

9.11.SEVERABILITY: If any provision of this AGREEMENT, or any paragraph, sentence, clause, phrase or word, or the application thereof, in any circumstances, is held invalid, the remainder of the AGREEMENT shall be construed as if such invalid part were never included herein and the AGREEMENT shall be and remain valid and enforceable to the fullest extent permitted by law.

9.12.TERM: This AGREEMENT shall be in full force and effect from and after the execution hereof by the last PARTY to execute the same and shall remain in full force and effect until December 31, 2019 unless either extended by the CITY pursuant to Section 6.01 of this AGREEMENT or earlier terminated pursuant to any of the terms or provisions of this AGREEMENT.

9.13.GOVERNING LAW: The laws of the State of Illinois shall govern the interpretation and enforcement of this AGREEMENT.

9.14.NO DISCRIMINATION: The OWNER, in connection with the construction of the PROJECT, shall utilize fair employment practices, and shall not discriminate against any employee or applicant for employment because of race, color, religion, sex or national origin. The OWNER shall take affirmative action to require that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex or national origin. Such action shall include, but not be limited to, the following: employment upgrading, demotion, or transfer; recruitment or recruitment advertising, solicitations and advertisements for employees; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The OWNER agrees to post in conspicuous places, available to employees and applicants for employment, notices which may be provided by the CITY setting forth the provisions of this non-discrimination clause.

9.15.COMPLIANCE WITH LAWS: The OWNER agrees that, during the term of this AGREEMENT, it shall comply with all federal, state and local laws and ordinances.

9.16.ELIGIBILITY FOR FUTURE REIMBURSEMENTS: Nothing contained herein shall prevent the OWNER from requesting additional reimbursements in the future for eligible projects at the SITE.

9.17.COFFEE FOR CITY MEETINGS: OWNER shall provide coffee without charge not more than once per month for CITY meetings from the date of this AGREEMENT through December 31, 2019.

IN WITNESS WHEREOF, the PARTIES hereto have caused this AGREEMENT to be executed on or as of the day and year first above written.

CITY OF WEST CHICAGO,
an Illinois municipal corporation,

By: _____
Ruben Pineda, Mayor

ATTEST:

Nancy Smith, City Clerk

H&H SPECIALITY LLC

By: _____
Sarah Harms

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

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ruben Pineda, Mayor of the CITY OF WEST CHICAGO, and Nancy Smith, City Clerk of said City, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, respectively appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said City, for the uses and purposes therein set forth; and the City Clerk then and there acknowledged that she, as custodian of the corporate seal of said City, did affix the corporate seal of said City to said instrument, as her own free and voluntary act and as the free and voluntary act of said City, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this ____ day of _____, 2017.

Notary Public

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

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO
HEREBY CERTIFY that Sarah Harms, an individual, personally known to me to be the same
person whose name is subscribed to the foregoing instrument, appeared before me this day in
person and acknowledged that she signed and delivered the said instrument as her own free and
voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this ____ day of _____, 2017.

Notary

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

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 July 17, 2017 the Corporate Authorities of such municipality passed and approved Ordinance 17-O-0027 entitled

**AN ORDINANCE OF THE CITY OF WEST CHICAGO, DUPAGE COUNTY, ILLINOIS,
AUTHORIZING THE MAYOR TO ENTER INTO A CERTAIN REDEVELOPMENT AGREEMENT -
H & H SPECIALTY LLC**

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

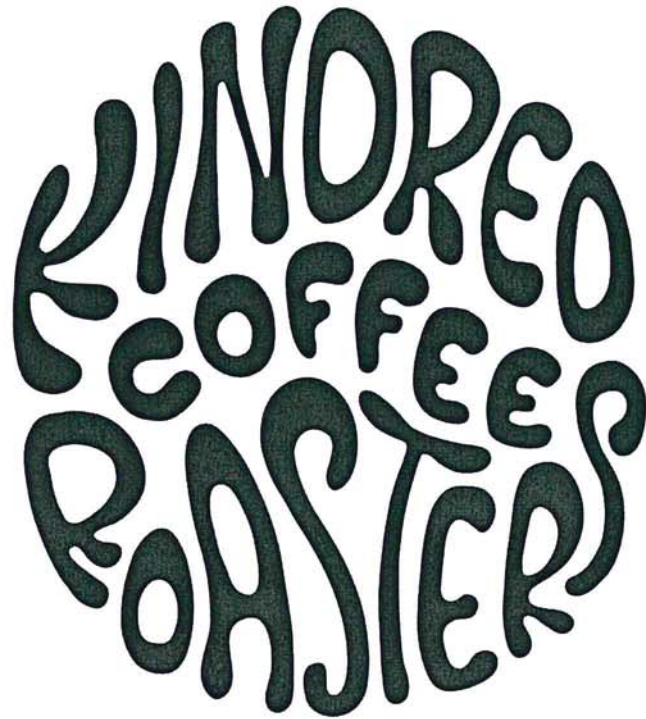
The pamphlet form of Ordinance No. 17-O-0027 including the ordinance and a cover sheet hereof was prepared, and a copy of such ordinance posted in the municipal building, commencing on _____, 2017, continuing for at least ten days thereafter. Copies of such ordinance were also available for public inspection upon request in the Office of the City Clerk.

Dated at West Chicago, Illinois, this ____ day of July, 2017.

SEAL

Nancy Smith, City Clerk

Kindred Coffee Roasters, Inc. Business Plan



148 W Washington St
West Chicago, IL 60185

P: 630-930-8584

June 22, 2017

Presented to:
City of West Chicago

Sarah Harms, President
kindred@kindredcoffeeroasters.com
C: 630-415-6477

Company Overview

Kindred Coffee Roasters is a family owned business made up of a husband and wife, Patrick and Sarah Harms, and Sarah's brother, Ryan Hammer. After incorporating in July 2013 as an S corporation, Kindred Coffee Roasters launched as a small coffee roaster selling direct to consumers through our website in September 2013. In May 2016 Kindred Coffee Roasters grew into a small brick and mortar location at 100 Arbor Ave, West Chicago, where freshly roasted beans were offered for sale each week. The company implemented Pop Up Coffee Shops each Saturday starting in August of 2016, and in January of 2017 Kindred moved its current operations to 148 W Washington St, West Chicago. The Kindred Coffee Roasters cafe and community space, once completed, will be a welcoming place for all residents of West Chicago. The finest freshly roasted coffees from around the world, as well as an impeccably prepared and thoughtfully sourced food menu, will be served with care. Customer service will be friendly and warm, with a focus on building community among regular patrons and new customers. The community space will mirror this focus by hosting a multitude of creative events, such as art openings, live music, book clubs, movie screenings, storytime for kids and parents, and much more. Altogether, the Kindred Coffee Roasters cafe will be a third space providing exceptional food, delicious beverages, and opportunities for community growth and engagement.

Location Details

Kindred Coffee Shop will be located in the downtown district of West Chicago at 148 W Washington St, Ste B, West Chicago, IL 60185. The shop doors open to a high traffic road that passes in and out of West Chicago seeing 8,600 in commuter traffic daily. Located within a short walking distance from the local library, the high school, train station, and a variety of downtown restaurants and businesses, Kindred is well positioned for access and visibility. The suite has a total of 1,600 square feet, which includes restrooms, prep kitchen, main cafe space with wifi for customers, and a large flexible use space for meetings, parties, cultural events, and community programming.

Ownership

Kindred Coffee Roasters is family owned by Ryan Hammer, and Sarah and Patrick Harms. While each individual owner shares the common goals for Kindred Coffee Roasters, they separately embody unique roles within the corporation to help achieve those goals.

Ryan Hammer, 34% owner stake. Ryan first gained experience in the coffee industry while working in the Bay area of California for Blue Bottle, an incredibly influential third wave coffee company. His primary roles as a delivery driver and production employee helped him learn about the back end processes of running a coffee company, and during his time there he took advantage of expanded training opportunities to learn barista skills. Upon returning to West Chicago in 2012 Ryan began working for local coffee roaster FreshGround Roasting. He helped run markets, fine tuned his roasting skills, and eventually becoming their head coffee roaster. His natural talents and keen instincts have made him a skilled roaster. Ryan's roles in Kindred include Head Roaster, Lead Barista, development and refinement of menu, quality control, and maintenance of Kindred's social media presence.

Patrick Harms, 33% owner stake. Patrick, having absorbed industry knowledge through relationships and practical experience, is a self taught coffee geek. As an intuitive helper, Patrick supports the roles of others and fills in needs as they arrive. His ability to step in wherever needed is crucial to new endeavors like ours, helping to make sure details aren't missed and operations run smoothly. Patrick's roles within Kindred include Lead Barista, Customer Service Specialist, inventory management, barista training, quality control, assistance with social media presence, employee supervision, and charitable giving relationships.

Sarah Harms, 33% owner stake. Sarah is the business backbone and organizational manager. Her background in design and natural talents for space planning have made her integral to the design of the full cafe. Sarah's experience as manager of the WeGo Together Community Market, a school based food pantry in West Chicago, has given her practical experience in food ordering, delegation of important tasks, and has led to many fruitful connections in the community. Sarah's roles within Kindred include facility design, book keeping, organization management, and community event coordination.

Kindred Coffee Roasters is truly a blending of these three individual's talents. All three share a desire to provide customers with an exceptional experience and product, as well as a hope to see genuine community realized within West Chicago and the surrounding communities. Each of them have deep ties to the community of West Chicago and bring established relationships with community civic leaders, local churches, and organizations.

Industry History

The history of coffee is usually categorized into one of three waves. The First Wave is associated with brands like Folgers, or Mr. Coffee, that saw an opportunity to provide customers with a simple, and often "instant", means of caffeination. While many still rely on and appreciate the convenience such brands provide, there are many others looking for a better tasting and more complex cup of coffee. Such a desire led to the Second Wave of coffee, often associated with companies like Starbucks and Peet's. These companies brought a focus to coffee quality and complexity that hadn't existed on a wide scale before. Many in America and abroad began to have a different relationship with their daily cups of coffee, a relationship still quite convenient, but with a higher degree of perceived quality and a greater degree of customer service. The Third Wave, which the coffee industry is still surfing, has focused on an even greater attention to quality. Its concern extends to the entire chain of coffee production: soil quality, growing practices, fermenting and processing techniques, shipping methods, how farmers are cared for and compensated, and how these specialty coffees, so carefully sourced, are roasted and presented to the consumer. While indebted to each wave, it is this Third Wave that Kindred Coffee Roasters finds itself most aligned with.

Market Potential

The overall coffee industry encompasses the 64% of adults drinking one or more cups of coffee daily, according to a 2014 Gallup Poll, which is consistent with data collected since 1999. Additionally, in another poll by the SBDC, it's reported that 34% of coffee drinkers seek out gourmet coffee beverages. In an online poll done by BrightLocal, over 800 US consumers reported that on average they are willing to drive 17 minutes to reach local restaurants and cafes. A radial reach of 7 miles can be determined when applying this

information to local traffic patterns. When applying the consumption percentages from above to the adult population in the surrounding 7 mile radius of Kindred (240,410), a market potential of local coffee drinking customers would range from 81,739-153,862.

Market Growth

Of the total US coffee market, valued at 48 billion dollars, speciality coffee has a 55% value share. Between 2010 and 2014 coffee drinkers 18 years and older who drink specialty coffee increased from 24% to 34%. This data shows the consistency and growth of the specialty coffee market within the US. If our local market sees a similar growth we are positioned to see additional growth as more local drinkers seek out specialty coffee.

Target Market

Despite the potential market of customers within a 7 mile radius, Kindred Coffee Roasters intends to target individuals within a 3 mile radial trade area. Within that area there are no primary competitors, positioning Kindred to fill a gap in the market. When applying the consumption percentages mentioned in Market Potential to the adult population within the narrowed 3 mile radius (26,143) the potential coffee drinking customers is 8,888-16,731. Within the first full year open we expect to reach 7% of the lowest figure of nearby coffee drinkers. This would position us to provide coffee to 622 people each week through either on site beverages or home brewed cups made from purchase bags of beans.

Additionally, when applying those same percentages to the daily commuter traffic on Washington St (8,600) the range of potential coffee drinking customers is 2,924-5,504. Given that there is no drive-thru, the reach here will be smaller at possibly 3% of that lowest number, for an added 88 potential customers each week.

Primary Customer:

- Individuals working and/or living in West Chicago aged 18-54 who drink coffee as a part of their regular routine and regularly spend money on prepared coffee beverages.

Secondary Customers:

- Commuters traveling to work on W Washington Street between the hours of 7-9 am
- West Chicago high school students aged 15-18 who have extra spending cash and time at the end of the school day to be with friends.
- Groups needing space for parties, meetings, social/community groups.

Competition

Upon opening, Kindred Coffee Roasters will be the only third wave coffee shop within our trade area, providing us a unique opportunity to open without any direct or primary competition, ultimately filling a need in the market. Public knowledge of our business will be our main barrier in entering the market. Factors like word of mouth, marketing, and advertising will be incredibly important to our business as it opens to increase public awareness that Kindred Coffee Roasters is *the* option for a third wave coffee experience in our direct market area.

Secondary Competitors include:

-*Bubo Coffee* is a specialty coffee drive thru provider in West Chicago. While offering specialty coffee beverages, they do not offer the cafe experience. Their target is commuter traffic, and while we will also draw commuter traffic they are unlikely to pull customers from us given the distance between our locations.

-*Starbucks* is a second wave coffee provider present in the market with 1 location in West Chicago and around 15 stores within a 5 mile radius. While they will likely provide us our largest competition in our direct market area due to their cultural pervasiveness, they do not offer the same quality of coffee experience and environment to their customers as Kindred. We expect to pull customers from their base who desire a better cup and a more thoughtful experience.

-*Dunkin' Donuts* is the most prevalent single-cup coffee provider in this area with 4 locations in West Chicago alone, and 10 stores within a 5 mile radius of West Chicago. They offer a low-end version of our product, and while customers can sit down in their stores for coffee and food Dunkin' Donuts does not provide a cafe experience. We expect to pull customers from their business who have consumed their product because there were no better options before.

Potential Market Competition

Outside of our trade area, but still within our potential market are two other specialty coffee roasters/cafes, Arcadium in St Charles and River City Roasters in Wheaton. Given their locations Kindred will likely experience some overlap in customers with them.

Products and Services

Kindred Coffee Roasters provides freshly roasted coffees from a diversity of coffee growing regions, as well as a curated collection of coffee brewing equipment, to our customers through internet sales and retail purchases at our 148 W. Washington Street space. Internet orders are roasted to order, and the shelves of our shop are stocked with some of the freshest coffees customers can find in the western suburbs. Through our current Saturday pop up coffee shop we sell a small variety of hot and cold coffee drinks and hot tea. In our expanded cafe we will offer a full menu of hot and cold coffee-based drinks and teas. In addition, a well curated selection of baked goods and small food options will be available. The community space incorporated into the full cafe buildout will allow us to offer diverse programming and cultural events to improve customer experience and foster community.

Our current average sale per customer transaction since January 1, 2017 is approximately \$12.50. With the expansion into the full cafe and the addition of a limited food menu, we expect that amount to grow to an average of \$17.50/sale.

Products

Beverage Menu: drip coffee, espresso based drinks, iced coffees, hot teas, iced teas, hot chocolate, sparkling waters

Food Menu: baked goods, one salad option, two to three sandwiches, fruit and cheese plate

Merchandise: bagged coffee, coffee brewing equipment, branded clothing

Differentiation

While there are the beginnings of a burgeoning specialty coffee scene in the suburbs, we believe our experiences, our connections in the industry, and our community relationships, give us an advantage in the quality of our offerings and the vision we can bring to a cafe in West Chicago.

Offering the most excellent freshly roasted coffees to our customers is one of our top priorities, but we also recognize the equal importance of establishing ourselves as a welcoming “home away from home” for members of West Chicago and surrounding communities. Our constant drive to connect with people, and provide ways for them to connect with one another through unique community events, will give Kindred Coffee the flexibility to ride the waves of the ever-evolving coffee industry while differentiating us from our primary and secondary competitors..

By offering exceptional food and beverage options, unique programming of community events, and offering a third space for organic relationships to form, Kindred Coffee Roasters will be like no other cafe or business in the area. As praised management consultant Peter Drucker stated, “Culture eats strategy for breakfast”. Our unique culture will be what not only differentiates us, but also makes our company thrive as a unique business in the suburbs of Chicago.

Through our continuous quest for quality in product and service, we see a future bright with regular patrons enjoying impeccably prepared food and beverages with old and new friends. We see a place that invites people to connect with one another and form new relationships, thereby strengthening the sense of home we all share together. Beyond our community, we see Kindred Coffee becoming a destination for coffee lovers from surrounding towns, states, and even countries.

Marketing & Sales

Marketing Plan

Prior to opening, Kindred will continue to make use of its social media platforms through creative and engaging posts to its growing network of followers. With over 800 followers across Instagram, Facebook, and Twitter, this number will continue to grow as advertising around the cafe buildout and pending opening increases. As the opening of the cafe approaches an assembly of loyal local customers, a Kindred “Street Team”, will help share progress updates through social media, word of mouth, and custom yard signs to increase local interest in the cafe and brand.

Once open, Kindred will focus on local advertising by utilizing opportunities such as sponsored ads in WeGo Drama flyers, sponsoring local events, and targeting local businesses and workers with special coupons/offers that will guide more traffic to our cafe. For a broader reach, we plan to partner with Yelp to improve our online presence while also refining our utilization of paid advertising campaigns through Facebook for our cafe and specific events happening in the community space. To target commuter traffic we will utilize our proximity to the train tracks, and the captive audience it provides us at various times of the day, by experimenting with various guerilla marketing tactics, such as passing out free samples of coffee to motorists waiting to continue on their path.

Sales Tactics:

-Community space: Utilizing the community space for a wide variety of events, such as storytime for kids, yoga/dance classes, book clubs, community and group meetings, occasional markets featuring items made by local artisans, film screenings, art openings, music events, private parties, and much more. Bringing in diverse groups of people will increase our connection to our community, allowing us to build more relationships and connections that will also benefit our business by bringing more potential customers into our cafe.

-Coffee Workshops: Education about different coffee varietals, coffee processing and fermentation styles, roasting variables, and brewing methods.

-Public Cuppings: Offer regular customers and other interested locals the educational and experiential opportunity of tasting unique coffees according to Special Coffee Association standards.

-Community Passport: A card that customers can carry around to participating spaces / cultural centers in town, such as the City Museum, Gallery 200, the Gallery Theater Studio, etc. Upon participating at events around town, individuals / families will receive a sticker to be placed on their Community Passport card. After participating in a certain number of events, and thereby receiving a certain amount of stickers, individuals / families will be eligible for a free item at our coffee shop.

Operations

Hours

Kindred Coffee Roasters will be open from 7:00 am-5:00 pm, Monday through Saturday and closed on Sundays. Hours may occasionally extend if special evening events are scheduled.

Lease

H & H Specialty LLC, is the owner of the property at 148 W Washington St. The owners of Kindred Coffee Roasters are all also part owners in H & H Specialty. Being as such, the lease structure is quite loose. Though Kindred does not own the property, its owners do, allowing for a financially beneficial rental agreement where Kindred gets the benefit of below market rent further increasing their opportunity for success.

Staffing:

Lead Barista

The Lead Barista will arrive at 6:00 am to begin cafe opening procedures, such as turning the espresso machine on, batch-brewing coffee for morning commuters, stocking baked goods / breakfast options, making sure the space is tidy, selecting great music, and dialing in the espresso for service. During the day they will assume the same tasks as the secondary barista, with additional responsibilities to include counting the drawer in the morning and evening and locking up the shop at close. Starting Pay: \$12.00/hour

Barista

The secondary barista will arrive by 6:45 am to help the Lead Barista complete any final opening procedures. Duties for all baristas during the day will include customer service, coffee preparation, operation of POS system, selling of roasted coffees and brewing equipment, restocking shelves and bar area essentials, maintenance of a clean working space (bar area / preparation area, tables & seating, bathrooms, floors), washing dishes as

needed, acceptance of any packages arriving during the day, and oversight of groups / events using the community space. Closing duties will include proper shutdown and cleaning procedures for all coffee equipment, sweeping and mopping all floors, wiping down tables and chairs, cleaning bathrooms and restocking toiletries, and a general tidying up of the space for the opening barista working the following morning. Starting Pay: \$10.00/hour

After opening we will assess the day to day shift needs based on customer traffic and the natural lulls and rushes that occur throughout the day. This will allow us to determine a more structured shift schedule based on actual shop needs prior to hiring employees outside of ownership.

Suppliers

Green Coffee Beans: Genuine Origin, Royal Coffee

Tea: Rishi

Merchandise: Chemex, Aerobie, Toddy

Food: Natural Direct, Pleasant House Bakery, Sunny Day Bakery

Risks and Solutions

Low Cost Competition

There will always be cheaper coffee options available for consumers. This is often a result of a larger company's ability to purchase sub-par coffee in bulk at incredibly low prices that are unfair to the farmers and workers that grow and harvest the coffee. Our coffee is different, having been sourced through ethical practices. Each cup of Kindred Coffee carries the story of the coffee's origin and the farmers who grew the coffee with care. Through education we will help our customers understand the story behind their cup or freshly roasted bag of beans, giving them valuable knowledge about the families that grow the coffee they're enjoying. When educated, third wave coffee consumers understand that their coffee is the product of a complex chain, encompassing everyone from farmers and harvesters to roasters and baristas. With this knowledge many consumers are willing to pay an extra dollar or two for exceedingly delicious cups of coffee.

Trained Labor and Employee Turnover

Our priority in hiring will be to seek individuals with a drive and curiosity to continually improve their technical skills while maintaining the highest standards of customer service and care. We will offer continual training and development, not only for our potential employees, but also for ourselves. Our employees will undergo extensive courses in coffee basics, giving them an understanding of coffee origin, coffee farming and production methods, roasting styles, basics of coffee extraction, brewing methods, espresso and milk steaming, and bar flow / barista mechanics. We also seek to offer our employees creative agency, and many opportunities for self-directed growth, as our whole team works toward becoming a better and more interesting whole. We acknowledge the fact of high turnover in the coffee industry, but also recognize the value of providing individuals a good wage for creative and challenging work that allows them to pursue an ever-evolving and exciting craft. It is our hope that these factors will allow us to find and retain talented and engaged employees. We hope to give all of our employees, both long and short-term workers, experiences and skills that will benefit them in their future endeavors.

Future Plans

Within 6 months of opening we plan to extend our hours to offer limited evening hours. Monday-Wednesday hours would remain 7 am - 5 pm and Thursday - Saturday hours would lengthen to 7am - 9pm. This will provide the opportunity to expand into beer and wine sales, as well as allow for a more developed schedule of events in the community space. Through community partnerships and collaborations with area artists and cultural groups, we intend to develop a regular schedule of evening events, encouraging individuals in the surrounding suburbs to visit not only Kindred Coffee Roasters, but downtown West Chicago. This growth phase will allow for higher customer volume and increased sales through additional products.

We will seek to hire at least 1 employee within our first 6 months of operation, with a goal of hiring an additional 1 - 2 employees by the end of our first business year.

After hiring our first 1 - 2 employees we will begin directing more energy and focus to the expansion of our wholesale program by seeking out unique retailers, relationships, and business opportunities, both locally and nationally. An expanded wholesale program will benefit our business through increased sales and growth in public awareness of our brand.

Within 2 - 3 years of opening, Kindred Coffee Roasters hopes to acquire a coffee roaster of our own. This acquisition, and the relocation of roasting and production to our building that it would signify, will allow us even greater possibilities of excellence as we continue to develop our dream of providing a world-class, locally-focused coffee experience to the residents of West Chicago and neighboring communities.

CITY OF WEST CHICAGO

ORDINANCE NO. 2274

AN ORDINANCE OF THE CITY OF WEST CHICAGO
DuPAGE COUNTY, ILLINOIS
APPROVING A REDEVELOPMENT PLAN AND PROJECT
FOR THE PROPOSED CITY OF WEST CHICAGO
DOWNTOWN REDEVELOPMENT PROJECT AREA

ADOPTED BY THE
CITY COUNCIL
OF THE
CITY OF WEST CHICAGO

MAY 21, 1990

Published in pamphlet form by the authority of the City Council
of the City of West Chicago, DuPage County, Illinois this 22nd
day of May, 1990

ORDINANCE NO. 2274

AN ORDINANCE OF THE CITY OF WEST CHICAGO
DuPAGE COUNTY, ILLINOIS
APPROVING A REDEVELOPMENT PLAN AND PROJECT
FOR THE PROPOSED CITY OF WEST CHICAGO
DOWNTOWN REDEVELOPMENT PROJECT AREA

WHEREAS, it is desirable and in the best interests of the citizens of the City of West Chicago, DuPage County, Illinois (the "City"), for the City to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the "Act"), for the purpose of implementing a proposed redevelopment plan and project (the "Plan" and "Project", respectively) within the boundaries of the City and within a proposed redevelopment project area (the "Area") described in Section 1(a) of this ordinance; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the City caused a public hearing to be held and completed relative to the Plan and Project and the designation of the proposed Area as a redevelopment project area under the Act, on April 4, 1990, in the City Hall at 475 West Main Street, West Chicago, Illinois; and

WHEREAS, due notice in respect to such hearing was given pursuant to Section 11-74.4-6 of the Act; and

WHEREAS, pursuant to the Act, a Joint Review Board was convened on February 28, 1990, at the City offices consisting of representatives of affected taxing districts; specifically, the County, the elementary school district, the high school district, the junior college district, the library district, the park district, the City and a public member selected by a majority of the Joint Review Board for the purpose of reviewing the public record, planning documents and the proposed ordinances approving the Plan and Project; and

WHEREAS, the Plan and Project set forth the factors which could cause portions of the proposed Area to become a "conservation area", as defined in the Act, and the Mayor and Aldermen of the City (the "City Council") have reviewed the information concerning such factors presented at the public hearing and have reviewed other studies and are generally informed of the conditions in the proposed Area which cause such Area to consist of a "conservation area", as defined in the Act; and

WHEREAS, the City Council have reviewed the conditions pertaining to lack of growth and development through private investment in the proposed Area to determine whether private development would reasonably be anticipated to take place in the proposed Area without the adoption of the proposed Plan and Project; and

WHEREAS, the City Council have reviewed the Area and the Redevelopment Project and Plan containing the proposed Plan and Project and also the existing comprehensive Plan for the development of the City as a whole to determine whether the proposed Plan and Project conform to such comprehensive plan of the City; and

WHEREAS, the City Council have reviewed the conditions pertaining to the proposed Area and the Plan to determine the estimated date the Project could be completed and any obligations incurred to finance Project costs could be retired, being not greater, respectively, than twenty-three (23) years from the adoption of this ordinance; and

WHEREAS, the City Council have reviewed the conditions pertaining to the proposed Area to determine whether it would reasonably be developed without the use of certain incremental revenues, and whether such revenues would be exclusively utilized for such development;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of West Chicago, in regular session assembled;

SECTION 1. The City Council find as follows:

- (a) The proposed Area is described in Exhibit A, attached hereto and incorporated herein as if set out in full by this reference. The general location (as near as practicable) the proposed Area is described in Exhibit B, attached hereto and incorporated herein as if set out in full by this reference. The map of the proposed Area is depicted on Exhibit C, attached hereto and incorporated herein as if set out in full by this reference.
- (b) There exist conditions which cause the proposed Area to be subject to designation as a redevelopment project area under the Act and to be classified as a "conservation area," as defined in Section 11-74.4-3(b) thereof.
- (c) The proposed Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Plan.
- (d) The Plan and Project conform to the existing comprehensive plan for the development of the City as a whole.

- (e) As set forth in the Plan, the estimated date of completion of the Project is 2013, and the estimated date of the retirement of all obligations incurred to finance redevelopment project costs as defined in the Act is 2013.
- (f) The parcels of real property in the proposed Area are contiguous, and only those contiguous parcels of real property and improvements thereon which will be substantially benefitted by the proposed Project improvements have been included.

SECTION 2. The Plan and Project, which were the subject matter of the public hearing held on April 4, 1990, are hereby adopted and approved. A copy of the Plan and Project are set forth in Exhibit D, attached hereto and incorporated herein as if set out in full by this reference.

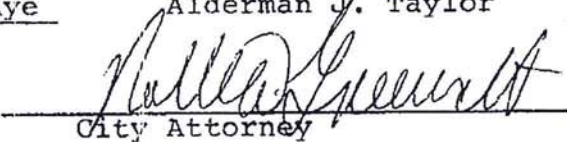
SECTION 3. All ordinances or parts thereof in conflict with this ordinance are hereby repealed.

SECTION 4. This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form.

PASSED this 21st day of May, 1990 .

Alderman G. Edgar	<u>Aye</u>	Alderman D. Earley	<u>Aye</u>
Alderman R. Blacklidge	<u>Nay</u>	Alderman T. Merrion	<u>Nay</u>
Alderman C. Perry	<u>Nay</u>	Alderman E. Wind	<u>Aye</u>
Alderman J. Michnick	<u>Aye</u>	Alderman J. Taylor	<u>Aye</u>

APPROVED as to form:


City Attorney

APPROVED this 23^d day of May, 1990.


Mayor

ATTEST:

City Clerk



PUBLISHED: 5/22/90

ORDINANCE NO. 2274

EXHIBIT A

LEGAL DESCRIPTION

That part of the north half of Section 10, the southwest quarter of Section 3, the southeast quarter of Section 4 and the northeast quarter of Section 9 all in Township 39 North, Range 9 East of the Third Principal Meridian in DuPage County, Illinois, described as follows:

Beginning at the point of intersection of the northerly right-of-way line of Washington Street and the easterly right-of-way line of Arbor Avenue being also the southwesterly corner of Lot 7 in McConnell's Town of Turner Addition; thence northwesterly along said easterly right-of-way line of Arbor Avenue and said line extended to a point of intersection with the northerly right-of-way line of McConnell Avenue; thence westerly along said northerly right-of-way line of McConnell Avenue extended across Arbor Avenue and along said northerly right-of-way line to a point of intersection with the easterly right-of-way line of Fremont Street; thence northwesterly along said easterly right-of-way line of Fremont Street to a point of intersection with the southerly right-of-way line of York Avenue; thence westerly along said southerly right-of-way line of York Avenue extended across Fremont Street to a property corner being 132 feet, more or less, from the westerly right-of-way line of Fremont Street as measured along said south right-of-way line of York Avenue; thence southeasterly along a property line being parallel with said westerly right-of-way of Fremont Street, a distance of 165 feet, more or less, to a property corner; thence westerly along a property line being parallel with said southerly right-of-way line of York Avenue to the southeasterly corner of J. T. Hosford's Third Addition to Turner; thence continuing westerly along the south line of said J. T. Hosford's Third Addition to a point on a northeasterly line of Lot 1 of Jacobson's Assessment Plat; thence northwesterly along said northeasterly line of Lot 1 of Jacobson's Assessment Plat being also a southwesterly line of Lot 4 in said J. T. Hosford's Third Addition and along said line extended to a point on the northeasterly right-of-way line of the Chicago and North Western Railway; thence southwesterly along a line across said Chicago and North Western Railway right-of-way a distance of approximately 100 feet to a point where the southwesterly line of the right-of-way of the Chicago and North Western Railway intersects with the easterly line of the right-of-way of the Elgin, Joliet and Eastern Railroad; thence southerly along said easterly right-of-way line of the Elgin, Joliet and Eastern Railway on various courses and distances to a

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point on a northerly right-of-way line of the Chicago and North Western Railway said point also being the point of intersection of the westerly right-of-way line of north Aurora Street with said northerly right-of-way line of the Chicago and North Western Railway; thence westerly along said north line of the Chicago and North Western Railway right-of-way a distance of 100 feet; thence southerly along a line across said Chicago and North Western Railway Western Railway right-of-way and across Washington Street to the point of intersection of the southerly right-of-way line of said Washington Street and the easterly right-of-way line of South Aurora Street; thence southerly and southeasterly along said easterly right-of-way line of South Aurora Street and along said line extended across the right-of-way of the Burlington Northern Railroad to a point on the southerly right-of-way line of said railroad; thence northeasterly, easterly and southeasterly on various courses and distances along said southerly right-of-way line of the Burlington Northern Railroad and along the southeasterly right-of-way line of the Chicago and North Western Railway to a point being the northeasterly corner of Lot "B" in College Hill Estates; thence southerly along the easterly line of said Lot "B" in College Hill Estates and said easterly line extended across Geneva Street to a point on the southerly right-of-way line of said Geneva Street; thence easterly, southerly and southeasterly on various courses and distances along said southerly right-of-way line of Geneva Street to a point of intersection with the westerly right-of-way line of Parker Avenue; thence southeasterly along a line to a point on the easterly right-of-way line of said Parker Avenue being a point on the west line of Lot 1 in Parker's Addition to West Chicago distant 25 feet northerly of the southwest corner of said Lot 1; thence southeasterly along a line to a point on the south line of said Lot 1 in Parker's Addition, distant 60 feet easterly from the southwest corner of said Lot 1; thence easterly along said south line of Lot 1 in Parker's Addition to the southeast corner of said Lot 1, being also the northeast corner of Lot 2 in said Parker's Addition; thence southerly along the east line of said Lot 2 in Parker's Addition to a point distant 50 feet northerly from the southeast corner of said Lot 2; thence southeasterly along a line to a point on the easterly extension of the south line of said Lot 2 in Parker's Addition, distant 145.44 feet easterly from the southwest corner of said Lot 2; thence southeasterly along a line to a point on the easterly extension of the south line of Lot 3 in said Parker's Addition, distant 161.87 feet easterly from the southwest corner of said Lot 3; thence southwesterly along a line described as ending at a point on the easterly extension of the south line of Lot 9 of said Parker's Addition, distant 125.5 feet from the southwest corner of said Lot 9, to a point on said line being 224.96 feet north of its southern terminus as measured on said line; thence southwesterly a distance of 68.02 feet, more or less, along a line to

the northeast corner of Lot 7 in said Parker's Addition; thence southwesterly along a line to a point on the south line of said Lot 7 in Parker's Addition being 103.16 feet easterly of the southwest corner of said Lot 7; thence southwesterly along a line to a point on the south line of Lot 9 in said Parker's Addition being 87.08 feet easterly of the southwest corner of said Lot 9 being also a point on the northerly right-of-way line of Spencer Street; the previous seven courses and distances are the westerly right-of-way line of Wilson Avenue as presently dedicated; thence westerly along said northerly right-of-way line of Spencer Street and said northerly line extended westerly across Parker Avenue to a point of intersection of said northerly right-of-way line with the easterly line of Block 1 of Barber's Addition to the Town of Turner extended northerly; thence southerly along said easterly line of Block 1 of Barber's Addition extended northerly and along said easterly line to a point on the northerly right-of-way line Conde Street; thence easterly along said northerly right-of-way line of Conde Street extended across Wilson Avenue, Clayton Street and Sycamore Avenue to a point on the easterly right-of-way of said Sycamore Avenue; thence northerly along said easterly right-of-way line of Sycamore Avenue to a point of intersection with the northerly right-of-way line of Spencer Street; thence westerly along said said northerly right-of-way line of Spencer Street, a distance of 162.50 feet to the most westerly corner of Lot 1 George R. Knott's Addition to West Chicago; thence northeasterly along the westerly line of said George R. Knott's Addition, a distance of 301.6 feet to a northwesterly corner of said Lot 1 in George R. Knott's Addition; thence easterly along the northerly line of said Lot 1 in George R. Knott's Addition, a distance of 156 feet, more or less, to a corner of the Chicago and North Western Railway property; thence northeasterly along an easterly line of said Chicago and North Western Railway property, a distance of 50 feet, more or less, to a point on the southwesterly right-of-way line of said Chicago and North Western Railway; thence southeasterly along said southwesterly right-of-way line of the Chicago and North Western Railway on various courses and distances to a point of intersection with the easterly right-of-way line of Illinois State Highway Route 59 (Neltnor Boulevard); thence northerly to the point of intersection of the northeasterly right-of-way line of the Chicago and North Western Railway with the easterly right-of-way line of said Illinois Route 59; thence northerly and northwesterly along said east right-of-way line of Illinois Route 59 to the point of intersection with the southerly right-of-way line of Hillview Avenue; thence easterly along said southerly right-of-way line of Hillview Avenue to a point of intersection with the easterly right-of-way line of Easton Avenue extended southerly; thence northerly along said easterly right-of-way line of Easton Avenue and said easterly line extended across Hillview Avenue, Main Street and Washington Street to a point on the northerly right-of-way line of said Washington Street; thence westerly

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along said northerly right-of-way line of Washington Street and said northerly line extended across Illinois Route 59 to the point of intersection with the easterly right-of-way line of Oak Street; thence southwesterly along a line across said Washington Street to the northwesterly corner of Prudential Realty Company's Resubdivision of the Anthony Property; thence southerly along the westerly line of said Prudential Realty Company's Resubdivision of the Anthony Property a distance of 601.02 feet (605.22 feet recorded) to the southwesterly corner of said Resubdivision of the Anthony Property being also a point on the northerly line of Lot 1 of the West Chicago Historical Society Consolidation Plat; thence westerly along said northerly line of Lot 1 of the West Chicago Historical Society Consolidation Plat to the northwesterly corner of said Lot 1; thence southerly along the westerly line of said Lot 1 of the West Chicago Historical Society Consolidation Plat to the southwesterly corner of said Lot 1 being also a point on the northerly right-of-way line of Colford Avenue; thence westerly along said northerly right-of-way line of Colford Avenue to a point of intersection with the easterly line of Lot 14 in Pleasant Hill Addition to West Chicago extended northerly; thence southerly along said easterly line of Lot 14 in Pleasant Hill and said line extended to the southeasterly corner of said Lot 14; thence westerly along the southerly line of said Pleasant Hill Addition to a point on the east line of the west 232 feet of the east 985.38 feet of the northeast quarter of the northwest quarter of Section 10, Township 39 North, Range 9 East of the Third Principal Meridian; thence southerly along said east line of the west 232 feet of the east 985.38 feet of the northeast quarter of the northwest of said Section 10, a distance of 16.5 feet to a point on the north line of the south 231 feet of said west 232 feet; thence westerly along said north line of the south 231 feet, a distance of 232 feet to a point on the west line of said east 985.38 feet of the northeast quarter of the northwest quarter of said Section 10; thence northerly along said west line of the east 985.38 feet, a distance of 16.5 feet to a point on the south line of Colford Subdivision; thence westerly along said south line of Colford Subdivision to a point on the east line of the west 219.78 feet of the northeast quarter of the northwest quarter of Section 10, Township 39 North, Range 9 East of the Third Principal Meridian; thence southerly along said east line of the west 219.78 feet of the northeast quarter of the northwest quarter of said Section 10, a distance of 34.5 feet to a point on the north line of the south 213 of said west 219.78 feet; thence westerly along said north line of the south 213 feet, a distance of 219.78 feet to a point on the west line of the northeast quarter of the northwest quarter of said Section 10; thence northerly along said west line of the northeast quarter of the northwest quarter of said Section 10, a distance of 134.9 feet to a point of intersection with the south right-of-way line of Colford Avenue; thence easterly along said south right-of-way line of Colford Avenue to a point of intersection with the easterly

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right-of-way line of Oakwood Avenue extended southerly; thence northerly along said easterly right-of-way line of Oakwood Avenue and said easterly line extended across Colford Avenue to a point directly east of the most easterly corner of Lot 5 in Block 6 of the Original Town of Turner; thence west along a line across Oakwood Avenue to said most easterly corner of Lot 5 in Block 6 in the Original Town of Turner being also a point on the northwesterly right-of-way line of Chicago Street; thence southwesterly along said northwesterly right-of-way line of Chicago Street extended across Fulton Street to a point of intersection with the northeasterly right-of-way line of High Street; thence northwesterly along said northeasterly right-of-way line of High Street extended across Center Street to a point of intersection with the southeasterly right-of-way line of Galena Street; thence northeasterly along said southeasterly right-of-way line of Galena Street, a distance of 317.1 feet to a northerly corner of Lot 10 in Block 4 of the Original Town of Turner; thence northwesterly across Washington Street along a line at right angles to the last described course to a point on the northerly right-of-way line of said Washington Street; thence westerly along said north right-of-way line of Washington Street to the place of beginning; all in the City of West Chicago, DuPage County, Illinois.

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EXHIBIT B

GENERAL LOCATION

A general boundary description of the Redevelopment Project Area is as follows:

The northern boundaries are generally Washington Street between Easton Avenue and Oak Street; roughly the back property line of all properties fronting on the north side of Main Street between Oak Street extended and Oakwood Avenue; Chicago Street between High Street and Oakwood Avenue; High Street between Galena Street and Chicago Street; Washington Street approximately between Galena Street and Arbor Avenue; McConnell Avenue between Arbor Avenue and Fremont Street; and, roughly, the back property line of all properties having frontage on the north side of McConnell Avenue between Fremont Street and Aurora Street extended; and then continuing to Aurora Street extended.

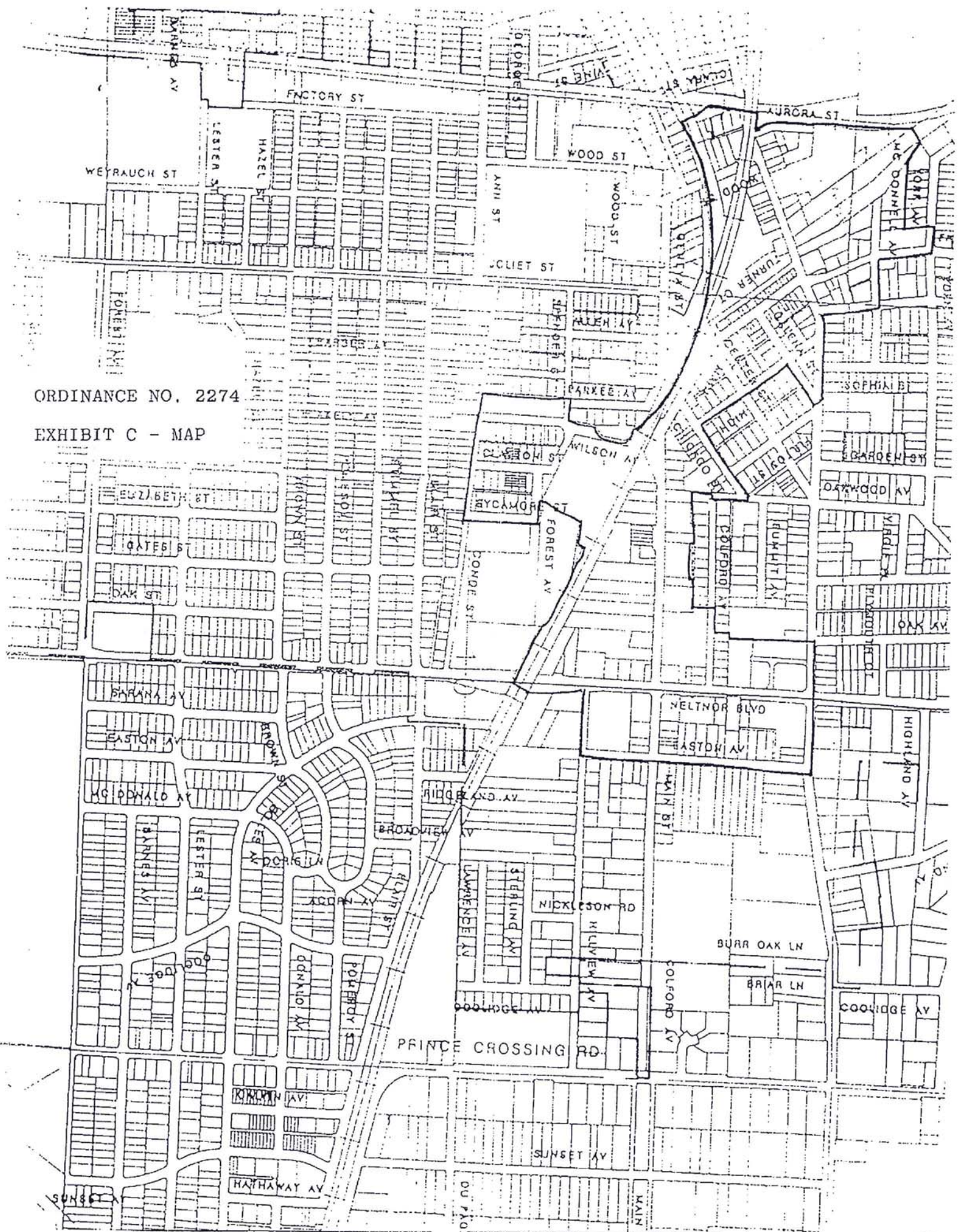
The southern boundaries are generally the Chicago and North Western Railroad approximately between Neltnor Boulevard and Sycamore Avenue extended; Conde Street roughly between the back property line of the property fronting on the west side of Wilson Avenue at Conde Street and Sycamore Avenue; roughly, the Chicago and North Western Railroad and part of Geneva Street between Wilson Avenue and the Burlington Northern Railroad; the Burlington Northern Railroad between Aurora Street and the Chicago and North Western Railroad.

The eastern boundaries are generally Easton Avenue between Washington Street and Hillview Avenue; and Neltnor Boulevard between the Chicago and North Western Railroad and Hillview Avenue approximately.

The western boundaries are generally the Elgin, Joliet and Eastern Railroad roughly between York Avenue extended and the Chicago and North Western Railroad; and Aurora Street between the Chicago and North Western Railroad and the Burlington Northern Railroad roughly.

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EXHIBIT C - MAP



Commercial Buildout Timeline with Gantt



Prio	Task Name	Start Date	End Date	Assigned To	Status	% Done	Duration	Predecessors	Comments
3	Commercial Buildout	08/13/17	11/09/17			1%	108d		
4	Prep work	06/21/17	08/02/17			9%	31d		
5	! Plans	06/21/17	07/18/17			10%	20d		
6	! Final Estimates	07/03/17	07/07/17			25%	5d		
7	Permits Review	07/19/17	08/01/17			0%	10d	5	
8	Permits Recieved	08/02/17	08/02/17				1d	7	
9	Demo Prep	06/23/17	07/17/17				17d		
10	Order Dumpster	06/23/17	06/23/17				1d		
11	Electrical- Cut power & Install temp service	07/17/17	07/17/17				1d		
12	Demolition	06/17/17	07/07/17				16d		
13	Back room walls and bathroom	06/17/17	06/21/17				4d		
14	Remove wainscotting	06/22/17	06/23/17				2d		
15	Floor/subfloors	06/24/17	06/27/17				3d		
16	Remove shiplap	07/03/17	07/07/17				5d		
17	Windows	06/13/17	07/27/17				33d		
22	Framing	08/14/17	09/26/17				32d		
23	Ceiling framing	08/14/17	08/18/17				5d		
24	Basement wall and new doorways for basement and south egress	08/14/17	08/14/17				1d		
25	Perimeter of Kindred Space	08/15/17	08/15/17				1d		
26	Bathroom, utility closet, and hall walls	08/16/17	08/18/17				3d		
27	Prep kitchen and community space walls	08/21/17	08/23/17				3d		
28	Ceiling Steel channels	08/24/17	08/25/17				2d	27	
29	Bar	09/12/17	09/12/17				1d		
30	Entry/Foyer modifications	09/25/17	09/26/17				2d		
31	Plumbing - Rough Ins	08/09/17	09/13/17				26d		
32	New plumbing from existing second floor fixtures to basement	08/09/17	08/18/17				8d		
33	Bathrooms	08/21/17	08/23/17				3d		
34	Prep Kitchen	08/24/17	08/25/17				2d		
35	Grease Trap Install	08/28/17	08/30/17				3d		
36	Bar	09/13/17	09/13/17				1d	29	
37	HVAC	08/03/17	08/28/17				18d		
38	Move Furnace to basement	08/03/17	08/04/17				2d		
39	Install condensing unit	08/07/17	08/08/17				2d		
40	Basement ductwork to perimeter walls	08/07/17	08/11/17				5d		
41	Remove furnace in Ste A	08/11/17	08/11/17				1d		
42	Install ductwork to interior walls	08/24/17	08/28/17				3d		
43	Electrical	07/10/17	09/18/17				51d		
44	Move meters to basement	07/10/17	07/12/17				3d		
45	New panels to Office & Cafe	08/14/17	08/15/17				2d		
46	Electric for ceiling fixtures	08/21/17	08/23/17				3d		
47	Electric for outlets	08/24/17	08/30/17				5d		

Prio	Task Name	Start Date	End Date	Assigned To	Status	% Done	Duration	Predecessors	Comments
48	Electric for bar walls	09/15/17	09/18/17				2d	29FS +2d	
49	<input type="checkbox"/> Insulation	08/24/17	08/31/17				6d		
50	Ceiling	08/24/17	08/25/17				2d	46	
51	Exterior	08/31/17	08/31/17				1d	47	
52	<input type="checkbox"/> Drywall	08/28/17	09/20/17				18d		
53	delivery	08/28/17	08/28/17				1d		
54	hang	09/01/17	09/06/17				4d		
55	Mud, tape and sand	09/07/17	09/13/17				5d	54	
56	prime	09/14/17	09/15/17				2d	55	
57	Bar drywall, mud, tape, and sand	09/19/17	09/20/17				2d		
58	touchup if needed								
59	<input type="checkbox"/> Shiplap	08/21/17	09/27/17				28d		
60	strip	08/21/17	09/01/17				10d		
61	re-install	09/25/17	09/26/17				2d		
62	Paint/whitewash	09/27/17	09/27/17				1d	61	
63	<input type="checkbox"/> AV	08/21/17	08/23/17				3d		
64	Telephone, Cat5, Coax	08/21/17	08/23/17				3d		
65	<input type="checkbox"/> Concrete	09/11/17	09/13/17				3d		
66	Handicap ramp (if necessary)	09/11/17	09/13/17				3d		
67	<input type="checkbox"/> Hardwoods	08/07/17	10/02/17				41d		
68	Repair Hardwoods	08/07/17	08/11/17				5d		
69	strip	09/25/17	09/26/17				2d		
70	sand	09/27/17	09/27/17				1d	69	
71	stain	09/28/17	09/29/17				2d	70	
72	finish	10/02/17	10/02/17				1d	71	
73	<input type="checkbox"/> Tile	08/07/17	10/10/17				47d		
74	Install subfloor in bathrooms, utility, prep kitchen, and bar area	08/07/17	08/08/17				2d		
75	Install tile in bathrooms, utility, prep kitchen, and bar area	10/04/17	10/09/17				4d	72FS +1d	
76	Grout and seal tile in bathrooms, utility, prep kitchen, and bar area	10/10/17	10/10/17				1d	75	
77	Install bar wall tile	10/04/17	10/04/17				1d	72FS +1d	
78	Grout and seal tile on bar wall	10/05/17	10/05/17				1d	77	
79	<input type="checkbox"/> Cabinets	10/12/17	10/12/17				1d		
80	Bar	10/12/17	10/12/17				1d	76FS +1d	
81	<input type="checkbox"/> Counters	10/13/17	10/16/17				2d		
82	Concrete counter installation	10/13/17	10/16/17				2d	80	
83	<input type="checkbox"/> Plumbing -Set Fixtures	10/02/17	10/16/17				11d		
84	Set mop sink	10/02/17	10/02/17				1d		
85	Set bathroom toilets, sinks, and urinal	10/11/17	10/12/17				2d	76	
86	Set sinks in prep kitchen	10/13/17	10/13/17				1d		
87	Hook up Bar appliances	10/16/17	10/16/17				1d		
88	<input type="checkbox"/> Interior doors	09/04/17	10/20/17				35d		
89	Install door frames	09/04/17	09/04/17				1d		
90	Hang doors	10/13/17	10/19/17				5d		
91	Hardware	10/20/17	10/20/17				1d	90	

Prio	Task Name	Start Date	End Date	Assigned To	Status	% Done	Duration	Predecessors	Comments
92	<input type="checkbox"/> Millwork	09/18/17	10/11/17				18d		
93	Millwork prime and paint	09/18/17	09/22/17				5d		
94	Millwork install throughout cafe and community space	10/04/17	10/06/17				3d		
95	Millwork install in bathrooms and prep kitchen	10/11/17	10/11/17				1d	76	
96	<input type="checkbox"/> Interior painting	09/18/17	09/22/17				5d		
97	Cleaning & Masking	09/18/17	09/19/17				2d		
98	Interior walls & ceilings	09/20/17	09/22/17				3d		
99	<input type="checkbox"/> Electrical	10/04/17	10/13/17				8d		
100	trim cans	10/04/17	10/06/17				3d		
101	outlets & switches	10/09/17	10/10/17				2d	100	
102	surface mount fixtures	10/11/17	10/13/17				3d	101	
103	<input type="checkbox"/> Bathroom Accessories	10/13/17	10/17/17				3d		
104	Grab bars	10/13/17	10/13/17				1d		
105	Changing tables	10/16/17	10/16/17				1d	104	
106	Mirrors	10/17/17	10/17/17				1d	105	
107	Paper towel and toilet paper dispensers	10/16/17	10/16/17				1d	104	
108	<input type="checkbox"/> FINAL Inspections	10/18/17	10/18/17				1d		
109	plumbing, electrical, mechanical						1d		
110	Final inspection	10/18/17	10/18/17				1d		
111	<input type="checkbox"/> Wrap up	10/16/17	10/27/17				10d		
112	Punch list & touch up	10/16/17	10/20/17				5d		
113	Furnish and Decor	10/23/17	10/27/17				5d		
114	Remove tools	10/19/17	10/20/17				2d		
115	Remove materials	10/19/17	10/20/17				2d		
116	<input type="checkbox"/> Kindred Coffee Complete	10/28/17	10/28/17				1d		
117	Opening day	10/28/17	10/28/17				1d		
118	<input type="checkbox"/> Back Edition Demolition	10/25/17	11/07/17				10d		
119	Schedule utility disconnection	10/25/17	10/27/17				3d		
120	Rent heavy equipment	10/25/17	10/25/17				1d		
121	Dumpster	11/03/17	11/03/17				1d		
122	Interior demo - Apt 5	10/30/17	10/30/17				1d		
123	Interior demo - Apt 4	10/31/17	10/31/17				1d	122	
124	Demo remainder of Apt 4	11/01/17	11/01/17				1d	123	
125	Remove wooden stairs	11/02/17	11/02/17				1d	124	
126	Demo remainder of Apt 5	11/03/17	11/03/17				1d	125	
127	Break up slab	11/06/17	11/07/17				2d	126	
128	<input type="checkbox"/> Garage Update	11/06/17	11/09/17				4d		
129	Shore up western wall	11/06/17	11/06/17				1d	126	
130	Install new side door	11/07/17	11/07/17				1d	129	
131	Re-side	11/08/17	11/09/17				2d		
132	Roof	11/09/17	11/09/17				1d		

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Special Use, Variances, and Deviation
St. Mary's Church
140 N. Oakwood Ave.

Ordinance No. 17-O-0026

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

The Diocese of Joliet, the owner of St. Mary's Parish located at 140 N. Oakwood Avenue, is requesting approval of the following: a special use for a house of worship, setback and parking variances, and a deviation for stormwater storage depth. All requests are for St. Mary's Church at 140 N. Oakwood.

The applicant proposes to construct a new building containing a new church and offices, which will be located in the center of the main portion of the church "campus", between Garden and Oakwood, south of York Avenue. The existing parish center office building will be demolished. The applicant also proposes to add and improve parking areas on its land on the main church campus area, as well as on the west side of Garden, and property it owns to the northeast along Oakwood. Two existing houses on Garden and one existing house on Oakwood will be demolished for these parking areas.

All of the subject property are currently zoned R-5, Single Family Residential district. St. Mary's Parish presence in the community dates back to the 1860's. The existing church building located at 164 N. Oakwood Avenue dates back to 1894. The school building located at 147 Garden Street was constructed in 1922. The parish center located at 140 N. Oakwood Avenue was constructed in 1960. The multi-family residence located at 417-419 E. Washington Street, currently used as the nunnery, was constructed in 1890 and is a contributing structure in the City's East Washington Historic District. The single family home located at 408 Virgie Place is currently used as the pastor's residence. The Diocese also owns several undeveloped parcels adjacent to some of the properties identified above.

A place of worship is a special use in the R-5 zoning district. St. Mary's Parish has never received formal special use approval from the City Council, because the Parish's facilities existed prior to the adoption of the current zoning regulations.

The City's Comprehensive Plan designates the portions of the subject property actively being used for religious purposes as Institutional. The remaining parcels associated with the subject property as designated as Single Family Residential. The existing and proposed church facilities as well as all other parcels owned by the Diocese are considered compatible uses in the City's Institutional and Single Family Residential land use designations.

The Parish's main campus will add a new curb cut on York Avenue and the existing curb cut on

Oakwood Avenue will be retained and reused. A two-way traffic drive aisle will connect those two curb cuts. Both the proposed Garden Street and Oakwood Avenue parking lots will have two curb cuts and will be designed with two-way traffic flow. All other existing access to buildings and parcels that are part of the subject property will remain as they exist. Please refer to the attached Site Plan for further details.

The applicant proposes 208 total parking spaces throughout the subject property for shared use by the buildings/uses on the main campus. The breakdown of the proposed parking by lot is as follows:

- proposed Garden Street lot: 104 spaces
- proposed main campus lot: 28 spaces
- existing Oakwood Avenue lot: 34 spaces
- proposed Oakwood Avenue lot: 42 spaces

Based on the City's minimum off-street parking requirements of 4 parking spaces per every 1,000 square feet of non-sanctuary floor area and 1 parking space for every 4 fixed seats in the sanctuary area the applicant is required to provide 358 parking spaces. The breakdown of the required off-street parking by building/use is as follows:

- existing church: 76 spaces
- proposed church addition: 206 spaces
- parish center: 26 spaces
- school building: 50 spaces

The applicant anticipates a maximum parking demand of 206 spaces during peak campus usage times, which are all associated with the Parish's mass schedule. Because of the deficiency in the required number of off-street parking spaces being provided the applicant is requesting a variance to allow for the sharing of the proposed parking facilities between the Parish's uses.

The applicant is proposing an all masonry exterior for the proposed church addition. The majority of the proposed roof will have a gable design with asphalt shingles. A small portion of the building in the middle will have a flat roof. The proposed building addition will have a maximum height at the roof peak of approximately 35 feet.

Certain areas within the proposed Garden Street parking lot have a proposed maximum storage depth of one and one half feet during such a storm event. The areas of this parking lot specifically affected are the parking spaces constructed using permeable pavers. A DuPage County requirement for the approval of such a deviation specifies the placement of signs adjacent to the parking lot indicating that the parking lot is subject to more than a foot of ponding water during a heavy rainfall event, which the applicant has agreed to do at both entrances of the parking lot so that all patrons using the lot will see the signs as they enter the lot from Garden Street.

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

At the July 5, 2017 Plan Commission/Zoning Board of Appeals meeting, two members of the public identified questions and concerns regarding storm water drainage, parking and lighting. The appli-

cant's engineer and architect responded to these questions. Two letters of objection to the project from area residents were also received and read into the record. These letters, which are attached, identified concerns regarding access and circulation, parking, and storm water drainage. Commission discussion focused on storm water storage in the Garden Street parking lot, with some Commissioners noting a concern with the proposed depth.

At its July 5, 2017 meeting, the Plan Commission/Zoning Board of Appeals (PC/ZBA) recommended approval of the special use and zoning variations by a (7-0) vote and the deviation by a (4-3) vote. Their recommendation is included as Exhibit "B" of the attached ordinance.

ACTION PROPOSED:

Consideration of a special use, zoning variations and a deviation for St. Mary's Church located at 140 N. Oakwood.

COMMITTEE RECOMMENDATION:

RESOLUTION NO. 17-R-0042

A RESOLUTION APPROVING THE ST. MARY'S PLAT OF CONSOLIDATION

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

Section 1. That the St. Mary's Plat of Consolidation, as prepared by C.M. Lavoie & Associates, Inc., consisting of one (2) sheets 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. 2017-RC-0007, 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.

ADOPTED this ____ day of _____, 2017.

AYES: _____

NAYES: _____

ABSTAIN: _____

ABSENT: _____

Mayor, Ruben Pineda

ATTEST:

City Clerk, Nancy M. Smith

EXHIBIT “A”

(INSERT PLAT OF CONSOLIDATION HERE)

EXHIBIT "B"

RECOMMENDATION # 2017-RC-0007

TO: The Honorable Mayor and City Council

SUBJECT: PC 16-14
St. Mary's Plat of Consolidation
140 N. Oakwood

DATE: July 5, 2017

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

RECOMMENDATION

After review of the proposed St. Mary's Plat of Consolidation, the Plan Commission/Zoning Board of Appeals recommends approval.

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

Respectfully submitted,

Barbara Laimins
Chair

VOTE:

<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Laimins			
Dettman			
Devitt			
Faught			
Hale			
Kasprak			
Schafer			

ORDINANCE NO. 17-O-0026

AN ORDINANCE APPROVING A SPECIAL USE FOR A CHURCH IN CONJUNCTION WITH ZONING VARIATIONS AND A DEVIATION FOR STORM WATER STORAGE DEPTH FOR ST. MARY'S CHURCH, 140 N. OAKWOOD

WHEREAS, on or about May 9, 2016, the Diocese of Joliet (the "APPLICANT"), filed a special use application for a house of worship, applications for zoning variations and a deviation for storm water storage depth for a house of worship (St. Mary's Parish Church), located at 140 N. Oakwood and legally described on Exhibit "A", which is attached hereto and incorporated herein as the "SUBJECT REALTY"; and,

WHEREAS, Notice of Public Hearing on said application was published in the Daily Herald on or about Friday, June 16, 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 Wednesday, July 5, 2017, pursuant to said Notice; and,

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

WHEREAS, the corporate authorities of the City of West Chicago have received the recommendation of the Plan Commission/Zoning Board of Appeals for the special use for a church and for the zoning variations and storm water storage depth deviation for St. Mary's Parish, 140 N. Oakwood, which contains specific findings of fact, pursuant to Recommendation No. 2017-RC-0008, a copy of which is attached hereto as Exhibit "B" which is, by this reference, incorporated herein.

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

Section 1. A special use for a house of worship in conformance with Sections 5.5 and 9.6-4(B) of the Zoning Ordinance, for 140 N. Oakwood, is hereby granted for the SUBJECT REALTY, subject to compliance with the following conditions:

1. The subject property shall be developed in substantial compliance with the attached Site Plan Sheet 1 of 1 by Engineering Resource Associates, dated June 2017 with a final revision date of June 12, 2017, attached hereto and incorporated herein as Exhibit "C".
2. The subject property shall be developed in substantial compliance with the attached Overall Master Landscape Plan by Dowden Landscape Design, dated June 23, 2017, attached hereto and incorporated herein as Exhibit "C".
3. The subject property shall be developed in substantial compliance with the attached Main Campus Area Planting Plan Sheet 12 of 16 by Engineering Resource Associates, dated June 2017 with a final revision date of June 22, 2017, attached hereto and incorporated herein as Exhibit "C".

4. The subject property shall be developed in substantial compliance with the attached Exterior Building Elevations Sheets A-4.01 and A-4.02 by Healy, Bender & Associates, Inc., dated June 23, 2017, attached hereto and incorporated herein as Exhibit "C".

Section 2. This Ordinance shall also constitute the approval of the following variances for St. Mary's Parish, at 140 N. Oakwood:

1. A variance to reduce the front yard (north) building setback from twenty-five feet to one foot for the church building is hereby granted in conformance with the Site Plan Sheet 1 of 1 by Engineering Resource Associates, dated June 2017 with a final revision date of June 12, 2017, attached hereto and incorporated herein as Exhibit "C".
2. A variance to reduce the corner side yard (west) building setback from fifteen feet to four feet for the school building is hereby granted in conformance with the. Site Plan Sheet 1 of 1 by Engineering Resource Associates, dated June 2017 with a final revision date of June 12, 2017, attached hereto and incorporated herein as Exhibit "C".
3. A variance to reduce the rear yard (south) building setback from thirty feet to fourteen feet for the school building is hereby granted in conformance with the Site Plan Sheet 1 of 1 by Engineering Resource Associates, dated June 2017 with a final revision date of June 12, 2017, attached hereto and incorporated herein as Exhibit "C".
4. A variance to permit the expansion and alteration of existing Garden Street parking lot is hereby granted as depicted on Site Plan Sheet 1 of 1 by Engineering Resource Associates, dated June 2017 with a final revision date of June 12, 2017.
5. A variance to permit the construction of the proposed Oakwood Avenue parking lot is hereby granted as depicted on Site Plan Sheet 1 of 1 by Engineering Resource Associates, dated June 2017 with a final revision date of June 12, 2017.
6. A variance to permit the same off-street parking areas to be shared by all of the Parish's uses on the main campus is hereby granted provided that the uses do not regularly take place at the same hours of a day.

Section 3 A deviation from Section 6.4 of the West Chicago Subdivision Code, and Sections 14-44 (5)(e) and 14-48 of the West Chicago City Code to permit the storage of storm water in a parking lot at a depth of (1.5) feet during a 100 year storm water event is hereby granted for the SUBJECT REALTY for 140 N. Oakwood, subject to compliance with the following condition:

1. Signage indicating that the parking lot is subject to more than a foot of ponding water during heavy rainfall events shall be placed at both entrances of the parking lot so that all patrons using the lot will see the signs as they enter the lot from Garden Street.

Section 4. That all ordinances and resolutions, or parts thereof, shall, to the extent not expressly modified by the terms and conditions of this Ordinance, remain in full force and effect as therein provided.

Section 5. That this Ordinance shall be in full force and effect ten (10) days from and after its passage, approval and publication in pamphlet form as provided by law.