need to be located on the first floor as the Basement level would not be handicapped accessible.

SUMMARY:

The historic 1869 Depot is a lovely building which can be revitalized with care and commitment. The building is unique due to its Italianate detailing and the windows which once wrapped around the entire building. The site concepts for the property show this building fronting all four cardinal directions. Each elevation is a 'front' elevation. This creates a challenge in where to place enclosed rooms within the building.

Between the two occupancy use types we believe that the meeting room use is the most promising because there is insufficient support space for the museum. There are features of each plan which we like and to some extent we can 'mix and match' our favorites as we develop the final concept scheme for pricing purposes. We look forward to hearing input from staff and from the Development Committee.



A1.0 MEETING HALL CONCEPT

N

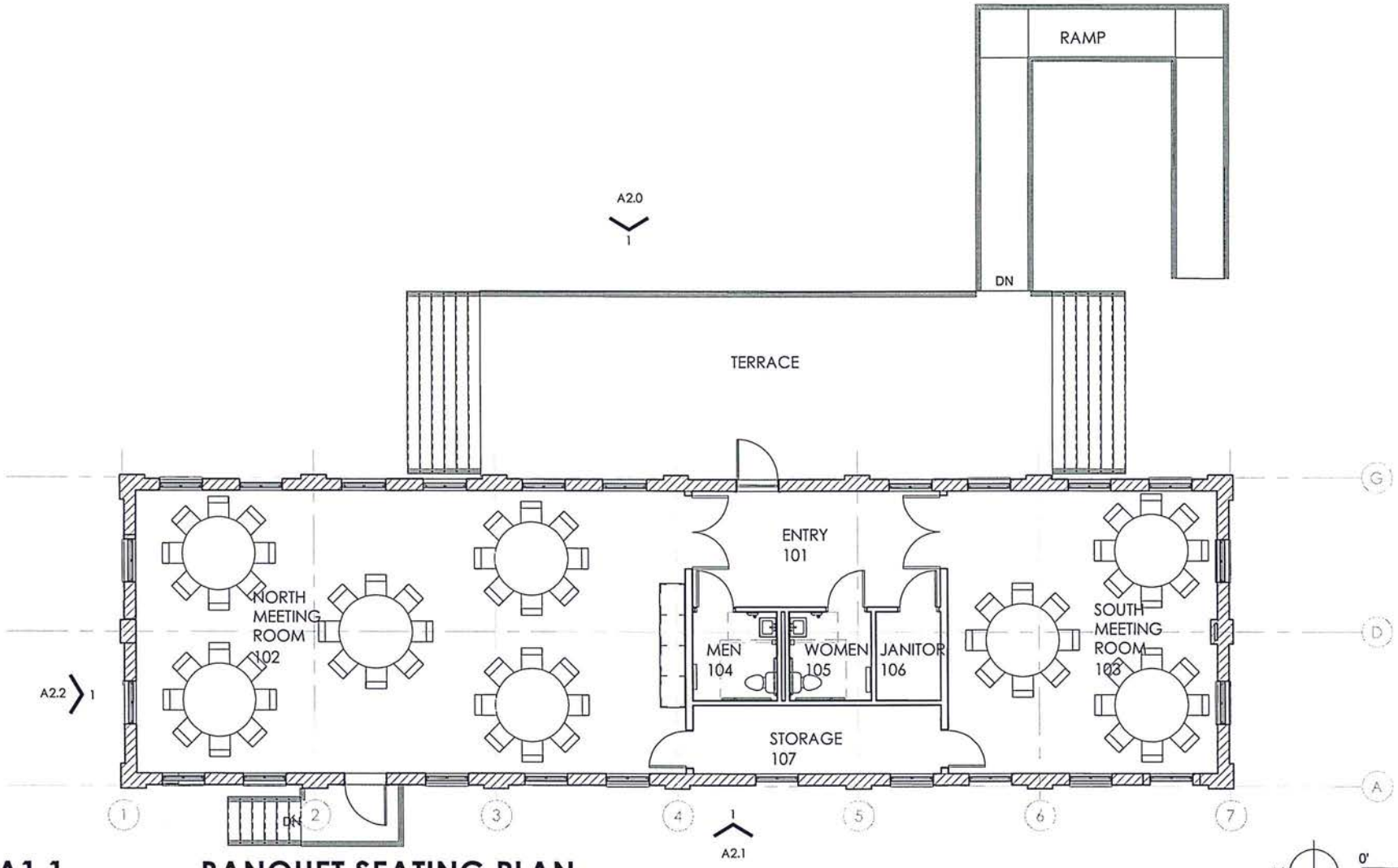
0' 4' 8' 16'

1869 WEST CHICAGO TRAIN DEPOT

WEST CHICAGO, ILLINOIS

05-01-2017

■ SHARP ARCHITECTS INC. ■ 421 GROVE STREET ■ DEKALB, IL 60115 ■ 815-517-1050 ■ WWW.SHARPARCHITECTSINC.COM ■



A1.1 BANQUET SEATING PLAN

N

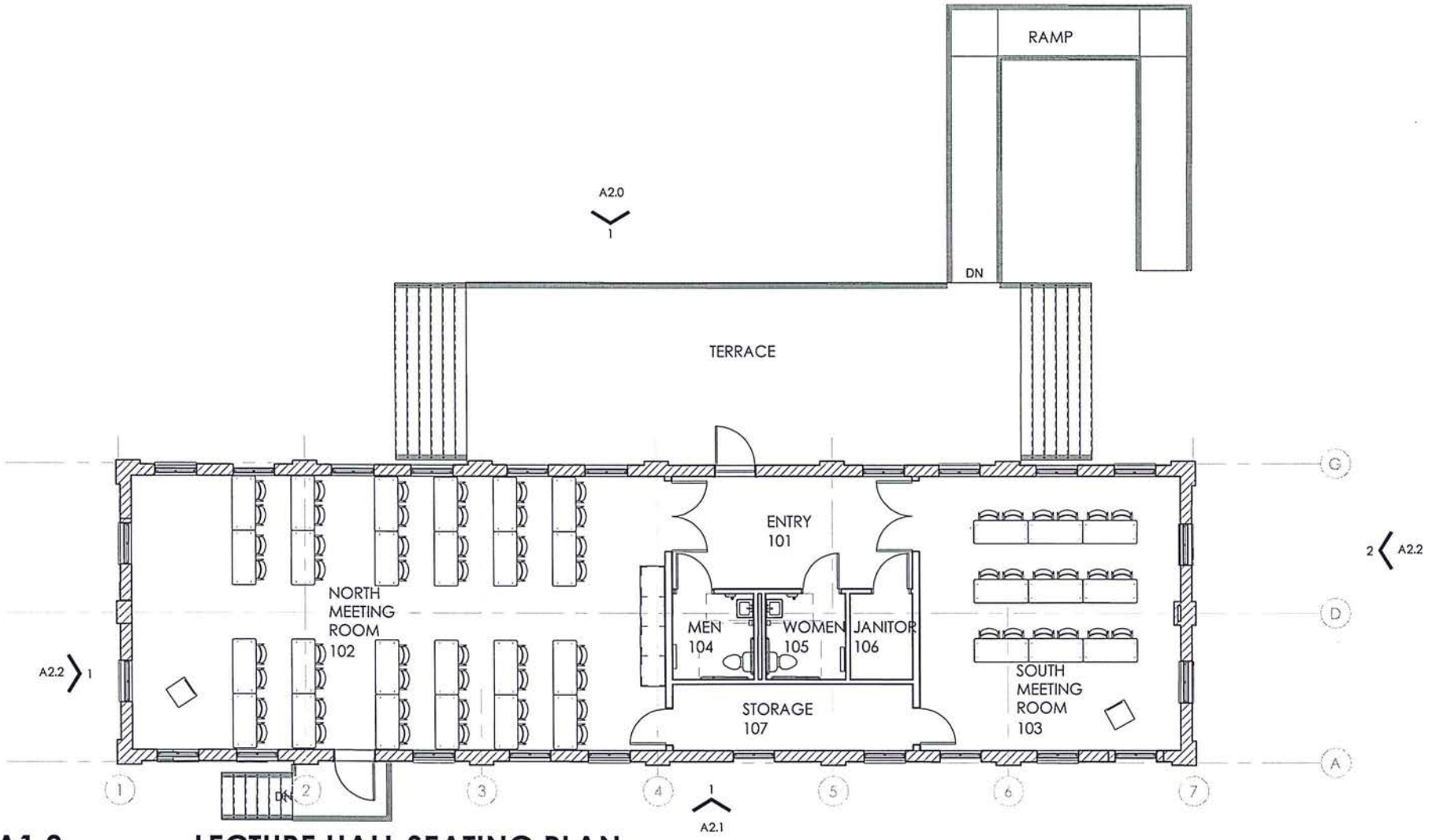
0' 4' 8' 16'

1869 WEST CHICAGO TRAIN DEPOT

WEST CHICAGO, ILLINOIS

05-01-2017

■ SHARP ARCHITECTS INC. ■ 421 GROVE STREET ■ DEKALB, IL 60115 ■ 815-517-1050 ■ WWW.SHARPARCHITECTSINC.COM ■



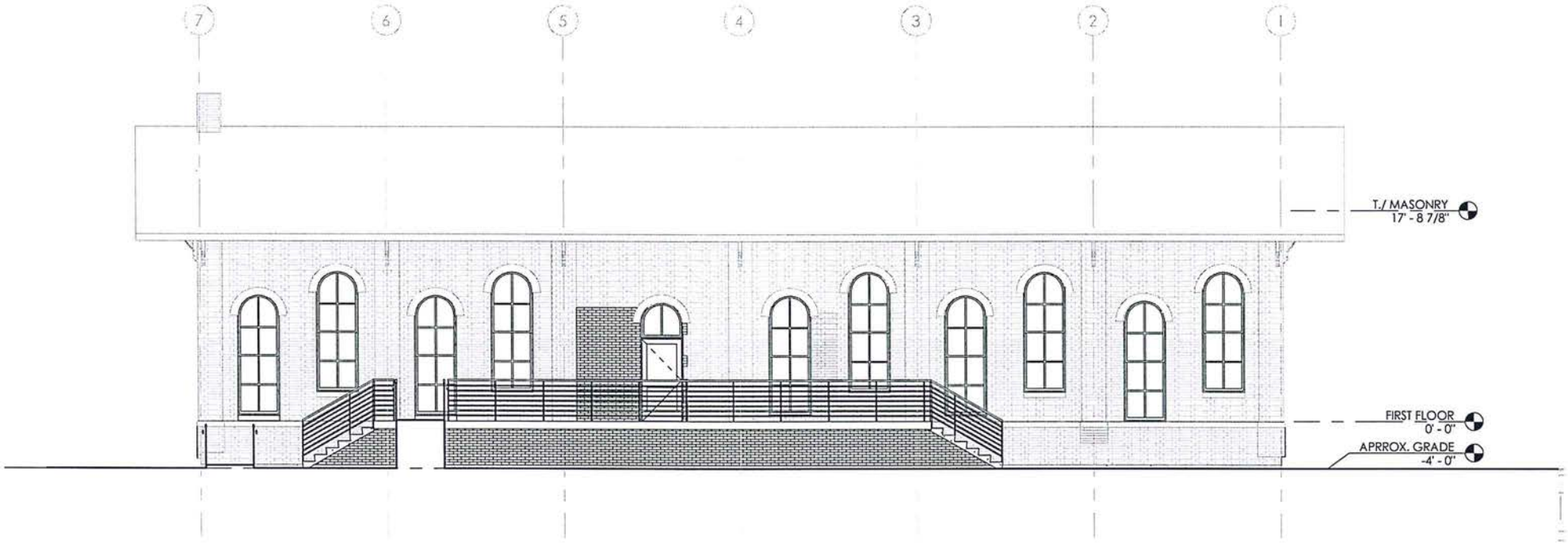
A1.2 LECTURE HALL SEATING PLAN

1869 WEST CHICAGO TRAIN DEPOT

WEST CHICAGO, ILLINOIS

05-01-2017

■ SHARP ARCHITECTS INC. ■ 421 GROVE STREET ■ DEKALB, IL 60115 ■ 815-517-1050 ■ WWW.SHARPARCHITECTSINC.COM ■



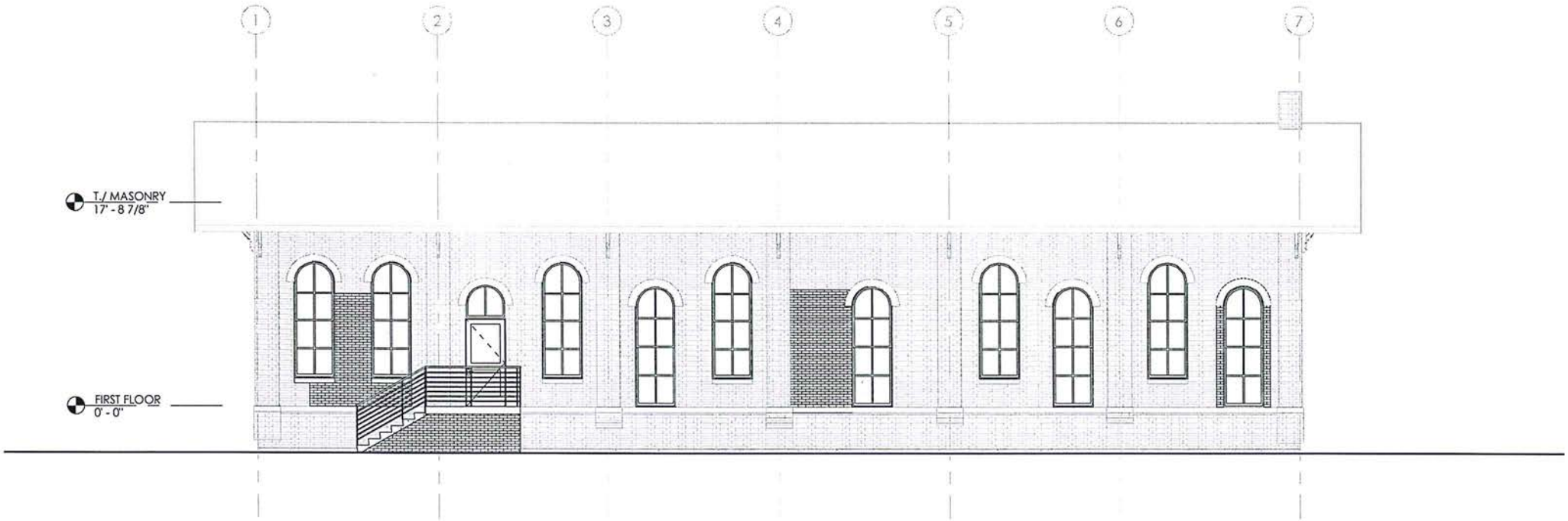
A2.0 EAST CONCEPT ELEVATION

1869 WEST CHICAGO TRAIN DEPOT

WEST CHICAGO, ILLINOIS

05-01-2017

■ SHARP ARCHITECTS INC. ■ 421 GROVE STREET ■ DEKALB, IL 60115 ■ 815-517-1050 ■ WWW.SHARPARCHITECTSINC.COM ■



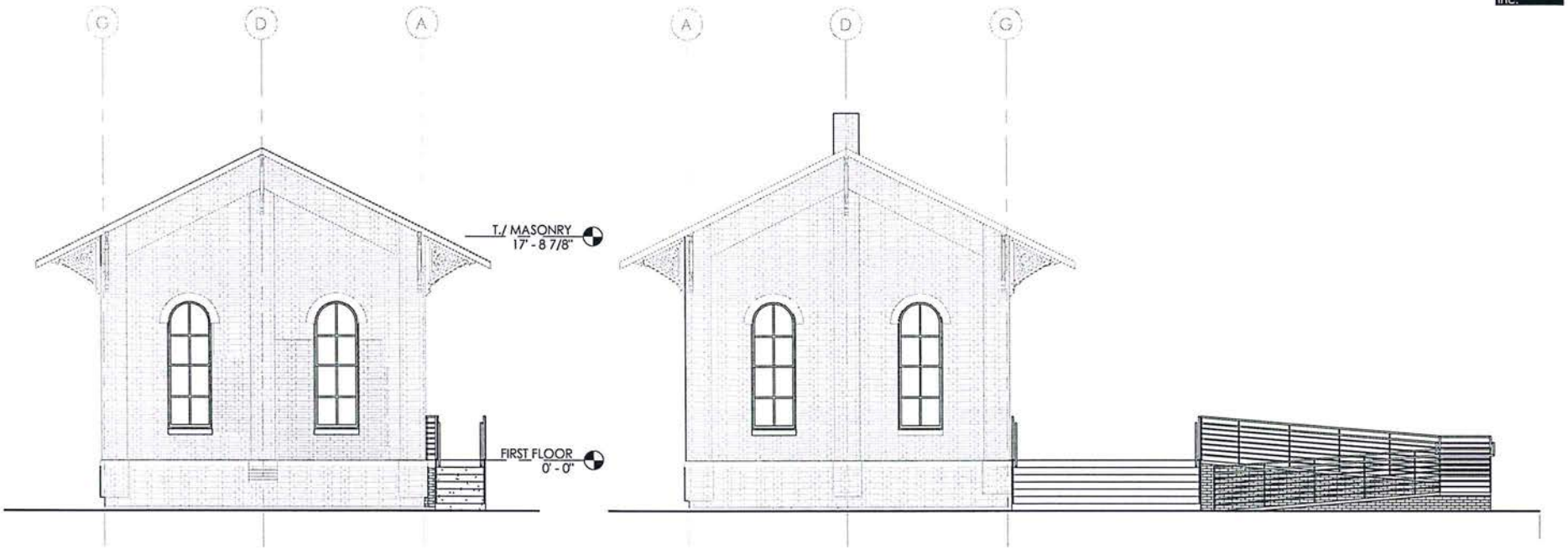
A2.1 WEST CONCEPT ELEVATION

1869 WEST CHICAGO TRAIN DEPOT

WEST CHICAGO, ILLINOIS

05-01-2017

■ SHARP ARCHITECTS INC. ■ 421 GROVE STREET ■ DEKALB, IL 60115 ■ 815-517-1050 ■ WWW.SHARPARCHITECTSINC.COM ■



1 CONCEPTUAL NORTH ELEVATION
1/8" = 1'-0"

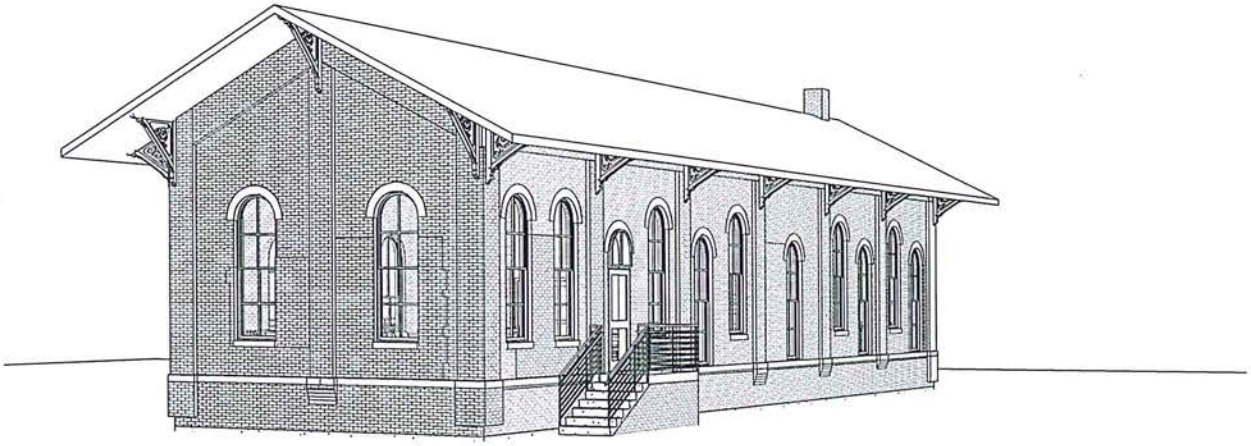
2 CONCEPTUAL SOUTH ELEVATION
1/8" = 1'-0"

A2.2 NORTH & SOUTH CONCEPT ELEVATIONS

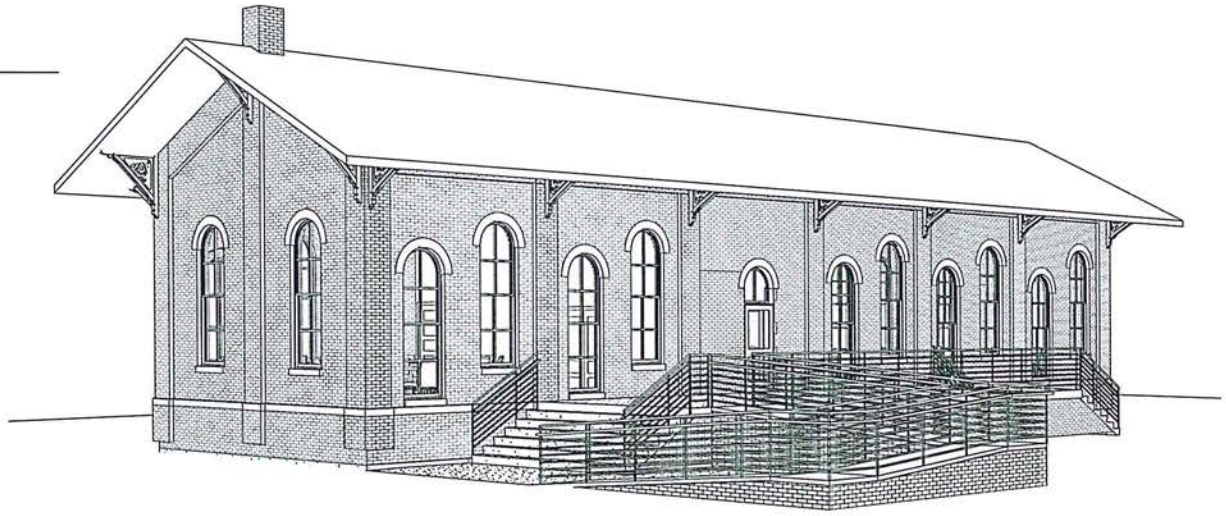
1869 WEST CHICAGO TRAIN DEPOT
WEST CHICAGO, ILLINOIS

05-01-2017

■ SHARP ARCHITECTS INC. ■ 421 GROVE STREET ■ DEKALB, IL 60115 ■ 815-517-1050 ■ WWW.SHARPARCHITECTSINC.COM ■



1 PERSPECTIVE FROM NORTHWEST



2 PERSPECTIVE FROM SOUTHEAST

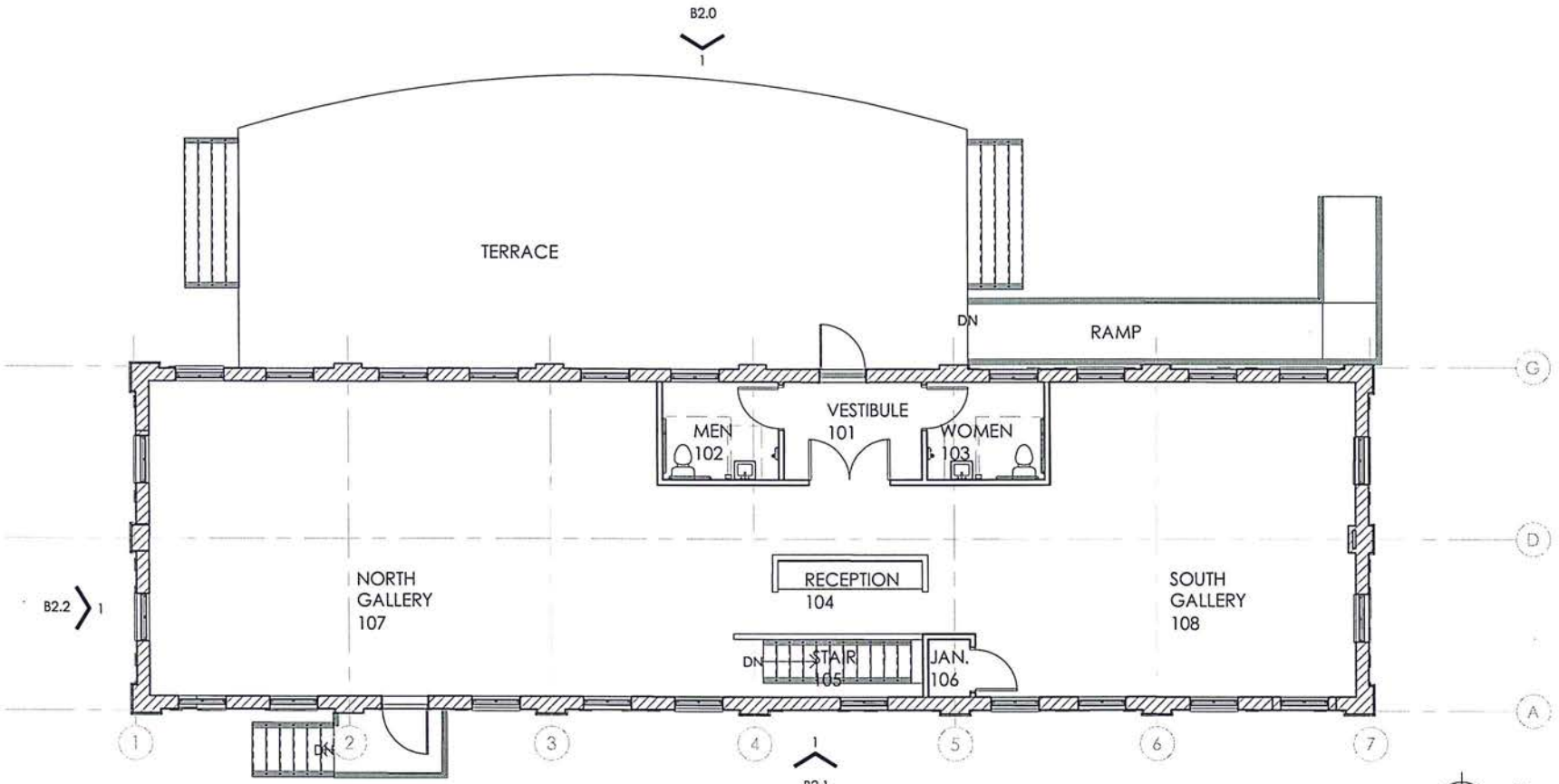
A3.1 PERSPECTIVE VIEWS

1869 WEST CHICAGO TRAIN DEPOT

WEST CHICAGO, ILLINOIS

05-01-2017

■ SHARP ARCHITECTS INC. ■ 421 GROVE STREET ■ DEKALB, IL 60115 ■ 815-517-1050 ■ WWW.SHARPARCHITECTSINC.COM ■



B1.0 MUSEUM CONCEPT

N

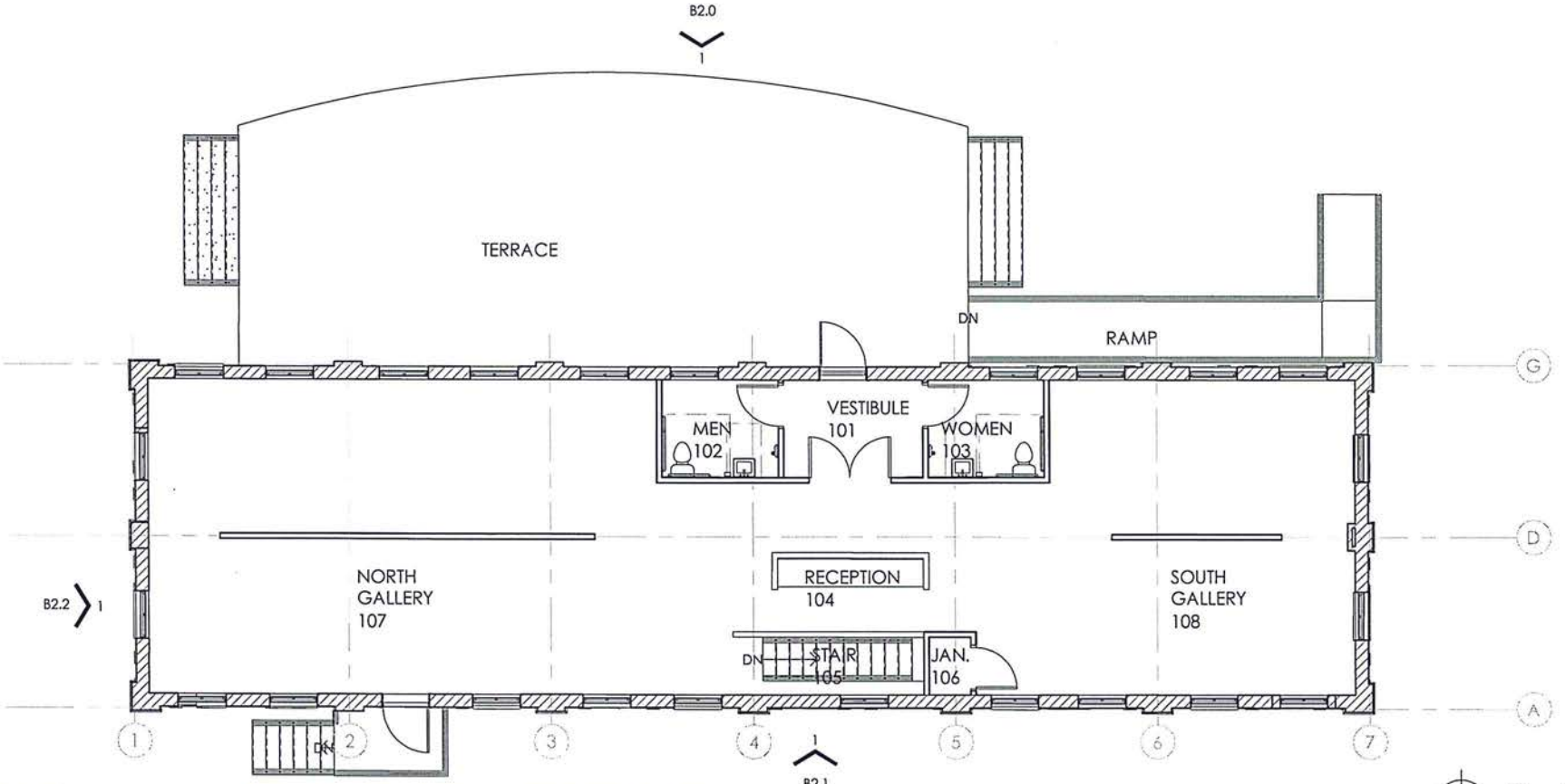
0' 4' 8' 16'

1869 WEST CHICAGO TRAIN DEPOT

WEST CHICAGO, ILLINOIS

05-01-2017

■ SHARP ARCHITECTS INC. ■ 421 GROVE STREET ■ DEKALB, IL 60115 ■ 815-517-1050 ■ WWW.SHARPARCHITECTSINC.COM ■



B1.1 MUSEUM GALLERY OPTION 1 PLAN

N

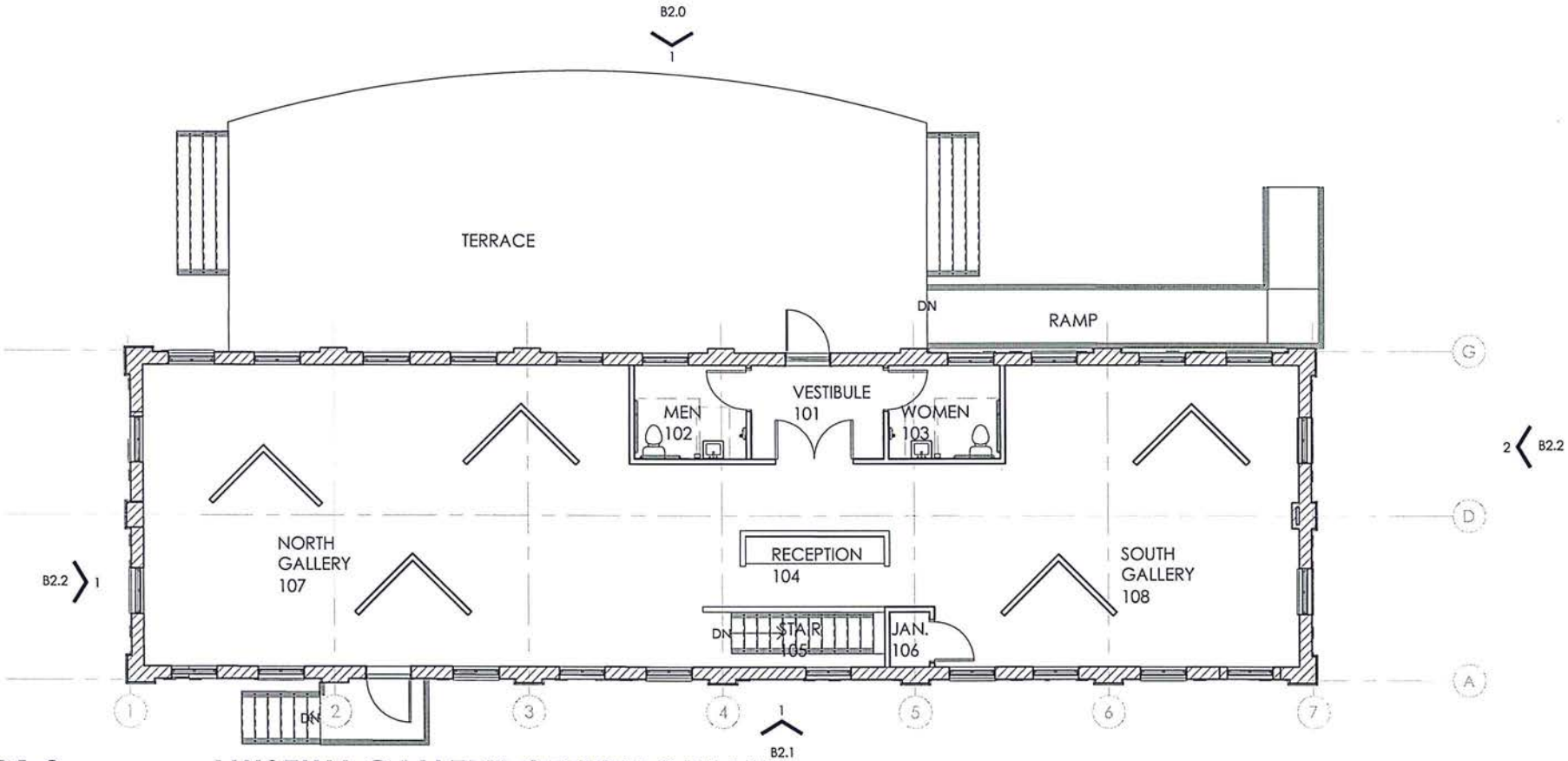
0' 4' 8' 16'

1869 WEST CHICAGO TRAIN DEPOT

WEST CHICAGO, ILLINOIS

05-01-2017

■ SHARP ARCHITECTS INC. ■ 421 GROVE STREET ■ DEKALB, IL 60115 ■ 815-517-1050 ■ WWW.SHARPARCHITECTSINC.COM ■



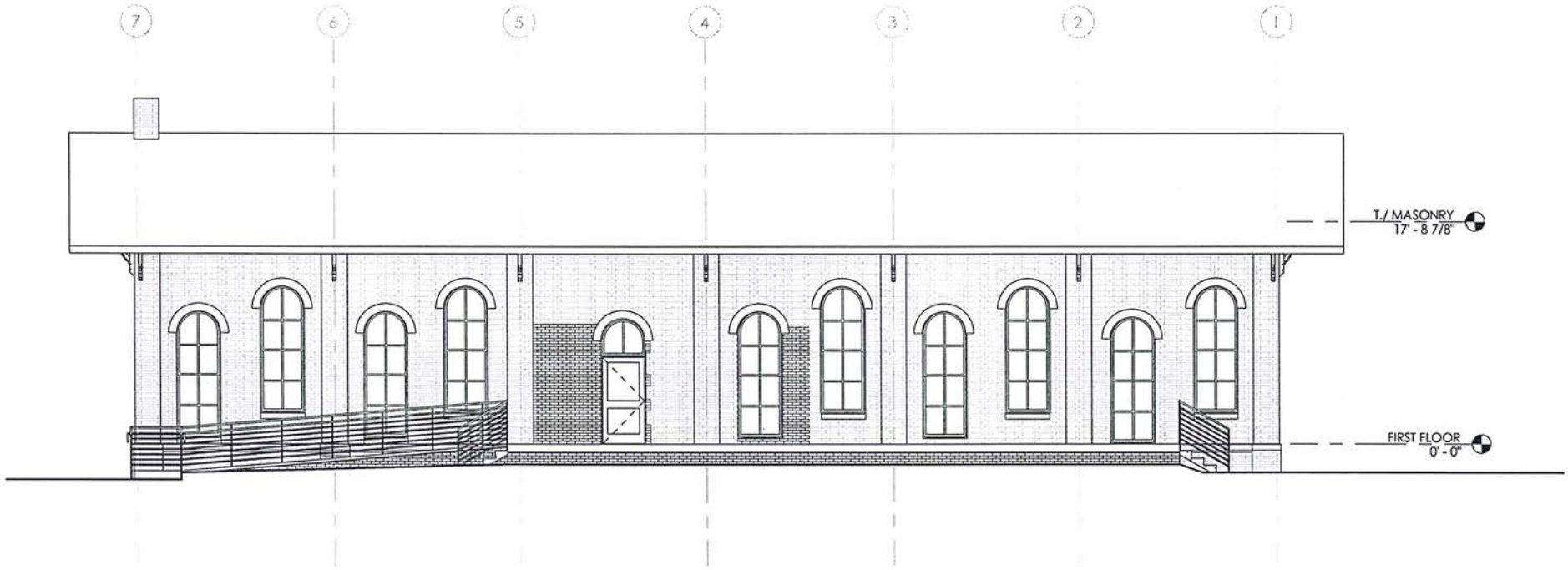
B1.2 MUSEUM GALLERY OPTION 2 PLAN

1869 WEST CHICAGO TRAIN DEPOT

WEST CHICAGO, ILLINOIS

05-01-2017

■ SHARP ARCHITECTS INC. ■ 421 GROVE STREET ■ DEKALB, IL 60115 ■ 815-517-1050 ■ WWW.SHARPARCHITECTSINC.COM ■



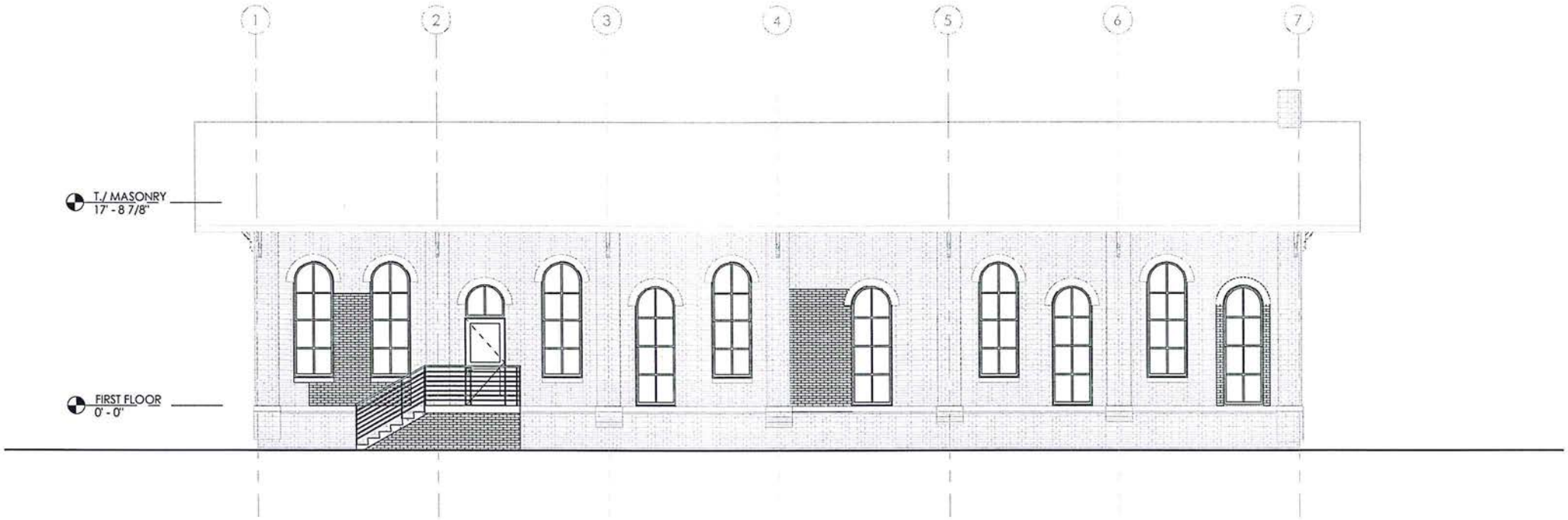
B2.0 EAST CONCEPT ELEVATION

1869 WEST CHICAGO TRAIN DEPOT

WEST CHICAGO, ILLINOIS

05-01-2017

■ SHARP ARCHITECTS INC. ■ 421 GROVE STREET ■ DEKALB, IL 60115 ■ 815-517-1050 ■ WWW.SHARPARCHITECTSINC.COM ■



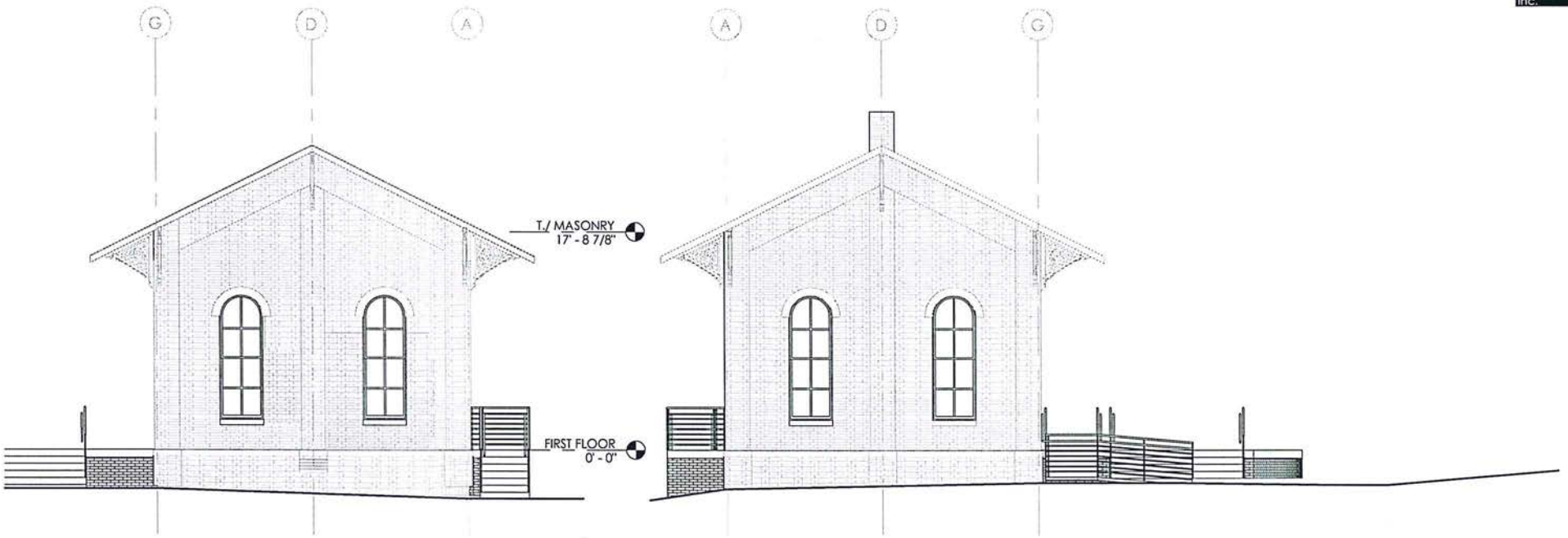
B2.1 WEST CONCEPT ELEVATION

1869 WEST CHICAGO TRAIN DEPOT

WEST CHICAGO, ILLINOIS

05-01-2017

■ SHARP ARCHITECTS INC. ■ 421 GROVE STREET ■ DEKALB, IL 60115 ■ 815-517-1050 ■ WWW.SHARPARCHITECTSINC.COM ■



1 CONCEPTUAL NORTH ELEVATION
1/8" = 1'-0"

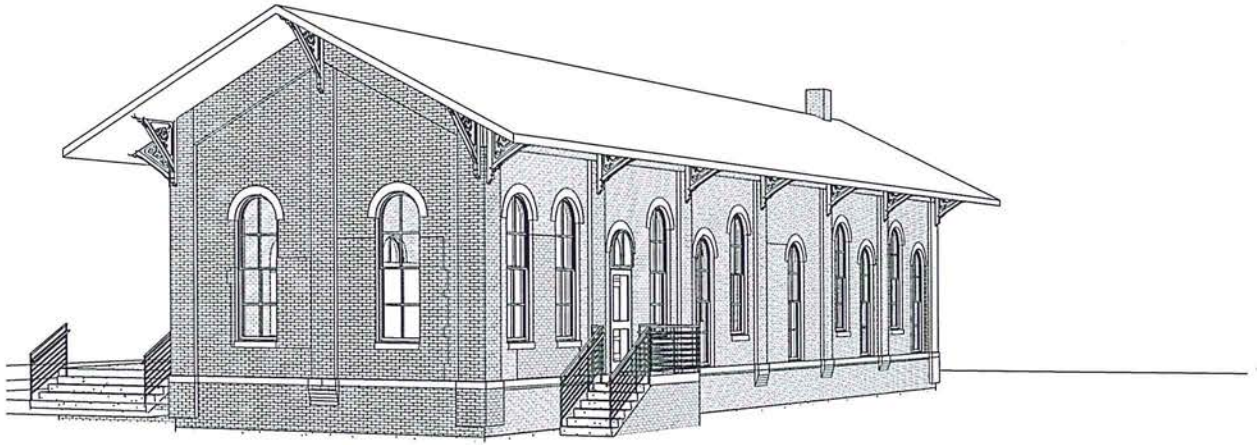
2 CONCEPTUAL SOUTH ELEVATION
1/8" = 1'-0"

B2.2 NORTH & SOUTH CONCEPT ELEVATIONS

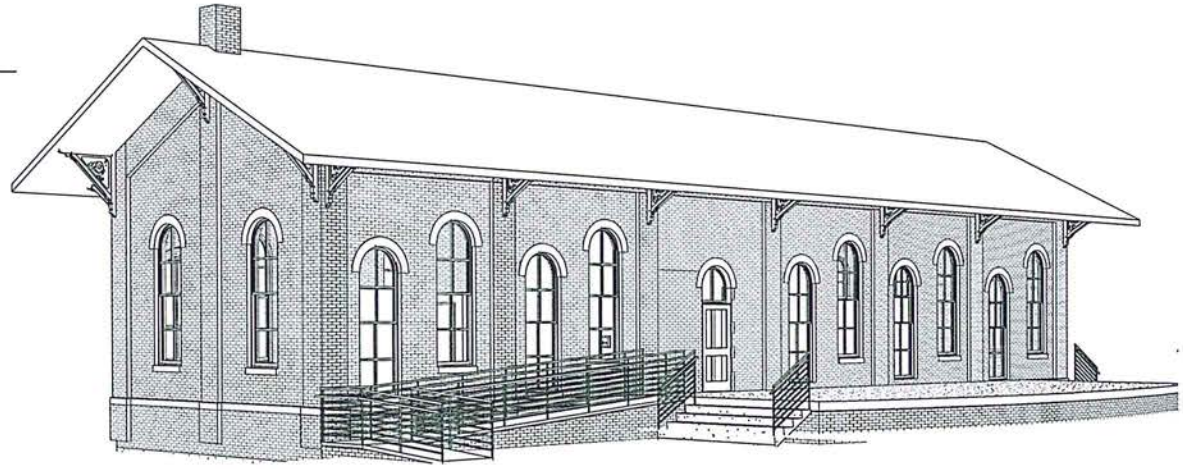
1869 WEST CHICAGO TRAIN DEPOT
WEST CHICAGO, ILLINOIS

05-01-2017

■ SHARP ARCHITECTS INC. ■ 421 GROVE STREET ■ DEKALB, IL 60115 ■ 815-517-1050 ■ WWW.SHARPARCHITECTSINC.COM ■



1 PERSPECTIVE FROM NORTH WEST



2 PERSPECTIVE FROM SOUTH EAST

B3.1 PERSPECTIVE VIEWS

1869 WEST CHICAGO TRAIN DEPOT

WEST CHICAGO, ILLINOIS

05-01-2017

■ SHARP ARCHITECTS INC. ■ 421 GROVE STREET ■ DEKALB, IL 60115 ■ 815-517-1050 ■ WWW.SHARPARCHITECTSINC.COM ■

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE
AGENDA ITEM SUMMARY

ITEM TITLE:

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

AGENDA ITEM NUMBER: 5.B.

FILE NUMBER:

COMMITTEE AGENDA DATE: May 8, 2017

COUNCIL AGENDA DATE:

STAFF REVIEW: John D. Said **SIGNATURE** JDS

APPROVED BY CITY ADMINISTRATOR: Michael Guttman **SIGNATURE**

ITEM SUMMARY:

The owner of Forming America, LTD., James Langkamp, received approval of his original special use permit for an outside storage yard in August of 2007. That special use permit approval entailed several site improvements to be completed by specific dates. Mr. Langkamp did not meet many of those original completion deadlines, mostly relating to paving the existing gravel storage yard, which necessitated a first amendment to the special use permit to adopt new completion deadlines. The first amendment was approved in December of 2011. Mr. Langkamp failed to meet the revised site improvement completion deadlines established in the first amendment to his special use permit, and a second amendment was approved in July of 2014 establishing a revised set of compliance deadlines. Mr. Langkamp failed to meet the revised site improvement completion deadlines established in the second amendment to his special use permit, and a third amendment was approved in August of 2016 establishing a revised set of compliance deadlines. The third amendment ordinance with the revised completion deadlines is attached for your review. All of the special use ordinances require the owner to provide bi-annual progress reports to the Development Committee. The last progress report was presented to the Development Committee in August of 2016 along with the third amendment to the special use permit.

Mr. Langkamp is currently in compliance with the most recently approved site improvement completion deadlines. Specifically, paving zones 1-4 are complete as required. Paving zones 5-7 are required to be completed by October 31, 2017. Mr. Langkamp has indicated to City staff that he anticipates compliance with the October 2017 completion deadline during the upcoming construction season, but has yet to obtain the required building permit first needed to complete the required paving improvements. Mr. Langkamp also desires to erect the 7,800 square foot covered storage yard area identified on the approved Paving & Layout Plan (attached as Exhibit C of the Ordinance) in 2017 pending issuance of the required building permit. Erection of this structure is not part of the conditions of approval associated with the special use permit though.

Several clusters of bushes located on the outside of the storage yard fence along Prince Crossing Road died off during this past winter and Mr. Langkamp has been notified by City staff that this dead landscaping must be replaced in compliance with the approved landscape plan during the 2017 growing season.

Mr. Langkamp has several minor non-compliant items with respect to the conditions established in the special use permit that he has been made aware of by City staff and will correct immediately. Those non-compliant items include obtaining final inspection approval from City staff for the zones 1-4 paving improvements (all pre-pour inspections were completed as required), a car parked for sale in the southernmost site entrance to Prince Crossing Road, a boat being stored in the rear (west) portion of the storage yard, vehicles parked in the designated drive aisles around the buildings, and failure to maintain adequate fire lanes throughout the storage yard.

Mr. Langkamp has recently acquired the 3.5 acre undeveloped parcel immediately to the north of his facility. His short term intentions are to use this land to spread out the clay stockpile currently situated in paving zone 8 that was created from the construction of his stormwater detention basin on-site. His long term intentions, once all of the conditions are met with the current special use permit, are to apply for a fourth amendment to his special use permit to expand his storage yard and business operations onto this parcel.

ACTIONS PROPOSED:

Review of Forming America's current site improvement completion status.

COMMITTEE RECOMMENDATION:

CITY OF WEST CHICAGO

ORDINANCE NO. 16-O-0019

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

ADOPTED BY THE
CITY COUNCIL
OF THE
CITY OF WEST CHICAGO
April 18, 2016

Published in pamphlet form by the authority of the City Council of the City of West Chicago, DuPage County, Illinois, on the 19th day of April 2016.

ORDINANCE NO. 16-O-0019

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

WHEREAS, on or about March 16, 2016, James Langkamp of Forming America, LTD. (the "APPLICANT"), filed an application for a third amendment to the previously approved special use permit for an outside storage yard, with respect to the property legally described on Exhibit "A" attached hereto and incorporated herein (the "SUBJECT REALTY"); and,

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

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

WHEREAS, the corporate authorities of the City of West Chicago granted a second amendment to the special use by Ordinance 14-O-0023 on July 21, 2014; and,

WHEREAS, Notice of Public Hearing on said application was published in the Daily Herald on or about March 21, 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 April 5, 2016, 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.16-RC-0007, 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 third amendment to the special use permit for an outside storage yard in conformance with Section 5.5 and Section 11.2-4 (T) of the Zoning Ordinance is hereby granted on the SUBJECT REALTY, subject to the following conditions:

1. The APPLICANT shall only utilize those areas of the SUBJECT REALTY for outside storage that have been improved according to the approved Site and Engineering Plans.

2. The buildings and the storage yard on the SUBJECT REALTY shall only be utilized by Forming America, LTD. or its successors.

3. The storage yard shall only contain items that are directly related to the operation of the business occupying the SUBJECT REALTY.

4. No items stored within the storage yard on the SUBJECT REALTY, other than vehicles, shall exceed the height of the storage yard fence such that they are visible from Prince Crossing Road.

5. No outside storage on the SUBJECT REALTY shall block, hinder, restrict, or render unusable any required parking spaces or fire lanes.

6. The landscaping on the SUBJECT REALTY shall be installed and maintained in compliance with the Landscape Plan prepared by Flamingo Landscape, Inc., consisting of one (1) sheet dated July 25, 2007, attached as Exhibit "C" of Ordinance 07-O-0049. All landscaping on the SUBJECT REALTY located within ten (10') feet of the perimeter of any proposed parking lot or storage yard pavement improvements shall be installed within thirty (30) days after the installation of the adjacent parking lot or storage yard pavement improvements.

7. The APPLICANT shall submit revised as-built plans within three (3) months of the completion of each phase of the paving and City staff approval shall be obtained within eight (8) months of the revised submittal.

8. The APPLICANT shall have all outside storage on the SUBJECT REALTY on a paved surface within one (1) year of the completion of the Phase I and II paving.

9. The SUBJECT REALTY shall be developed in substantial compliance with the Paving & Layout Plan prepared by Webster, McGrath & Ahlberg, LTD., dated September 29, 2014, consisting of a final revision date of January 14, 2015 and in compliance with the pavement improvement completion deadlines identified on the 2016 Paving Plan - Yearly Completion Dates chart, copies of which are attached hereto as Exhibit "C", which is, by this reference, incorporated herein.

10. The APPLICANT shall provide bi-annual progress reports in person to the City's Development Committee verifying the status of the SUBJECT REALTY compliance with the 10 conditions and restrictions set forth herein. The APPLICANT shall provide said progress reports until such time that all conditions have been satisfactorily met and the SUBJECT REALTY has been brought into compliance.

11. Within ninety (90) days of the approval of this Ordinance, the APPLICANT shall provide a letter of credit or other financial guarantee acceptable to the City in the amount of no less than one-hundred and fifty thousand dollars and no cents ($100,000.00) for not less than two (2) years, or until all phases of paving are completed and approved by the City for the SUBJECT REALTY, whichever occurs last.

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 18th day of April 2016.

Alderman L. Chassee	aye	Alderman J. Beifuss	absent
VACANT – Ward 2		Alderman J. Sheahan	aye
Alderman L. Grodoski	aye	Alderman A. Hallett	aye
Alderman S. Dimas	aye	Alderman M. Ferguson	aye
Alderman J.C. Smith, Jr.	aye	Alderman K. Meissner	absent
Alderman M. Edwalds	aye	Alderman R. Stout	aye
Alderman J.F. Banas	aye	Alderman N. Ligino-Kubinski	aye

APPROVED as to form: _____
City Attorney

APPROVED this 18th day of April 2016.

_____
Mayor, Ruben Pineda

ATTEST:

_____
City Clerk, Nancy M. Smith

PUBLISHED: 4/19/16

EXHIBIT "A"

LEGAL DESCRIPTION

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

P.I.N.: 01-34-403-003.

EXHIBIT "B"

RECOMMENDATION # 16-RC-0007

TO: The Honorable Mayor and City Council

SUBJECT: PC 16-07
Special use amendment for an outside storage yard
1200 N. Prince Crossing Road
Forming America, LTD.

DATE: April 5, 2016

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

RECOMMENDATION

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

1. The applicant shall only utilize those areas of the subject realty for outside storage that have been improved according to the approved Site and Engineering Plans.

2. The buildings and the storage yard on the subject realty shall only be utilized by Forming America, LTD. or its successors.

3. The storage yard shall only contain items that are directly related to the operation of the business occupying the subject realty.

4. No items stored within the storage yard on the subject realty, other than vehicles, shall exceed the height of the storage yard fence such that they are visible from Prince Crossing Road.

5. No outside storage on the subject realty shall block, hinder, restrict, or render unusable any required parking spaces or fire lanes.

6. The landscaping on the subject realty shall be installed and maintained in compliance with the Landscape Plan prepared by Flamingo Landscape, Inc., consisting of one (1) sheet dated July 25, 2007, attached as Exhibit "C" of Ordinance 07-O-0049. All landscaping on the subject realty located within ten (10') feet of the perimeter of any proposed parking lot or storage yard pavement improvements shall be installed within thirty (30) days after the installation of the adjacent parking lot or storage yard pavement improvements.

7. The applicant shall submit revised as-built plans within three (3) months of the completion of each phase of the paving and City staff approval shall be obtained within eight (8) months of the revised submittal.

8. The applicant shall have all outside storage on the subject realty on a paved surface within one (1) year of the completion of the Phase I and II paving.

9. The subject realty shall be developed in substantial compliance with the Paving & Layout Plan prepared by Webster, McGrath & Ahlberg, LTD., dated September 29, 2014, consisting of a final revision date of January 14, 2015 and in compliance with the pavement improvement completion deadlines identified on the 2016 Paving Plan - Yearly Completion Dates chart.

10. The petitioner shall provide bi-annual progress reports in person to the City's Development Committee verifying the status of the subject realty's compliance with the 10 conditions and restrictions set forth herein. The petitioner shall provide said progress reports until such time that all conditions have been satisfactorily met and the subject realty has been brought into compliance.

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

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

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

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

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

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

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

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

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

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

Respectfully submitted,

Barbara Laimins
Chairman

VOTE:

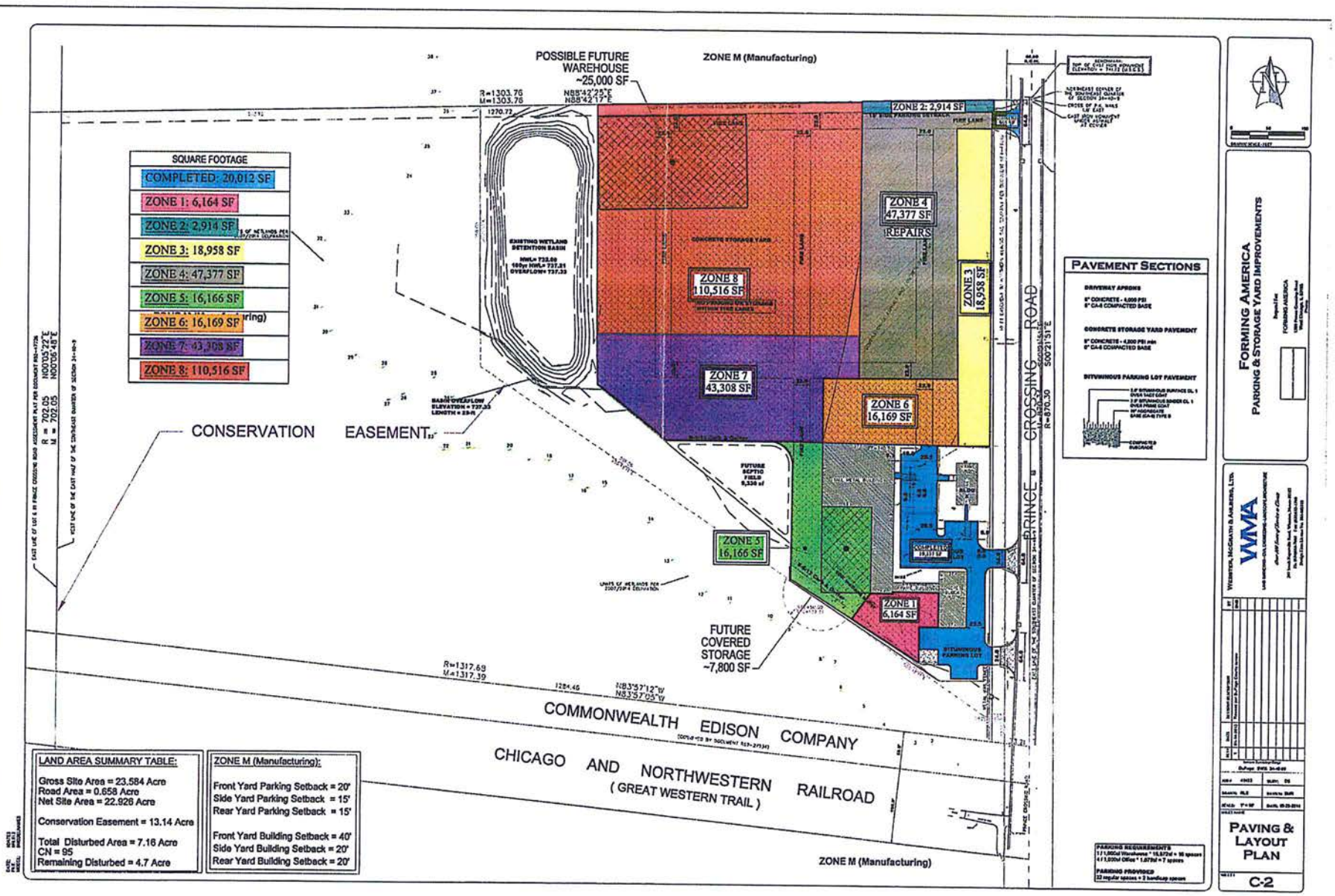
For	Against	Abstain	Absent
D. Kasprak			S. Hale
R. Mireault			D. Faught
B. Liamins			
C. Dettmann			
M. Schafer			

EXHIBIT "C"

(insert Paving & Layout Plan and the 2016 Paving Plan - Yearly Completion Dates chart here)

2016 Paving Plan - Yearly Completion Dates

Zone	To be completed by	Bi-Annual Progress Reports
Zone 1 Zone 2 Zone 3 Zone 4	October 31, 2016	May 2016 Progress Report November 2016 Progress Report
Zone 5 Zone 6 Zone 7	October 31, 2017	May 2017 Progress Report November 2017 Progress Report
Zone 8	September 30, 2018	May 2018 Progress Report November 2018 Progress Report


POSSIBLE FUTURE WAREHOUSE ~25,000 SF
ZONE M (Manufacturing)
SQUARE FOOTAGE
COMPLETED: 20,012 SF
ZONE 1: 6,164 SF
ZONE 2: 2,914 SF
ZONE 3: 18,958 SF
ZONE 4: 47,377 SF
ZONE 5: 16,166 SF
ZONE 6: 16,169 SF
ZONE 7: 43,308 SF
ZONE 8: 110,516 SF
ZONE 2: 2,914 SF
ZONE 4 47,377 SF REPAIRS
ZONE 8 110,516 SF
ZONE 3 18,958 SF
ZONE 7 43,308 SF
ZONE 6 16,169 SF
ZONE 5 16,166 SF
ZONE 1 6,164 SF
CONSERVATION EASEMENT
FUTURE COVERED STORAGE ~7,800 SF
PRINCE CROSSING ROAD
COMMONWEALTH EDISON COMPANY
CHICAGO AND NORTHWESTERN RAILROAD
(GREAT WESTERN TRAIL)
ZONE M (Manufacturing)
PAVEMENT SECTIONS
LAND AREA SUMMARY TABLE:
Gross Site Area = 23.584 Acre
Road Area = 0.658 Acre
Net Site Area = 22.926 Acre
Conservation Easement = 13.14 Acre
Total Disturbed Area = 7.16 Acre
CN = 95
Remaining Disturbed = 4.7 Acre
ZONE M (Manufacturing):
Front Yard Parking Setback = 20'
Side Yard Parking Setback = 15'
Rear Yard Parking Setback = 15'
Front Yard Building Setback = 40'
Side Yard Building Setback = 20'
Rear Yard Building Setback = 20'
FORMING AMERICA
PARKING & STORAGE YARD IMPROVEMENTS
PAVING & LAYOUT PLAN
C-2

STATE OF ILLINOIS)
COUNTY OF DU PAGE)

CERTIFICATE

I, Nancy Smith, Certify that I am the duly elected and acting City Clerk of the City of West Chicago, DuPage County, Illinois.

I further certify that on April 18, 2016 the Corporate Authorities of such municipality passed and approved Ordinance No. 16-O-0019 entitled:

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

Which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 16-O-0019 including the ordinance and a cover sheet hereof was prepared, and a copy of such ordinance posted in the municipal building, commencing on April 19, 2016 continuing for at least ten days thereafter. Copies of such ordinance were also available for public inspection upon request in the Office of the City Clerk.

Dated at West Chicago, Illinois, this 18th of April 2016.

SEAL

Nancy M. Smith

Nancy Smith, City Clerk