

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

## DEVELOPMENT COMMITTEE

**Monday, January 8, 2018  
7:00 P.M. - Council Chambers**

### AGENDA

1. Call to Order, Roll Call, and Establishment of a Quorum
2. Approval of Minutes
  - A. October 9, 2017
3. Public Participation
4. Items for Consent
  - A. Hartigan Residence – 29W478 Ray Avenue – Annexation & Rezoning
  - B. The Learning Experience – 920 N. Neltnor Boulevard – Special Use & Final PUD
5. Items for Discussion
  - A. Wheaton Academy – 900 N. Prince Crossing Road – Final PUD Amendment
  - B. Used Automobile Sales Text Amendment – 601 W. Roosevelt Road - Conceptual Review
  - C. Newhaven Assisted Living and Memory Care Facility – SEC Hillview Avenue & Easton Avenue – Conceptual Review
  - D. Forming America – 1200 N. Prince Crossing Road - Bi-Annual Progress Report
  - E. Central-Main Street Redevelopment Plan Update
6. Unfinished Business
7. New Business
8. Reports from Staff
9. Adjournment

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60185

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Ruben Pineda  
MAYOR  
Nancy M. Smith  
CITY CLERK

Michael L. Guttman  
CITY ADMINISTRATOR

Draft

## MINUTES

### DEVELOPMENT COMMITTEE

**October 9, 2017, 7:00 P.M.**

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

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

Roll call found Aldermen James Beifuss, Michael Ferguson, Bonnie Gagliardi, Jayme Sheahan and Rebecca Stout present.

Also in attendance was Interim Director of Community Development, Bill Ganek.

**2. Approval of Minutes.**

**A. September 11, 2017**

**Alderman Gagliardi moved and Alderman Ferguson seconded a motion to approve the minutes. Voting Aye: Aldermen Beifuss, Ferguson, Gagliardi, Sheahan and Stout. Voting Nay: 0.**

**3. Public Participation. None.**

**4. Items for Consent.**

**A. Frank's Auto Repair – 927 W. Washington St. – Special Uses & Variance.**

**B. Burrito King – 200 S. Neltnor Blvd. – Façade Agreement.**

Alderman Beifuss requested that Item A be moved to Items for Discussion, Agenda Item 5.

**Alderman Beifuss moved and Alderman Sheahan seconded the motion to approve Items for Consent B. Voting Aye: Aldermen Beifuss, Ferguson, Gagliardi, Sheahan and Stout. Voting Nay: 0.**

**5. Items for Discussion**

**A. Frank's Auto Repair – 927 W. Washington St. – Special Uses & Variance.**

The item summary was provided by Bill Ganek who explained the applicant is requesting the approval of three special uses for an automobile repair shop, a self-storage facility and outside storage associated with the construction of a new facility to be located at 927 W. Washington Street, along with a variance to reduce the required rear yard landscape setback. The Plan Commission/Zoning Board of Appeals recommended approval of the special uses and the variance with conditions relating to outside storage, which were set forth in the draft ordinance. Mr. Ganek made mention that the parking and landscaping requirements have been satisfied and he briefly described the building's exterior finishing being planned.

Alderman Beifuss inquired about the adjacent properties and a discussion followed among the Aldermen, Bill Ganek and the applicant, Keith Parks. A question was asked about the type of screening and the response was given that it would be 8 feet tall.

**Alderman Beifuss moved and Alderman Ferguson seconded the motion to approve Item A. Voting Aye: Aldermen Beifuss, Ferguson, Gagliardi, Sheahan and Stout. Voting Nay: 0.**

**B. Proposed Roosevelt Rd/Fabyan Pkwy TIF District.**

Bill Ganek summarized this Item for the Committee. He began by providing a map of the proposed area on an overhead map and then reviewed the purpose of a Tax Increment Financing District (TIF) and stated that the redevelopment plan as a whole needs to conform to the City's long term comprehensive plan. He furthered that all revenues generated by the tax increment must be used within the redevelopment area, and he also provided an overview of the area size and zoning. Mr. Ganek stated that the consultant, Camiros Ltd., concluded that the project area qualifies for designation as a redevelopment project area because it is a combination of an improved conservation area and blighted vacant area. State law stipulates the eligibility factors that must be met for TIF designation and in the case of this area, five of the conservation factors were met and three of the blighted area factors were met. In terms of the approval process, he commented that City's Joint Review Board met in September and it was concluded that the eligibility requirements were indeed met, but the School Districts requested additional



time to consider the long term TIF funding implications for their District. The continuation of the Joint Review Board meeting is set for October 10<sup>th</sup>, 2017, which will be followed by a Public Hearing before the City Council meeting on October 16<sup>th</sup>, 2017.

A question was asked about School District #33's potential interest in a school property located in the Proposed TIF District and a brief discussion followed with Mr. Ganek. Alderman Beifuss commented on the low EAV estimated for the area and a brief discussion followed about the projected EAV for the area were it to be redeveloped.

**Alderman Beifuss moved and Alderman Sheahan seconded the motion to recommend Item B for approval. Voting Aye: Aldermen Beifuss, Ferguson, Gagliardi, Sheahan and Stout. Voting Nay: 0.**

**6. Unfinished Business.** None.

**7. New Business.** None.

**8. Reports from Staff.**

Bill Ganek informed the members that by their next meeting, they can expect to review the final plan for the Homes for a Changing Region study. He mentioned that they might also be given the Central Main Street Redevelopment Plan for review in December. Finally, he stated that a new Community Development Director was selected for hire and the anticipated start date is November 15, 2017.

**Alderman Ferguson moved and Alderman Gagliardi seconded the motion to adjourn the Development Committee meeting at 7:24 P.M. The Committee members unanimously agreed and the motion carried.**

Respectfully submitted,

Jane Burke

## CITY OF WEST CHICAGO

### DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Annexation of 29W478 Ray Avenue and Rezoning  
From ER-1 to R-2 - Hartigan Residence

Annexation Ordinance No. 18-O-0002  
Rezoning Ordinance No. 18-O-0003

**AGENDA ITEM NUMBER:** 4. A.

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

**COMMITTEE AGENDA DATE:** Jan. 8, 2018

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

**STAFF REVIEW:** Tom Dabareiner, AICP

**SIGNATURE** 

**APPROVED BY CITY ADMINISTRATOR:** Michael Guttman

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

**ITEM SUMMARY:**

A public hearing has been scheduled for the January 15<sup>th</sup> City Council meeting for this annexation request. The appropriate public notice has been provided per State Statutes.

The applicant and property owner, Linda Hartigan, desires to annex into the City of West Chicago to obtain City water service, which is readily available. Ms. Hartigan is also requesting a change in zoning upon annexation from the ER-1, Estate Residence District to the R-2, Single Family Residence District. The subject property is located on the north side of Ray Avenue at the intersection of Oak Avenue. The subject property borders the existing municipal boundary along the south property line. There is an existing single-family residence located on the subject property.

The subject property is located on the outer limits of a large unincorporated residential "island" centrally located within the City and centered on Route 59. Ms. Hartigan desires to annex into the City's corporate limits to gain access to the City's municipal water supply. She currently has a private well that is not functioning properly and would like to annex and connect to the City's water supply in lieu of replacing the private well. City Code requires annexation, where feasible, in conjunction with receiving City services. The City does not have municipal sanitary sewer readily available to the subject property, therefore the subject property will remain on its existing private septic system.

All property annexed into the City's corporate limits is automatically zoned ER-1, Estate Residence District. Properties are then typically rezoned upon annexation to the most appropriate/compatible zoning district. The subject property is located in an area predominantly occupied by single family residential homes with varying degrees of single family residential zoning. All of the incorporated lots immediately surrounding the subject property are zoned R-2, Single Family Residence. The R-2 district is also being proposed for the subject property. The City's R-2 district requires a minimum lot area of 12,000 square feet and a minimum lot width of 75 feet. The subject property is approximately 20,500 square feet in area and 133 feet in width.

The subject property does have a few existing conditions that do not comply with the City's R-2 zoning district minimum requirements. These conditions will be "grandfathered" in upon annexation as legal non-conforming. The specific conditions are as follows:



## CITY OF WEST CHICAGO

1. The west side yard setback for the residence shall be a minimum of 13.3 feet from the west lot line. The existing residence is 9.8 feet from the west lot line.
2. The minimum area of the first floor shall be at least 1,050 square feet (excluding the porch and garage). The first floor of the existing residence is approximately 730 square feet in area.
3. The east side yard setback for the shed shall be a minimum of 13.3 feet. The existing shed is 1.8 feet from the east lot line.

All other existing conditions on the subject property comply with the City's minimum standards for the R-2 zoning district.

### **ACTIONS PROPOSED:**

Consideration of annexation and rezoning from the ER-1, Estate Residence District to the R-2, Single Family Residence District for the property located at 29W478 Ray Avenue.

### **COMMITTEE RECOMMENDATION:**

## **ORDINANCE NO. 18-O-0002**

### **AN ORDINANCE ANNEXING PROPERTY TO THE CITY OF WEST CHICAGO – 29W478 RAY AVENUE – HARTIGAN RESIDENCE**

WHEREAS, there has been filed with the City Clerk of the City of West Chicago, DuPage County, Illinois, a Petition under oath requesting that the property described on the Plat of Annexation attached hereto and made a part hereof as Exhibit “A” be annexed to the City; and,

WHEREAS, said Petition was presented to the City on or about September 27, 2017, pursuant to the provisions of 65 ILCS 5/7-1-89, as amended; and,

WHEREAS, said property is not within the corporate limits of any municipality and portions thereof are contiguous to the corporate limits of the City of West Chicago; and,

WHEREAS, the statutes of the State of Illinois provide that upon the filing of such a Petition, the corporate authorities of the City of West Chicago may pass an ordinance annexing said territory to the City, if said ordinance is passed by a majority of the Corporate Authorities; and,

WHEREAS, all notices required by law were provided for this annexation request in December of 2017.

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 the property legally described on Exhibit “A” be and the same is hereby annexed to the City of West Chicago, DuPage County, Illinois, together with all adjacent streets and highways contiguous to said properties, so that the new boundaries of the territory annexed shall extend to the far side of said adjacent streets and highways not within the corporate limits of any other municipality.

Section 2. That the City Clerk shall and is hereby authorized to file with the County Clerk of DuPage County and the Recorder of Deeds of DuPage County, certified copies of this Ordinance together with an accurate map of the territory annexed appended thereto.

Section 3. That the City Clerk shall and is hereby authorized to file with the Executive Director of the DuPage County Board of Election Commissioners a certified copy of this Ordinance together with an accurate map of the territory annexed appended thereto.

Section 4. The use of unincorporated address of 29W478 Ray Avenue for the property legally described on Exhibit “A” shall cease and desist upon annexation and the new municipal address for said Property shall be 678 Ray Avenue.

Section 5. That all ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed.

Section 6. That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_ 2018.

Alderman J. Beifuss	_____	Alderman L. Chassee	_____
Alderman J. Sheahan	_____	Alderman H. Brown	_____
Alderman A. Hallett	_____	Alderman Ferguson	_____
Alderman Birch Ferguson	_____	Alderman S. Dimas	_____
Alderman K. Meissner	_____	Alderman M. Garling	_____
Alderman R. Stout	_____	Alderman G. Garcia	_____
Alderman N. Ligino-Kubinski	_____	Alderman B. Gagliardi	_____

APPROVED as to form: \_\_\_\_\_  
Patrick K. Bond, City Attorney

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_ 2018.

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

ATTEST:

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

PUBLISHED: \_\_\_\_\_



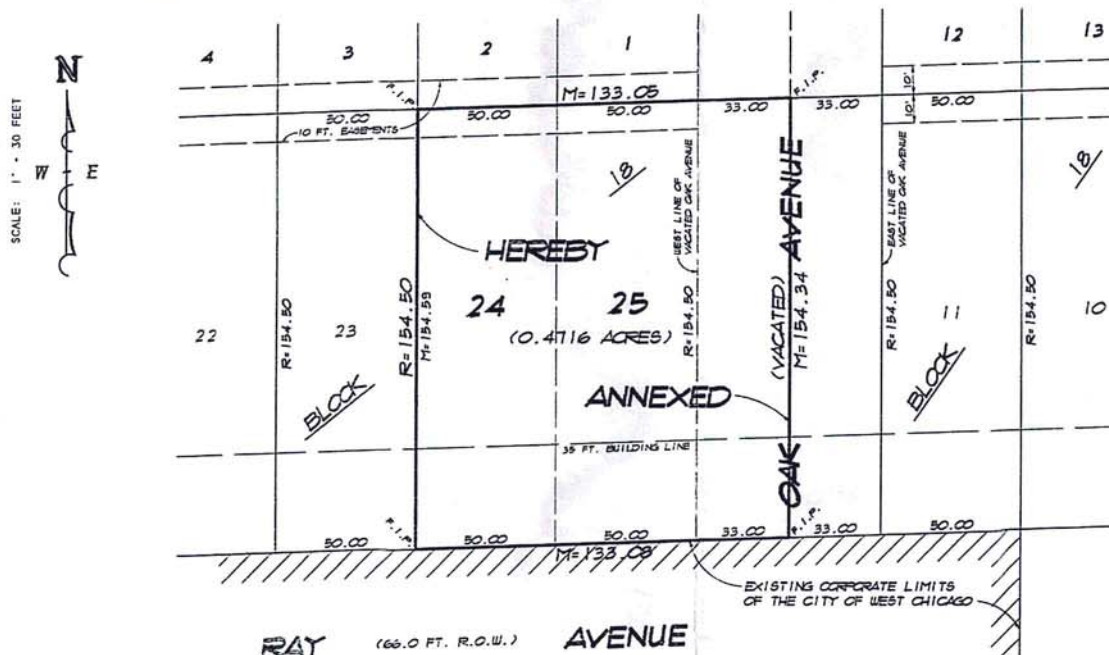
## **EXHIBIT “A”**

(insert Plat of Annexation here)

# PLAT OF ANNEXATION TO THE CITY OF WEST CHICAGO, ILLINOIS

OF LOTS 24 AND 25 AND THE WEST HALF OF VACATED OAK STREET LYING EAST OF AND ADJOINING LOT 25 IN BLOCK 18 IN WEST CHICAGO PARK MANOR, BEING A SUBDIVISION OF PART OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 6, 1926 AS DOCUMENT 210869, IN DU PAGE COUNTY, ILLINOIS.

P.I.N. 84-83-165-632



RAY (66.0 FT. R.O.W.) AVENUE

LOT 1  
NATIONAL ACRES  
RESUBDIVISION  
(R30-138006)

LOT 2  
NATIONAL ACRES  
RESUBDIVISION  
(R30-138006)

OAK AVENUE

## SURVEYORS CERTIFICATE

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

THIS IS TO CERTIFY THAT STEINBRECHER LAND SURVEYORS, INC., REGISTERED PROFESSIONAL LAND SURVEYING DESIGN FIRM CORPORATION NO. 184-003126, HAVE PLATTED FOR THE PURPOSE OF ANNEXATION TO THE CITY OF WEST CHICAGO, ILLINOIS, THE PROPERTY SHOWN AND DESCRIBED ON THE ANNEXED PLAT, WHICH TO THE BEST OF OUR KNOWLEDGE AND BELIEF IS A CORRECT REPRESENTATION THEREOF.

West Chicago, Illinois, October 23, 2017



Richard J. Steinbrecher  
Professional Land Surveyor 3553  
License expires Nov. 30, 2018

Steinbrecher Land Surveyors, Inc.  
Professional Land Surveying  
Design Firm Corporation No. 184-003126  
141 S. Neilson Blvd., West Chicago, IL 60185-2844  
(630) 293-8900 Fax 293-8902

SUBMITTED BY/RETURN TO:  
CITY OF WEST CHICAGO  
475 MAIN STREET  
WEST CHICAGO, IL 60185

## COUNTY RECORDER'S CERTIFICATE

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

THIS INSTRUMENT, NO. \_\_\_\_\_, WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

COUNTY RECORDER

## CITY OF WEST CHICAGO AND CITY COUNCIL APPROVAL CERTIFICATE

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

MAYOR AND CITY COUNCIL OF THE CITY OF WEST CHICAGO, COUNTY OF DU PAGE, STATE OF ILLINOIS, HEREBY CERTIFY THAT THE SAID COUNCIL HAS DULY APPROVED THIS PLAT OF ANNEXATION ATTACHED HERETO BY ORDINANCE NO. \_\_\_\_\_ DULY AUTHENTICATED AS PASSED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

ATTEST: \_\_\_\_\_  
CITY CLERK

MAYOR

## **ORDINANCE NO. 18-O-0003**

### **AN ORDINANCE REZONING LAND FROM THE ER-1, ESTATE RESIDENTIAL DISTRICT TO THE R-2, SINGLE FAMILY RESIDENCE DISTRICT - 678 (FORMERLY 29W478) RAY AVENUE**

WHEREAS, on or about September 27, 2017, Linda Hartigan (the "OWNER"), filed an application for rezoning of property legally described on Exhibit "A", attached hereto and incorporated herein (the "SUBJECT REALTY"); and,

WHEREAS, a notice of public hearing (the "NOTICE") on the proposed rezoning of the SUBJECT REALTY was published in the Daily Herald on December 15, 2017, all as required by the ordinances of the CITY and the statutes of the State of Illinois; and,

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

WHEREAS, a public hearing was conducted by the Plan Commission/Zoning Board of Appeals of the CITY commencing on January 3, 2018, pursuant to said NOTICE; and,

WHEREAS, the corporate authorities of the CITY have received the recommendation of the Plan Commission/Zoning Board of Appeals, which contains specific findings of fact, pursuant to Recommendation No. 2018-RC-0001, a copy of which is attached hereto and incorporated herein as Exhibit "B".

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 the SUBJECT REALTY legally described on Exhibit "A" is hereby rezoned from the ER-1, Estate Residential District to the R-2, Single Family Residential District zoning classification.

Section 2. That the recommendation and findings of fact of the Plan Commission/Zoning Board of Appeals 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 ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed.

Section 4. That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.



PASSED this \_\_\_\_ day of \_\_\_\_\_ 2018.

Alderman J. Beifuss	_____	Alderman L. Chassee	_____
Alderman J. Sheahan	_____	Alderman H. Brown	_____
Alderman A. Hallett	_____	Alderman Ferguson	_____
Alderman Birch Ferguson	_____	Alderman S. Dimas	_____
Alderman K. Meissner	_____	Alderman M. Garling	_____
Alderman R. Stout	_____	Alderman G. Garcia	_____
Alderman N. Ligino-Kubinski	_____	Alderman B. Gagliardi	_____

APPROVED as to form: \_\_\_\_\_  
Patrick K. Bond, City Attorney

APPROVED this \_\_\_\_ day of \_\_\_\_\_ 2018.

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

ATTEST:

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

PUBLISHED: \_\_\_\_\_

## **EXHIBIT "A"**

### **SUBJECT REALTY LEGAL DESCRIPTION**

Lots 24 and 25 and the west half of the vacated Oak Street lying east of and adjoining Lot 25 in Block 18 in West Chicago Park Manor, being a subdivision of part of Section 3, Township 39 North, Range 9, East of the Third Principal Meridian, according to the plat thereof recorded April 6, 1926 as Document 210869, in DuPage County, Illinois.

P.I.N.: 04-03-106-032.

## EXHIBIT “B”

RECOMMENDATION NO. 2018-RC-0001

TO: The Honorable Mayor and City Council

SUBJECT: PC 17-11  
Rezoning from ER-1 to R-2  
29W478 Ray Avenue

DATE: January 3, 2018

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

### RECOMMENDATION

After review of the proposed rezoning, the Plan Commission/Zoning Board of Appeals recommends approval.

*1. The existing uses and zoning of the property in question.*

The unincorporated subject property is developed with a single family residence and currently has single family residential zoning through DuPage County.

*2. The existing uses and zoning of other lots in the vicinity.*

The subject property is located on the outer limits of a large unincorporated residential “island” centrally located within the City and centered on Route 59. The area is predominantly occupied by single family residential homes with varying degrees of single family residential zoning. All of the incorporated lots immediately surrounding the subject property are zoned R-2, Single Family Residence.

*3. Suitability of the property in question for uses already permitted under the existing regulations.*

The existing single family residential use is permitted under the City’s current R-2 zoning district regulations.

*4. Suitability of the property in question for the proposed use.*

The subject property is already developed with a single family residence and no change in use is proposed. The use is therefore, considered suitable with the proposed zoning and neighborhood.



5. *The trend of development in the vicinity of the property in question, including any recent zoning activity.*

There have been no significant development trends in the vicinity of the subject property. The subject property is located in an established single family residential neighborhood.

6. *The effect the proposed rezoning would have on implementation of the Comprehensive Plan.*

The City's current Comprehensive Plan designates the subject property as Single Family Residential. The existing single family residential use on the subject property and the proposed single family residential zoning are consistent with the subject property's Single Family Residential land use designation.

7. *Impact on surrounding properties.*

The proposed rezoning should not negatively impact the surrounding properties because the existing single family residential use on the subject property is not being altered and the subject property is located in an established single family residential neighborhood.

8. *Impact on health, safety, or welfare of the community.*

The proposed rezoning should not have an adverse impact on the health, safety, or welfare of the community because the existing single family residential use on the subject property is not being altered and the subject property is located in an established single family residential neighborhood.

Respectfully submitted,

Barb Laimins  
Chairman

**VOTE:**

For

C. Dettmann  
B. Laimins  
D. Kasprak  
D. Faught  
T. Devitt

Against

Abstain

Absent

S. Hale  
M. Schafer

## CITY OF WEST CHICAGO

### DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Special Use for a Daycare Center and Final PUD  
The Learning Experience  
920 N. Neltnor Blvd.  
  
Ordinance No. 18-O-0004

**AGENDA ITEM NUMBER:** 4.B.**FILE NUMBER:** \_\_\_\_\_**COMMITTEE AGENDA DATE:** Jan. 8, 2018**COUNCIL AGENDA DATE:** \_\_\_\_\_**STAFF REVIEW:** Tom Dabareiner, AICP**SIGNATURE** **APPROVED BY CITY ADMINISTRATOR:** Michael Guttman **SIGNATURE** \_\_\_\_\_**ITEM SUMMARY:**

The applicant, The Learning Experience Daycare Center, is requesting approval of a final Planned Unit Development (PUD) and a special use for a daycare center on the 1.2 acre subject property, which is located within the Tower Station commercial development on the west side of Illinois Route 59 (Neltnor Boulevard) between Hawthorne Lane and Arbor Avenue.

The subject property is currently zoned B-2, General Business District. The applicant is proposing to develop the vacant subject property as a daycare center. The proposed daycare center will consist of a 10,000 square foot building with an ancillary playground located on the south side of the building. Vehicular access to the site will be from a shared private drive along the east property line or a private frontage road along the north property line. Parking will be provided north and east of the proposed building. Stormwater detention has already been provided for this site via regional basins located elsewhere within the development. The subject property however, does add a small stormwater quality control basin needed to comply with newer BMP (Best Management Practices) requirements. The City's Comprehensive Plan designates the subject property as Commercial. The proposed daycare center use is consistent with the Commercial land use designation.

The applicant is proposing two full access curb cuts from the shopping center's private frontage road parallel to Route 59. No direct access to Route 59 is permitted. The applicant is also proposing to utilize an existing shared full access curb cut on Hawthorne Lane. This shared access private drive is intended to benefit the shopping center as a whole, but primarily benefits the subject property and the adjacent Family Video development. All drive aisles on-site are designed for two-way traffic flow. All aspects of the site's proposed traffic circulation comply with the City's minimum Code requirements.

The applicant is proposing to construct a 10,000 square foot facility. City Code requires a minimum of 40 parking spaces for the proposed use (4 parking spaces per every 1,000 square feet of building floor area). The applicant is proposing to install 40 total striped parking spaces. 32 of those parking spaces will be located north of the building with the balance (8 spaces) located east of the building. The main entrance is located on the north side of the building. All of the proposed parking complies with the City's minimum design requirements for quantity, stall length, and stall width.



The applicant is proposing landscaping around the entire perimeter of the proposed development, in the parking lot landscape islands, around the building foundation, around the BMP stormwater quality control basin, and around the base of the proposed monument sign as required by City Code. The landscaping is a mixture of trees, shrubs and perennials. All aspects of the site's proposed landscape design comply with the City's minimum Code requirements.

The proposed exterior of the building will be a masonry mixture of stone and brick. The roof will utilize architectural asphalt shingles. The primary entrance into the building will be on the north façade. The trash enclosure will be constructed of the same materials as the building. A 6 foot tall PVC privacy fence will enclose the playground area south of the building.

The applicant is proposing a total of 14 LED wall mounted light fixtures throughout the facades of the building. The lights are strategically located to provide maximum allowable illumination of the site while minimizing any light spillage off the property. The applicant is also proposing 4 pole mounted lights in the parking areas. All of the proposed exterior lighting complies with the City's lighting requirements.

The applicant is proposing an internally illuminated 37 square foot channel letter wall sign on the north (front) facade of the building. The applicant is also proposing a 50 square foot monument sign at the northeast corner of the site. The masonry base of the monument sign will be constructed of the same masonry materials as the building. All of the proposed signage complies with the City's sign regulations.

Final Engineering has not been approved 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 approval process for further consideration.

At its January 3, 2018 meeting, the Plan Commission/Zoning Board of Appeals (PC/ZBA) unanimously recommended approval of the special use for a daycare center and final PUD for The Learning Experience at 920 N. Neltnor Boulevard by a (5-0) vote. Their recommendation is included as Exhibit "B" of the attached ordinance.

At the January 3<sup>rd</sup> Plan Commission meeting one unincorporated resident at 29W535 Hawthorne Lane spoke regarding traffic safety on Hawthorne Lane between Route 59 and Arbor Avenue.

<b>ACTION PROPOSED:</b>
Consideration of a special use for a daycare center and final PUD for The Learning Experience at 920 N. Neltnor Boulevard.
<b>COMMITTEE RECOMMENDATION:</b>



## **ORDINANCE NO. 18-O-0004**

### **AN ORDINANCE APPROVING A SPECIAL USE FOR A DAYCARE CENTER AND A FINAL PUD – THE LEARNING EXPERIENCE 920 N. NELTNOR BOULEVARD**

WHEREAS, on October 12, 2017, The Learning Experience (the “APPLICANT”), filed applications for a special use for a daycare center and a final PUD for the property located at 920 N. Neltnor Boulevard 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 December 15, 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 January 3, 2018, pursuant to said Notice; and,

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

WHEREAS, the corporate authorities of the City of West Chicago have received the recommendation of the Plan Commission/Zoning Board of Appeals for the special use and final PUD which contains specific findings of fact, pursuant to Recommendation No. 2018-RC-0002, a copy of which is attached hereto as Exhibit “B” which is, by this reference, incorporated herein.

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

Section 1. A special use for a daycare center and final PUD in conformance with Section 5.5, Section 10.3-4(H), and Section 15 of the Zoning Ordinance is hereby granted for the SUBJECT REALTY, subject to compliance with the following conditions:

1. The SUBJECT REALTY shall be developed in substantial compliance with the Geometric Plan C4.0 prepared by Haeger Engineering, dated September 29, 2017 and having a last revision date of December 7, 2017, a copy of which is attached hereto and incorporated herein as Exhibit “C”.
2. The SUBJECT REALTY shall be developed in substantial compliance with the Schematic Building Elevation Plan SD-1.2 and Details Plan SD-1.3 prepared by Jarmel Kizel Architects, copies of which are attached hereto and incorporated herein as Exhibit “D”.
3. The SUBJECT REALTY shall be developed in substantial compliance with the Landscape Plans LS-1 and LS-2 prepared by Tech Metra LTD, dated September 21, 2017 and having a last revision date of January 3, 2018, copies of which are attached hereto and incorporated herein as Exhibit “E”.

Section 2. That all ordinances and resolutions, or parts thereof, shall, to the extent not expressly modified by the terms and conditions of this Ordinance, remain in full force and effect as therein provided.

Section 3. That this Ordinance shall be in full force and effect ten (10) days from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED this \_\_\_\_ day of \_\_\_\_\_ 2018.

Alderman J. Beifuss	_____	Alderman L. Chassee	_____
Alderman J. Sheahan	_____	Alderman H. Brown	_____
Alderman A. Hallett	_____	Alderman Ferguson	_____
Alderman Birch Ferguson	_____	Alderman S. Dimas	_____
Alderman K. Meissner	_____	Alderman M. Garling	_____
Alderman R. Stout	_____	Alderman G. Garcia	_____
Alderman N. Ligino-Kubinski	_____	Alderman B. Gagliardi	_____

APPROVED as to form: \_\_\_\_\_  
Patrick K. Bond, City Attorney

APPROVED this \_\_\_\_ day of \_\_\_\_\_ 2018.

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

ATTEST:

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

PUBLISHED: \_\_\_\_\_

## **EXHIBIT “A”**

### **LEGAL DESCRIPTION**

Lot 4 in Tower Station Phase 3 of the Willow Creek PUD, being a subdivision in the southwest quarter of Section 34, Township 40 North, Range 9, East of the Third Principal Meridian, according to the plat thereof recorded June 29, 2004 as Document R2004-173893, in DuPage County, Illinois.

P.I.N.: 01-34-305-008.



## **EXHIBIT “B”**

RECOMMENDATION NO. 2018-RC-0002

TO: The Honorable Mayor and City Council

SUBJECT: PC 17-12  
Special use for a daycare center and final PUD  
The Learning Experience  
920 N. Neltnor Boulevard

DATE: January 3, 2018

DECISION: The Plan Commission/Zoning Board unanimously recommended approval of the special use for a daycare center and final PUD for the SUBJECT REALTY by a (5-0) vote.

### RECOMMENDATION

After review of the requested special use for a daycare center for the SUBJECT REALTY, the Plan Commission/Zoning Board of Appeals (PC/ZBA) recommended approval based on the following findings of fact.

- (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 the proposed use is good for the public at that particular physical location, and not whether the use itself is needed there).

The proposed daycare center is a service based use intended to cater to the local community. The subject property is part of a larger local shopping center surrounded by residential uses that will support the proposed use.

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

The proposed daycare center is being designed in such a way that it should operate in a manner that will protect the public health, safety and welfare. The site has no direct access to Route 59, the proposed outdoor play area is fenced in, and the daycare center's operators have a policy that requires the guardian enter the building to pick up and drop off a child.

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

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

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

The proposed daycare center is listed as a special use per Section 10.3-4 (H) of the Zoning Code.

After review of the requested final PUD for the SUBJECT REALTY, the Plan Commission/Zoning Board of Appeals (PC/ZBA) recommended approval based on the following findings of fact.

Per Section 15.3 of the Zoning Ordinance: "...if the final plan and plat are, in the opinion of the [Plan Commission], deemed to be sufficient in compliance with all applicable city ordinances and in substantial conformity with the approved preliminary plan and plat, they shall be approved by the [Plan Commission] and recommended to the city council". The proposed final plan shows in detail the development of the lot and its proposed site layout, landscaping and building elevations, all of which comply with applicable City Codes.

Respectfully submitted,

Barbara Laimins  
Chairperson

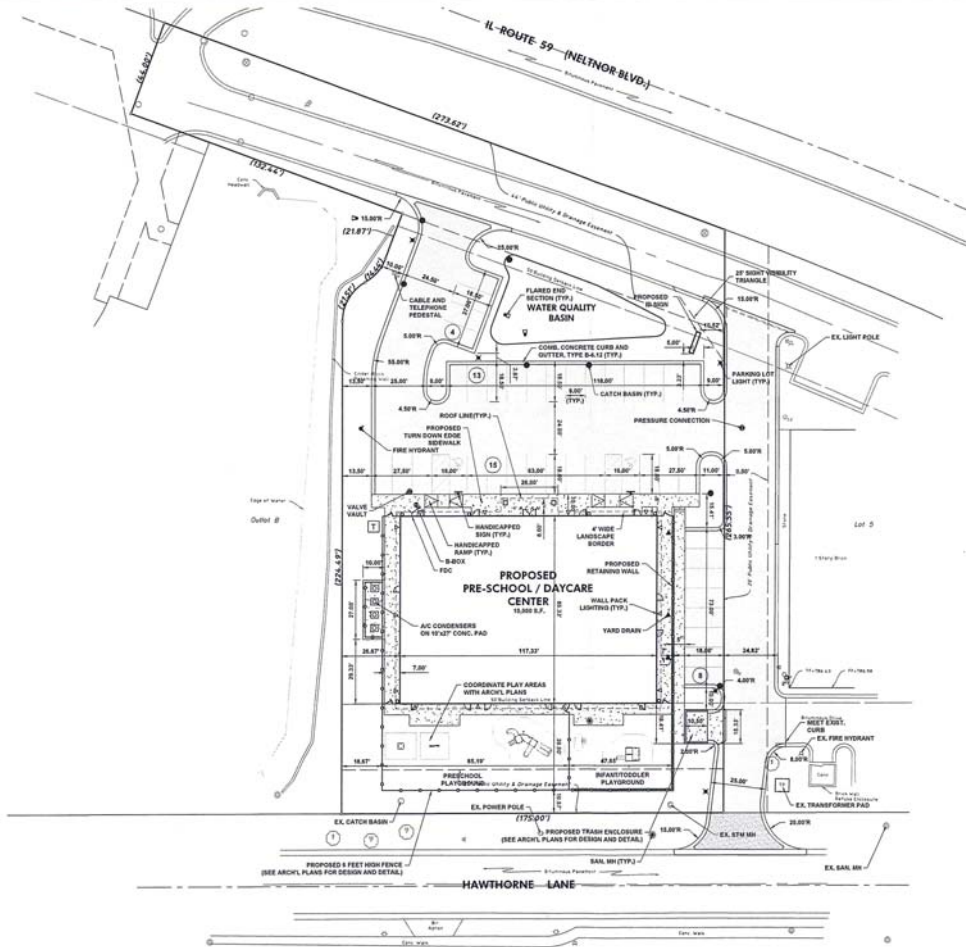
**VOTE:**

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

## **EXHIBIT “C”**

(Insert the Geometric Plan here)





**PAVING LEGEND**

[Symbol]	ASPH/CONCRETE DRIVEWAY - 15' WIDE
[Symbol]	ASPH/CONCRETE DRIVEWAY - 10' WIDE
[Symbol]	ASPH/CONCRETE DRIVEWAY - 5' WIDE
[Symbol]	CONCRETE DRIVEWAY - 15' WIDE



**HAAGER ENGINEERING**  
 1000 West 10th Street, Suite 100, Lincoln, NE 68502  
 (402) 441-1111  
 www.haager-engineering.com

**GEOMETRIC PLAN**  
**THE LEARNING EXPERIENCE**  
**DAYCARE CENTER**

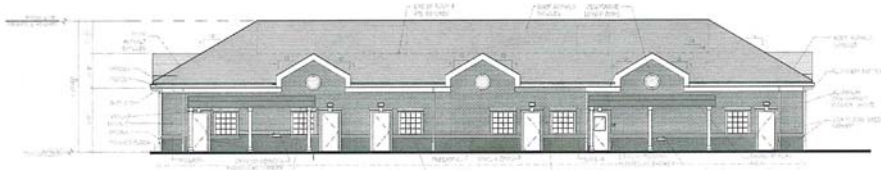
Project Manager: P.A.I.  
 Engineer: J.S.S.  
 Designer: J.S.S.  
 Project No: 17-111  
 Sheet: C4.0

## **EXHIBIT “D”**

(Insert Schematic Building Elevation Plans here)



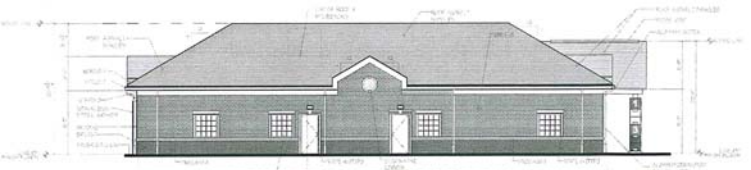
**3 NORTH ELEVATION**  
Scale: 1/8" = 1'-0"



**2 SOUTH ELEVATION**  
Scale: 1/8" = 1'-0"



**3 WEST ELEVATION**  
Scale: 1/8" = 1'-0"



**4 EAST ELEVATION**  
Scale: 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE				
NAME	MANUFACTURER	SIZE / TYPE	COLOR	
COLUMN ENCLOSURE	-	-	COLOR: BROWN MOORE	
STUCCO	-	-	PAINTED AS SPECIFIED (SEE A-1)	
LETTERING	-	-	REFERENCE: DUB A-1	
BRICK-1	BUNAL	MODULAR TEXTURED STYLE	COLOR: BROWN MOORE	
BRICK-2	BUNAL	MODULAR TEXTURED STYLE	COLOR: BROWN MOORE	
TRIM BRICK	BUNAL	MODULAR TEXTURED STYLE	COLOR: BROWN MOORE	
BRICK-3	JAMES HARDIE	WIDE PLANK LAP BOARD	COLOR: BROWN MOORE	
BRICK-4	-	1/2" X 1/2" X 1/2" IN ALPHABET	COLOR: BROWN MOORE	
BRICK-5	-	ALUM. PERFORATED 30" X 12"	COLOR: BROWN MOORE	
VINYL-1	TYTON	TRADITIONAL VINYL SIDING	COLOR: BROWN MOORE	
VINYL-2	TYTON	DOWN (DOWNHEAD) 4" X 12" X 1/2"	COLOR: BROWN MOORE	
VINYL-3	TYTON	DOWN (DOWNHEAD) 4" X 12" X 1/2"	COLOR: BROWN MOORE	
VINYL-4	TYTON	DOWN (DOWNHEAD) 4" X 12" X 1/2"	COLOR: BROWN MOORE	
VINYL-5	TYTON	DOWN (DOWNHEAD) 4" X 12" X 1/2"	COLOR: BROWN MOORE	
VINYL-6	TYTON	DOWN (DOWNHEAD) 4" X 12" X 1/2"	COLOR: BROWN MOORE	
DOOR	TYTON	34" X 84"	COLOR: BROWN MOORE	
ROOF SHINGLES	GAF	TYTON (SEE A-1) (SEE A-1) (SEE A-1)	COLOR: BROWN MOORE	
STONEWORK-1	KLAMER	RED DOOR SCHEDULE	COLOR: BROWN MOORE	
PAVED WOODS	KLAMER	RED DOOR SCHEDULE	COLOR: BROWN MOORE	
WOOD-1	KLAMER	RED DOOR SCHEDULE	COLOR: BROWN MOORE	
WOOD-2	KLAMER	RED DOOR SCHEDULE	COLOR: BROWN MOORE	
WOOD-3	KLAMER	RED DOOR SCHEDULE	COLOR: BROWN MOORE	

**TABLE SCHEDULE NOTES:**  
1. SEE BILLS OF MATERIALS FOR BOX MODEL(S) WITH AUTHORITY HAVING JURISDICTION PRIOR TO ORDERING/INSTALLATION.  
2. SEE BILLS OF MATERIALS FOR ALL EXTERIOR FINISHES ARE INSTALLED AND FINISHED IN COMPLIANCE WITH MANUFACTURER'S WARRANTY REQUIREMENTS.

1. CONSULTOR SHALL VERIFY AND CONFIRM THE EXISTING CONDITIONS OF THE SITE AND THE EXISTING BUILDING PRIOR TO THE COMMENCEMENT OF THE PROJECT. THE CONSULTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CONSULTOR. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CONSULTOR. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CONSULTOR.

**Jarmel Kizel**  
ARCHITECT/PLANNING INC.  
425 NORTH WASHINGTON  
WASHINGTON, NEW JERSEY 07070  
TEL: 973-974-5445  
FAX: 973-974-4337  
www.jarmelkizel.com  
Architecture  
Engineering  
Interior Design  
Implementation Services

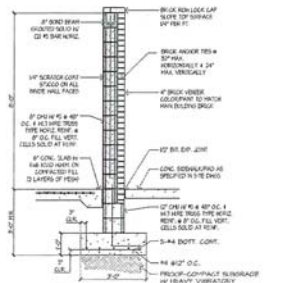
**THE LEARNING EXPERIENCE**  
ACADEMY OF  
EARLY EDUCATION  
920 N. MELTNER BOULEVARD  
WEST CHICAGO, ILLINOIS

REVISION		
NO.	DATE	DESCRIPTION

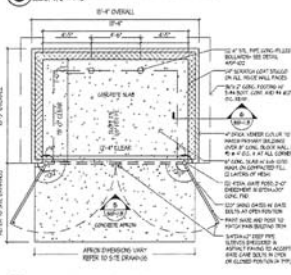
**PROFESSIONAL CERTIFICATION**  
LICENSE NUMBER: 001000000  
EXPIRATION DATE: 30 NOV 2018  
MATTHEW E. JARMEL, AIA, MBS

**SCHEMATIC BUILDING ELEVATIONS**  
SD-1.2  
2017 04/11 N. WEST CHICAGO

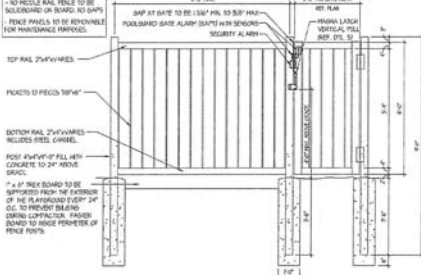




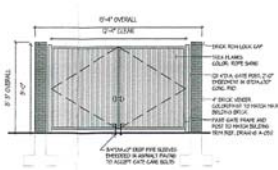
**6 TRASH ENCLOSURE TYPICAL WALL SECTION**  
SCALE: 1/2" = 1'-0"



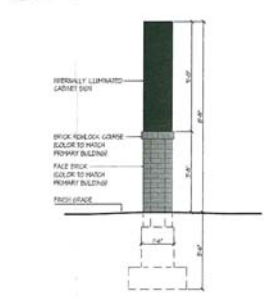
**7 TRASH ENCLOSURE PLAN**  
SCALE: 1/2" = 1'-0"



**8 PVC FENCE DETAIL**  
SCALE: 1/4" = 1'-0"



**5 TRASH ENCLOSURE ELEVATION**  
SCALE: 1/4" = 1'-0"



**4 MONUMENT SIGNAGE ELEVATION**  
SCALE: 1/2" = 1'-0"



**3 MONUMENT SIGNAGE ELEVATION**  
SCALE: 1/2" = 1'-0"

**GENERAL NOTES:**

1. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS PRIOR TO PROCEEDING AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
2. SIGNAGE CONTRACTOR TO SUPPLY & INSTALL ALL SIGNAGE MATERIALS AND LABOR INCLUDING ALL NECESSARY PERMITS AND APPROVALS.
3. SIGNAGE CONTRACTOR TO MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES AND TO REPAIR ANY DAMAGE TO EXISTING UTILITIES AND STRUCTURES.

**NOTE:**

THE "LEARNING EXPERIENCE" MONUMENT SIGN IS TO BE RELOCATED TO THE EAST SIDE OF THE MONUMENT SIGN.

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**Jarmel Kizel**  
ARCHITECT AND DESIGNER, P.C.  
41 SOUTH PARKWAY  
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FAX: 314-734-8889  
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ISSUE		
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/1/13
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	

PROFESSIONAL CERTIFICATION  
LICENSE NUMBER: 000000000  
EXPIRATION DATE: 12/31/2018  
MATTHEW S. JARMEL, AIA, MBA

SD-1.3

DETAILS

SD-1.3

3017.04.01.01.01 WEST CHICAGO

## **EXHIBIT “E”**

(Insert Landscape Plans here)





