

PENTAMATION - FINANCIAL MANAGEMENT SYSTEM  
DATE: 02/15/18  
TIME: 14:33:45

CITY OF WEST CHICAGO  
CASH REQUIREMENTS BILL LIST

PAGE NUMBER: 11  
ACCTPAY1  
ACCOUNTING PERIOD: 2/18

SELECTION CRITERIA: payable.due\_date between '20180218 00:00:00.000' and '20180219 00:00:00.000'  
PAYMENT TYPE: CHECKS ONLY

FUND - 28 - MISCELLANEOUS DEPOSITSIN

DEPT-DIV	ACCOUNT	-----TITLE-----	-----VENDOR-----	P.O.'S	INVOICE	BATCH	SALES TAX	AMOUNT
28	224500	MISCELLANEOUS DE	14831 AVALOS, JOSE	00088129-01	607 W BROWN	G336	0.00	1500.00
TOTAL MISCELLANEOUS DEPOSITSIN							0.00	1500.00
TOTAL FUND							0.00	1500.00

PENTAMATION - FINANCIAL MANAGEMENT SYSTEM  
DATE: 02/15/18  
TIME: 14:33:45

CITY OF WEST CHICAGO  
CASH REQUIREMENTS BILL LIST

PAGE NUMBER: 12  
ACCTPAY1  
ACCOUNTING PERIOD: 2/18

SELECTION CRITERIA: payable.due\_date between '20180218 00:00:00.000' and '20180219 00:00:00.000'  
PAYMENT TYPE: CHECKS ONLY

FUND - 43 - COMMUTER PARKING FUND

DEPT-DIV	ACCOUNT	-----TITLE-----	-----VENDOR-----	P.O.'S	INVOICE	BATCH	SALES TAX	AMOUNT
433476	4211	PRINTING & BINDI	14617 RAINBOW PRINTING	00088032-01	00154426	G336	0.00	368.00
433476	4650	MISCELLANEOUS CO	244 MURPHY ACE HARDWARE 2		VARIOUS	G336	0.00	13.45
TOTAL COMMUTER PARKING FUND							0.00	381.45
TOTAL FUND							0.00	381.45
TOTAL CHECK TRANSACTIONS							0.00	730359.58
TOTAL EFT TRANSACTIONS							0.00	0.00
TOTAL REPORT							0.00	730359.58

## CITY OF WEST CHICAGO

### DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Fourth Amendment to the Final PUD  
900 N. Prince Crossing Road  
Wheaton Academy  
  
Ordinance No. 18-O-0005

**AGENDA ITEM NUMBER:** 8.A.**FILE NUMBER:** \_\_\_\_\_**COMMITTEE AGENDA DATE:** Feb. 12, 2018**COUNCIL AGENDA DATE:** Feb. 19, 2018**STAFF REVIEW:** Tom Dabareiner, AICP**SIGNATURE** **APPROVED BY CITY ADMINISTRATOR:** Michael Guttman**SIGNATURE** \_\_\_\_\_**ITEM SUMMARY:**

Wheaton Academy is requesting approval of a fourth amendment to the final PUD of their property located at 900 N. Prince Crossing Road, which is at the northwest corner of Prince Crossing Road and Hawthorne Lane. The proposed PUD amendment entails increasing the number of night games allowed on the main athletic field by Wheaton Academy and regulating use of the field by third parties.

Wheaton Academy was annexed into the City and granted a special use in 1987. In 2001, Wheaton Academy was granted a PUD to provide greater zoning flexibility with respect to their continual goal of enhancing/improving their campus. Further amendments to the PUD in 2004 and 2105 addressed lighting for their main athletic field.

The 2015 PUD amendment included the following six conditions related to the use of the athletic field lighting.

1. The athletic field lights and tennis court lights shall be maintained and inspected annually by a lighting consultant to ensure the aiming angles or light intensity has not deviated from the approved design plans. Proof of such inspection shall be submitted to the City's Community Development Department. The lights shall also be inspected upon a reasonable complaint of a suspicion that the lights have deviated from the approved design plans.
2. The athletic field lights shall be turned off by 9:00 p.m. on Sunday through Thursday nights and by 10:00 p.m. on Friday and Saturday nights for any game related usage, or within thirty (30) minutes of a game completion or cancellation, whichever is earlier. The parking lot lights shall be turned off by midnight.
3. The athletic field lights shall only be utilized Monday through Friday for any practice usage and shall be turned off by 9:00 p.m., or within thirty (30) minutes of a practice completion or cancellation, whichever is earlier.



4. The athletic field lights shall be utilized no more than thirty (30) times per academic year for any game related usage, not including any day use of the lights used to reduce the light intensity to the maintained illumination levels. There shall be no limitation on the number of times the athletic field lights may be utilized per academic year for any practice related usage, subject to compliance with condition # 3.
5. There shall not be any night games held on any night during which any other high attendance activities are held on the campus until such time that all of the parking proposed on the PUD Plan prepared by Jaeger Nickola Kuhlman & Associates, Ltd., dated December 8, 2014, is installed and approved by the City.
6. In the event Wheaton Academy violates any of the conditions set forth herein, on one (1) or more occasions in any academic year, or Wheaton Academy fails to cure any violation for which notice has been given, as provided for above, the City Administrator, or his designee, with input from the Plan Commission, is granted the exclusive authority to suspend the use of the lights at the athletic field, for a designated period of time, commensurate with the aggregate number of violations issued since the date of the granting of this PUD amendment provided for herein. The suspension date(s) may be determined by agreement between Wheaton Academy and the City Administrator, or his designee. Any suspension of the use of the lights in excess of one (1) evening game may be appealed directly to the City Council.

As part of the proposed PUD amendment, Wheaton Academy seeks approval to increase the maximum number of times they would be permitted to utilize the existing athletic field lights for games from thirty (30) to forty-five (45) per academic year (see existing condition # 4). The requested increase in usage is due to the fact that the Illinois High School Association (IHSA) recently approved the new sport of lacrosse and expanded the number of games played for boys and girls soccer by six (6) games each. The requested increase of fifteen (15) additional night games is to accommodate these new schedules for lacrosse and soccer. If approved, the revised sports schedules would be implemented by Wheaton Academy for the spring of 2018 sports season. Also, Wheaton Academy would like to clarify and define regulations for use of the athletic field by third party organizations would could take advantage of the lighting, but not the sound system.

At its January 3, 2018 meeting, the Plan Commission/Zoning Board of Appeals (PC/ZBA) unanimously recommended approval of the requested fourth amendment to the final PUD, as presented, by a (5-0) vote. Their recommendation is included as Exhibit "B" of the attached ordinance.

One resident objection letter, from William Bowers of 873 Academy Lane, was received by City staff and read into the record at the January 3<sup>rd</sup> Plan Commission meeting. A copy of Mr. Bowers letter is attached. At the January 3, 2018 meeting the Development Committee agreed that usage of the athletic field by non-Wheaton Academy organizations should be more clearly regulated in the field use conditions and directed City staff to work with Wheaton Academy staff to present revised language at the February 12<sup>th</sup> Committee meeting. The attached draft ordinance, containing the revised field use conditions listed in Section 1, is attached. The proposed conditions address the following field use aspects based on the proposed use of the field:

- Regulate what days of the week the field may be used.
- Regulate when the lights shall be turned off.
- Regulate when the field's sound system may be used.
- Regulate the maintenance of the lights.
- Identify the repercussions of non-permitted field usage.

**ACTIONS PROPOSED:**

Consideration of a fourth amendment to the final PUD for Wheaton Academy.

**COMMITTEE RECOMMENDATION:**

All five members present of the Development Committee indicated support for the amendment as proposed.



## CITY OF WEST CHICAGO

### DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Second Amendment to the Anthony PUD Covenants  
and Restrictions  
Southwest Corner of E. Washington Street & Route 59

Ordinance No. 18-O-0009

**AGENDA ITEM NUMBER:** 8. B.

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

**COMMITTEE AGENDA DATE:** Feb. 12, 2018

**COUNCIL AGENDA DATE:** Feb. 19, 2018

**STAFF REVIEW:** Tom Dabareiner

**SIGNATURE** 

**APPROVED BY CITY ADMINISTRATOR:** Michael Guttman

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

**ITEM SUMMARY:**

The five (5) lot Anthony PUD commercial development, located at the southwest corner of E. Washington Street and Route 59, and its associated covenants and restrictions document were approved by the City along with the PUD in 1984. City approval of such a private party document is not typical, but was specifically stipulated in the original development approval documents. A first amendment to these covenants and restrictions was approved by the City in 2012 and related to the maintenance responsibilities of the one lot that acts as the internal private access road for the entire development. The proposed second amendment will benefit the City by adding another allowable use within the development, specifically daycare centers. The main purpose of the covenants, from the City's perspective, is to regulate the types of uses allowed within the development. This second amendment preserves that purpose and will allow a daycare center to operate at 550 E. Washington Street pending an amendment to the final PUD for that lot. All interested parties in the development are in agreement with the proposed amendments and are now seeking City approval of the revised document. Exhibit "A" of the attached ordinance is the final draft of the new covenants and restrictions document that the current property owners are seeking City approval of.

**ACTIONS PROPOSED:**

Consideration of a second amendment to the covenants and restrictions for the Anthony PUD located at the northwest corner of E. Washington Street and Route 59.

**COMMITTEE RECOMMENDATION:**

The Development Committee, represented by five members at this point in the meeting, indicated support for the PUD amendment.

## CITY OF WEST CHICAGO

### DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Downtown Façade Grant Program Agreement  
102 Main Street  
Daniel & Associates Real Estate

Resolution No. 18-R-0008

**AGENDA ITEM NUMBER:**8.C.**FILE NUMBER:****COMMITTEE AGENDA DATE:** Feb. 12, 2018**COUNCIL AGENDA DATE:** Feb. 19, 2018**STAFF REVIEW:** Tom Dabareiner**SIGNATURE****CITY ADMINISTRATOR REVIEW:** Michael Guttman**SIGNATURE****ITEM SUMMARY:**

Dan Czuba of Daniel & Associates Real Estate, who is the building management company, has requested Façade Grant Program funding to replace the flat roof on the two-story mixed use building located at 102 Main Street. The proposed roof replacement is an eligible improvement under the Program's guidelines and complies with the City's Building Code regulations.

Mr. Czuba submitted three estimates for the roof replacement, as required: 1) Total Exteriors for \$29,880; 2) D-Wing, Inc. for \$31,815.00; and 3) M&T Exteriors for \$34,998.00. The City's contribution is typically 50% of the lowest estimated cost; however the applicant is requesting the City's contribution for this particular project to be capped at \$10,000. By capping the City's contribution at \$10,000 the property remains eligible for additional grant money in the future based on the Program's established guidelines. A copy of the Agreement is attached as Exhibit A of the attached Resolution.

The funding for the Program comes from the downtown T.I.F. district, if sufficient funding is available for the Program. City staff determined that there are sufficient funds available to reimburse up to \$10,000.00 to Daniel & Associates Real Estate for the successful replacement of the roof per the Program's guidelines.

**ACTIONS PROPOSED:**

Consideration of a Resolution authorizing the Mayor to execute a certain Downtown Façade Grant Program Agreement in the amount not to exceed \$10,000.00 to Daniel & Associates Real Estate for the roof replacement at 102 Main Street.

**COMMITTEE RECOMMENDATION:**

The Development Committee voted 4-0 in favor of this consent agenda item to approve a façade grant agreement for work at 102 Main Street.



## CITY OF WEST CHICAGO

### INFRASTRUCTURE COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Purchase One 2017 Ford Transit 350 HD Extended Body High Roof Van with Aries Pathfinder Series Sewer Camera System

**AGENDA ITEM NUMBER:** 8.D.**COMMITTEE AGENDA DATE:** February 1, 2018**COUNCIL AGENDA DATE:** February 19, 2018**STAFF REVIEW:** Robert E. Flatter, P.E., Director of Public Works**SIGNATURE** **APPROVED BY CITY ADMINISTRATOR:** Michael L. Guttman**SIGNATURE** \_\_\_\_\_**ITEM SUMMARY:**

For FY 2018, the Public Works Department has planned and budgeted for the replacement of one 2001 Ford E350 Sewer Televising/Camera Van (Unit #532). The 2001 Ford E350 Van, equipped with an RS Technical Services, Inc. closed circuit TV (CCTV) pipeline camera system, is utilized by the personnel in the Public Works Department for inspection of the City's sanitary sewer collection system and storm sewer system.

Unit #532 will be replaced with a 2017 Ford Transit 350 HD extended body high roof van with Aries Industries' Pathfinder CCTV pipeline camera system and appurtenances.

Purchasing a CCTV pipeline camera system is similar to purchasing appliances, televisions, or computers; there are multiple manufactures and all are capable performing basic functions, but features and options vary greatly. To allow local vendors an opportunity to provide bids for the 2017 Ford Transit 350 HD Van and Camera System, the City of West Chicago solicited price quotes from four utility camera manufacturers and their distributors, with basic camera functions specified. Original quotes were received as follows:

- Standard Equipment Company, Chicago, Illinois - \$162,505.00.
- Aries Industries, Inc., Waukesha, Wisconsin - \$164,459.00.
- Sewer Equipment of Illinois, Island Lake, Illinois - \$169,084.00.
- EJ Equipment, Manteno, Illinois - \$196,260.00.

City staff tested each of the four camera systems to compare performance, ease of operation, available options, quality, and functionality; the camera system offered by Aries Industries, Inc. was preferred.

City staff then met with representatives of Aries Industries, Inc. and reviewed/discussed equipment options, available features and functions, and van build-out options. With details, options, and specifications selected, City staff then asked for and received a final price quote of \$163,256.00 from Aries Industries, Inc. (see attached Quote #H170311, dated December 21, 2017).

The price quote obtained from Aries Industries, Inc. is an HGACBuy quote. All contracts available to participating members of HGACBuy have been awarded by virtue of a public competitive procurement process. Although the City of West Chicago is not a member of HGACBuy, Aries Industries, Inc. has chosen to offer its HGACBuy contract pricing to the City.



## CITY OF WEST CHICAGO

The 2017 Ford Transit 350 HD extended body high roof van with Aries Industries' Pathfinder CCTV pipeline camera system and appurtenances will be purchased from the Capital Equipment Replacement Fund (05-34-43-4804) in which \$174,000.00 has been budgeted in FY 2018 to cover this expenditure.

### **ACTIONS PROPOSED:**

That the West Chicago City Council waive competitive bidding and authorize the purchase of one 2017 Ford Transit 350 HD extended body high roof van with Aries Industries' Pathfinder CCTV pipeline camera system and appurtenances, from Aries Industries, Inc., for a cost not to exceed \$163,256.00.

### **COMMITTEE RECOMMENDATION:**

The Infrastructure Committee voted 7-0 for approval.

## CITY OF WEST CHICAGO

### INFRASTRUCTURE COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Resolution No. 18-R-0003 - Contract Award – Crawford, Murphy & Tilly, Inc. for Phase II Engineering Design Services Related to the Booster Station #4 Rehabilitation Project

**AGENDA ITEM NUMBER:** 8.E.**COMMITTEE AGENDA DATE:** February 1, 2018  
**COUNCIL AGENDA DATE:** February 19, 2018**STAFF REVIEW:** Robert E. Flatter, P.E., Director of Public Works**SIGNATURE** **APPROVED BY CITY ADMINISTRATOR:** Michael L. Guttman**SIGNATURE** \_\_\_\_\_**ITEM SUMMARY:**

Within the FY 2018 Water Fund budget, \$55,000.00 has been budgeted for professional engineering design services related to the 2018 Booster Station #4 Rehabilitation Project. Booster Station #4 is located at 320 E. Forest Avenue, at the southwest corner of Bishop Street and Forest Avenue. Booster Station #4 is one of two Booster Stations, with associated ground storage tanks, used to increase available water in the distribution system during peak demand periods. This is accomplished with pumps at the Booster Station that operate based on water system pressure. As more water is drawn or needed from the water distribution system, the overall system pressure drops. When the pressure drop occurs a signal is received at the Booster Station calling for pumps to run and "boost" the system pressure. The operation of the pumps draws water from the associated ground storage tank and pumps it into the distribution system, increasing or maintaining pressure and providing more water. Booster Stations maintain system pressure, allow us to fill water towers, and provide water to fight fires.

Prior to construction of the City's Water Treatment Plant and raw water main system, Well Station #4 and Booster Station #4 operated from the same location, 320 E. Forest Avenue. During the design and construction of the City's Water Treatment Plant and raw water main system, decisions were made to abandon Well Station #4 because (1) it was the City's largest radium contaminated well, and (2) costs to run the raw water main system between Well Station #4 and the City's Water Treatment Plant were extravagant. The pump and motor assembly associated with Well Station #4 was removed in 2006, and the well hole was filled in 2009. All motor control equipment and plumbing associated with Well Station #4 still remain inside Booster Station #4. Booster Station #4 and its 0.5 MG ground storage reservoir continue to be used daily.

Improvements were last completed at Booster Station #4 in 1994. Improvements at that time included replacement of pumps, piping and electrical gear. After more than 20 years of service life, additional improvements are warranted. The 2018 Booster Station #4 Rehabilitation Project will include, but is not limited to, the following improvements:

- Replacement of two existing 75 HP pumps and associated piping and valves.
- Addition of variable frequency drives on the two new 75 HP pumps.
- Replacement of pump starters in the existing motor control cabinet (MCC).
- Removal of an existing 40 HP pump and its associated piping and valves.
- Removal of existing tank fill piping and associated water lines to the chlorine room (old Well Station #4 equipment).
- Modification of the discharge header piping.
- Addition of a tank fill line from the discharge piping inside the Booster Station with motor operated modulating valve and flow meter, connecting to the existing tank fill line outside the Booster Station for the ground storage reservoir.
- SCADA improvements to incorporate changes and upgrade Programmable Logic Controller (PLC).



## CITY OF WEST CHICAGO

Crawford, Murphy & Tilly, Inc. (CMT) of Aurora, Illinois, designed the previous completed Booster Station improvements in 1994. Therefore, being most familiar with the Booster Station design and operations, City staff asked CMT for a Phase II engineering design proposal for the proposed 2018 improvements. Phase II design services will include, but not be limited to, coordination with effected agencies (i.e., Illinois Environmental Protection Agency (IEPA)), development of design plans, development of project specifications, development of bid documents, and bid assistance. CMT submitted a cost proposal of \$50,200.

It is staff's recommendation that a contract be awarded to Crawford, Murphy & Tilly, Inc. of Aurora, Illinois, for Phase II design engineering services related to the 2018 Booster Station #4 Rehabilitation Project, for an amount not to exceed \$50,200.00.

### **ACTIONS PROPOSED:**

Approve Resolution No. 18-R-0003 authorizing the Mayor to execute a Contract with Crawford, Murphy & Tilly, Inc., in an amount not to exceed \$50,200.00, for Phase II engineering design services related to the 2018 Booster Station #4 Rehabilitation Project.

### **COMMITTEE RECOMMENDATION:**

The Infrastructure Committee voted 7-0 for approval.

## CITY OF WEST CHICAGO

### INFRASTRUCTURE COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Resolution No. 18-R-0004 - Contract Award – RJN Group, Inc.  
for the 2018 Sanitary Sewer Evaluation Program

**AGENDA ITEM NUMBER:** 8. F.

**COMMITTEE AGENDA DATE:** February 1, 2018

**COUNCIL AGENDA DATE:** February 19, 2018

**STAFF REVIEW:** Robert E. Flatter, P.E., Director of Public Works

**SIGNATURE** 

**APPROVED BY CITY ADMINISTRATOR:** Michael L. Guttman

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

**ITEM SUMMARY:**

As a continuation of the Sanitary Sewer Evaluation Program started in 2010, City staff approached RJN Group, Inc. (RJN) and requested a cost proposal for the 2018 Sanitary Sewer Evaluation Program. Areas prioritized for this year's Program includes the northern portion of the Hillside Addition Subdivision, generally described as the area between Joliet Street and Illinois Route 59 (Neltor Boulevard), and between Brown Street and Forest Avenue; and the Fair Meadows Subdivision, the area between Joliet Street and Bishop Street, and between Forest Avenue and Augusta Avenue. See attached location map for additional clarification. The data collected will then be used to develop a cost effective correction plan for implementation in future years.

For a not to exceed amount of \$146,635.00, RJN will conduct manhole mapping and inspections, smoke testing, wet weather investigations, cleaning and televising, and dye testing of the sanitary collection system tributary to the locations noted above.

Within the Fiscal Year 2018 Sewer Fund, Sewer Main Repairs (05-34-43-4410), adequate funds have been budgeted for this Evaluation Program.

**ACTIONS PROPOSED:**

Approve Resolution No. 18-R-0004 authorizing the Mayor to execute a Contract with RJN Group, Inc. for an amount not to exceed \$146,635.00, for professional services related to the 2018 Sanitary Sewer Evaluation Program.

**COMMITTEE RECOMMENDATION:**

The Infrastructure Committee voted 7-0 for approval.



## CITY OF WEST CHICAGO

### INFRASTRUCTURE COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Resolution No. 18-R-0005 - Contract for Professional Engineering Design Services Related to the 2018 Sanitary Sewer Rehabilitation Program – RJN Group, Inc.

**AGENDA ITEM NUMBER:** 8. G.

**COMMITTEE AGENDA DATE:** February 1, 2018  
**COUNCIL AGENDA DATE:** February 19, 2018

**STAFF REVIEW:** Robert E. Flatter, P.E., Director of Public Works

**SIGNATURE** 

**APPROVED BY CITY ADMINISTRATOR:** Michael Guttman

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

**ITEM SUMMARY:**

On July 13, 2017, the Infrastructure Committee approved and accepted the recommendations outlined in the 2014 and 2016 Sanitary Sewer Evaluation Survey Study Reports, as prepared by RJN Group, Inc. (RJN), and directed staff to plan for and contractually complete recommended rehabilitation work as determined appropriate by staff and as allowed by budget.

The 2014 Sanitary Sewer Evaluation Survey (SSES) study area encompassed four areas, with the bulk of the study area being generally described as the area between Aurora Street and Ingaltan Avenue, and between Washington Street and Grandlake Boulevard. The remaining three areas included sanitary sewers associated with the Turtle Splash Family Aquatic Center, Turner Elementary School, and the Autumn Crest Condominiums. The above tributary areas were previously identified by RJN as areas of high inflow and infiltration (I&I). The area studied in 2014 is largely residential and contains some of the City's oldest sanitary sewers made of vitrified clay pipe (VCP). The manholes in this section are similarly older, many of brick construction and showing signs of deterioration. RJN reports that "the older infrastructure in this area is in need of significant rehabilitation work, including sewer lining, point repairs, lateral connection grouting, and manhole rehabilitation".

Given the large amount of rehabilitation work that was identified in the 2014 SSES (i.e., total estimated rehabilitation cost of \$702,150.00), and the limited rehabilitation funds annually budgeted (i.e., approximately \$600,000.00), RJN recommends that the City complete high priority rehabilitation sewer segments first, and the medium and low priority sewer segments in future years. To keep the rehabilitation plan within the budget, RJN's recommendations include the following I&I activities:

- 1) Perform point repairs on four sanitary sewer segments; required for pipes with defects so severe that they cannot be lined (approximate rehabilitation cost of \$52,800).
- 2) Perform cured-in-place pipelining for approximately 5,650 lineal feet of sanitary sewer (approximate rehabilitation cost of \$186,450).
- 3) Perform lateral grouting (sealing) for approximately 68 sanitary sewer service laterals with separation from the mainline (approximate rehabilitation cost of \$14,960).

The 2016 Sanitary Sewer Evaluation Survey (SSES) study area is generally described as the area between Town Road and the Wisconsin Central Railroad Tracks, and between Illinois Route 38 (Roosevelt Road) and Washington Street. Given the large amount of rehabilitation work that was



## CITY OF WEST CHICAGO

identified in the 2016 SSES (i.e., total estimated rehabilitation cost of \$1,261,830.00), and the limited rehabilitation funds annually budgeted, RJN recommends that the City complete high priority rehabilitation sewer segments first, and the medium and low priority sewer segments in future years. To keep the rehabilitation plan within the budget, RJN's recommendations include the following I&I activities:

- 1) Perform point repairs on four sanitary sewer segments; required for pipes with defects so severe that they cannot be lined (approximate rehabilitation cost of \$52,000).
  - 2) Perform cured-in-place pipelining for approximately 4,939 lineal feet of 8" diameter sanitary sewer (approximate rehabilitation cost of \$197,560).
  - 3) Perform cured-in-place pipelining for approximately 594 lineal feet of 18" diameter sanitary sewer (approximate rehabilitation cost of \$44,550).
- Meeting,

At staff's request, RJN has provided a proposal for an amount not to exceed \$32,640.00 to develop plans, specifications, and bid documents to address the high priority sewer segments and a portion of the medium priority sewer segments in FY2018. Point repairs (defects in the sanitary sewer pipe, such as broken or partially collapsed pipes and separated or displaced joints, that are severe enough to prevent a liner from being installed and must be dug up and repaired) are being evaluated for repair by City staff. For FY 2018, \$40,000.00 has been budgeted in the Sewer Fund (05-34-43-4410) for RJN's rehabilitation engineering design services.

### **ACTIONS PROPOSED:**

Approve Resolution No. 18-R-0005 authorizing the Mayor to execute a Contract with RJN Group, Inc., for an amount not to exceed \$32,640.00, for professional engineering design services related to the 2018 Sanitary Sewer Rehabilitation Program for areas associated with the 2014 and 2016 Sanitary Sewer Evaluation Survey Study Reports.

### **COMMITTEE RECOMMENDATION:**

The Infrastructure Committee voted 7-0 for approval.



## CITY OF WEST CHICAGO

### INFRASTRUCTURE COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Resolution No. 18-R-0006 – A Resolution for Maintenance of Streets and Highways by the City of West Chicago Relating to FY2018 MFT Estimate of Maintenance Costs

**AGENDA ITEM NUMBER:** 8. H.

**COMMITTEE AGENDA DATE:** February 1, 2018  
**COUNCIL AGENDA DATE:** February 19, 2018

**STAFF REVIEW:** Robert E. Flatter, P.E., Director of Public Works

**SIGNATURE** 

**APPROVED BY CITY ADMINISTRATOR:** Michael L. Guttman

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

**ITEM SUMMARY:**

On December 18, 2017 City Council approved Ordinance No. 17-O-0046 adopting the Annual Budget for the Fiscal Year Ending December 31, 2018, which included the proposed expenditure of Motor Fuel Tax (MFT) funds in the amount of \$822,900. MFT funds are budgeted for the purposes of maintaining Streets, Highways, and Rights-of-Way under the applicable provisions of the Illinois Highway Code.

Each year, the Illinois Department of Transportation (IDOT) requires the City of West Chicago to submit for IDOT approval a Resolution (using IDOT Form BLR 14220) for Maintenance of Streets and Highways by Municipality Under the Illinois Highway Code, and The Municipal Estimate of Maintenance Costs form (BLR 14231). These forms are attached for review and approval.

**ACTIONS PROPOSED:**

Approve Resolution No. 18-R-0006 authorizing the City Clerk to execute and submit, to IDOT, the attached IDOT Resolution for Maintenance of Streets and Highways by Municipality Under the Illinois Highway Code form (BLR 14220) and the attached IDOT Municipal Estimate of Maintenance Costs form (BLR 14231), for MFT funding in the amount of \$822,900.00 for FY2018.

**COMMITTEE RECOMMENDATION:**

The Infrastructure Committee voted 7-0 for approval.

## CITY OF WEST CHICAGO

### INFRASTRUCTURE COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Resolution No. 18-R-0007 – Contract Award – 2018 Parkway Tree Planting Program

**AGENDA ITEM NUMBER:** 8. I.

**COMMITTEE AGENDA DATE:** February 1, 2018  
**COUNCIL AGENDA DATE:** February 19, 2018

**STAFF REVIEW:** Robert E. Flatter, P.E., Director of Public Works

**SIGNATURE** 

**APPROVED BY CITY ADMINISTRATOR:** Michael L. Guttman

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

**ITEM SUMMARY:**

This project consists of providing and planting 110 parkway trees in various locations within the corporate limits of the City of West Chicago.

On January 5, 2017, the City advertised the 2018 Parkway Tree Planting Program in the Daily Herald. There were a total of seven plan holders and sealed bids were opened on Tuesday, January 23, 2018. Bids were received from three contractors with Acres Group, of Plainfield, Illinois, submitting the lowest responsible bid of \$28,690. The second lowest bidder was Americana Landscape Group of Elgin, Illinois, submitting a bid of \$32,030 (see attached bid tab sheet for additional clarification).

The City of West Chicago has not previously worked with Acres Group. Staff contacted performance references (City of Wheaton, City of Crystal Lake, and the Village of Skokie) and all provided positive feedback and indicated they would use Acres Group again. Program sizes ranged from \$30,000 to \$100,000 for these communities.

Staff recommends that a contract be awarded to Acres Group, of Plainfield, Illinois, for services related to the 2018 Parkway Tree Planting Program, for an amount not to exceed \$28,690.

Services related to the above referenced program will be funded from the Capital Projects Fund (08-34-53-4854) in which \$35,000 has been budgeted for FY2018.

**ACTIONS PROPOSED:**

Approve Resolution No. 18-R-0007 authorizing the Mayor to execute a contract with Acres Group of Plainfield, Illinois, as lowest responsible bidder, to provide services related to the 2018 Parkway Tree Planting Program for an amount not to exceed \$28,690.

**COMMITTEE RECOMMENDATION:**

The Infrastructure Committee voted 7-0 for approval.



## CITY OF WEST CHICAGO

### CITY COUNCIL AGENDA ITEM SUMMARY

**ITEM TITLE:**

Variances for an Industrial Development on the South Side of Discovery Drive in the DuPage Business Center. Discovery Drive Investors LLC

Ordinance No. 18-O-0011

**AGENDA ITEM NUMBER:** 8. J.

**FILE NUMBER:**

**COMMITTEE AGENDA DATE:** N/A

**COUNCIL AGENDA DATE:** Feb. 19, 2018

**STAFF REVIEW:** Tom Dabareiner

**SIGNATURE** 

**APPROVED BY CITY ADMINISTRATOR:** Michael Guttman

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

**ITEM SUMMARY:**

Discovery Drive Investors LLC, the contract purchaser of the subject property, is proposing five site usage variances for a proposed industrial development located off of Discovery Drive in the North Park Area of the DuPage Business Center (DBC). Specifically, the proposed variances are as follows:

1. Allowing loading and servicing between the building and a public street on the north and south sides of the subject property.
2. Allowing loading spaces to be closer to a public street than the building façade facing said public street on the north and south sides of the subject property.
3. A reduction in the minimum required fifteen (15') foot interior side yard paving setback along the east and west lot lines.
4. A reduction in the minimum required ten (10') foot side yard parking lot setback from the building along the west side of the building.
5. A reduction in the minimum required number of off-street parking spaces from four hundred fifty-four (454) spaces to four hundred seventeen (417) spaces.

The 38.7 acre subject property, as well as the entire DBC and all other property (the DuPage Airport and Prairie Landing Golf Course) owned by the DuPage Airport Authority, is zoned Airport zoning district. The proposed development is located on the south side of Discovery Drive and has right-of-way frontage along the north and south lot lines. By definition the front lot line must have public street frontage; therefore the north property line has been selected as the front lot line. The City's Airport Zoning District regulations limit where certain types of site uses, such as loading docks and semi-trailer parking areas, may be placed within a designated yard that abuts a public street. The intent of these regulations is to aesthetically enhance and maintain the street appearance of a site by requiring the more intensive site uses to be located behind buildings and in the interior side yards of a site where they are typically visually screened from any public streets. However, due to the location of the subject property in the DBC, the large size of the building, and the sizeable area of the lot, the site also has public street frontage (Fabyan Parkway) along its rear lot line, thus severely limiting where the loading docks and semitrailer parking can be located on-site in conformance with the zoning regulations. The developer is therefore requesting variances to allow the loading docks and service areas to be located on the north and south sides of the building. City staff, DuPage Airport Authority staff, and the developer of the site all feel the most appropriate location of the loading docks and semi-trailer parking spaces is on the north and south sides of the building, as proposed. To help mitigate these



site design aspects the developer will be implementing landscape buffers along the north and south property lines to act as a buffer/screen for the semi-trailer parking and loading dock areas.

The requested variance to reduce the minimum required fifteen (15') foot interior side yard paving setback affects both the east and west lot lines. The proposed paving setback along the west lot line is twelve (12') feet. The proposed paving setback along the east lot line varies from seven (7') feet to ten (10') feet. The reduction in the minimum required setback is being requested because the site is constrained to the east and west by existing regional stormwater detention ponds for the DBC that limit the site's ability to expand in compliance with the minimum setback requirements. Code compliance could only be obtained by significantly reducing the footprint of the building, which is deemed detrimental by the developer. City staff, DuPage Airport Authority staff, and the developer of the site all feel the requested variance to reduce the minimum required fifteen (15') foot interior side yard paving setback along the east and west lot lines is acceptable because the site is situated in between designated open space areas (detention basins) that will artificially act as the buffer that is intended by compliance with the minimum setback requirements.

The requested variance to reduce the minimum required ten (10') foot side yard parking lot setback from the building only affects the proposed parking lot immediately adjacent to the west side of the building. The vast majority of this parking lot complies with the required setback with the exception of two small areas that are proposed three (3') feet and four (4') feet respectively from the building. The reduction in the minimum required parking lot setback is being requested because the existing west lot line does not run parallel to the west side of the building. Code compliance could only be obtained by reducing the footprint of the building or eliminating more parking spaces from the proposed development; both options are deemed detrimental. City staff, DuPage Airport Authority staff, and the developer of the site all feel the requested variance to reduce the minimum ten (10') foot side yard parking lot setback from the building is acceptable because the variance only affects a limited number of parking spaces while the majority of the parking along the west side of the building is Code compliant with respect to the minimum required setback.

The requested variance to reduce the minimum required number of off-street parking spaces from four hundred fifty-four (454) spaces to four hundred seventeen (417) spaces applies to the site as a whole. The proposed building is primarily a warehouse facility. The reduction in the amount of parking to be provided on-site is being requested because the developer has indicated that minimal staff will be needed to operate this facility. To further support that fact the developer is proposing to land-bank two hundred seventy-eight (278) of the proposed spaces on-site, thus equating to only one hundred thirty-nine (139) spaces actually being installed when the site is developed. Code compliance could only be obtained by making the site larger to the northeast to provide additional parking that is not deemed necessary. This avenue of compliance is deemed detrimental by City staff, DuPage Airport Authority staff, and the developer of the site because the incorporation of the additional land in this development would negatively impact the development potential of the remaining vacant land to the east within the DBC.

At its February 13, 2018 meeting, the Plan Commission/Zoning Board of Appeals (PC/ZBA) unanimously recommended approval of the five variances for a proposed development located on the south side of Discovery Drive in the DuPage Business Center by a (5-0) vote. Their recommendation is included as Exhibit "B" of the attached ordinance.



**ACTION PROPOSED:**

Consideration of five variances for a proposed development located on the south side of Discovery Drive in the DuPage Business Center.

**COMMITTEE RECOMMENDATION:**

This item did not go before a Committee for consideration.

## **ORDINANCE NO. 18-O-0011**

### **AN ORDINANCE APPROVING CERTAIN VARIANCES FOR THE DEVELOPMENT OF LAND ON THE SOUTH SIDE OF DISCOVERY DRIVE DISCOVERY DRIVE INVESTORS LLC**

WHEREAS, on January 30, 2018, Discovery Drive Investors LLC (the "APPLICANT"), filed an application for certain land use variances for the vacant property located on the south side of Discovery Drive and east of Technology 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 January 19, 2018, 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 February 13, 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 variances which contains specific findings of fact, pursuant to Recommendation No. 2018-RC-0004, 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. The following variances in conformance with Section 10.5-10 of the Zoning Ordinance are hereby granted for the SUBJECT REALTY, subject to compliance with the following conditions:

1. Allowing loading and servicing between the building and a public street on the north and south sides of the subject property per Section 10.5-4(B)(1) of the Zoning Ordinance.
2. Allowing loading spaces to be closer to a public street than the building façade facing said public street on the north and south sides of the subject property per Section 10.5-8(C)(1) of the Zoning Ordinance.
3. A reduction in the minimum required fifteen (15') foot interior side yard paving setback along the east and west lot lines required per Section 10.5-3(C)(4)(e) of the Zoning Ordinance.
4. A reduction in the minimum required ten (10') foot side yard parking lot setback from the building along the west side of the building per Section 10.5-5(F)(1) of the Zoning Ordinance.
5. A reduction in the minimum required number of off-street parking spaces from four hundred fifty-four (454) spaces to four hundred seventeen (417) spaces per Section 10.5-7(F) of the Zoning Ordinance.

Section 2. The variances listed in Section 1 are subject to substantial compliance with the Site Plan prepared by Cornerstone Architects Ltd, dated January 29, 2018, a copy of which is attached hereto and incorporated herein as Exhibit "C".



Section 3. 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 4. 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

THAT PART OF THE SOUTHEAST AND SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 8 OF DUPAGE NATIONAL TECHNOLOGY PARK NORTH ASSESSMENT PLAT LOT 8, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 10, 2007 AS DOCUMENT NUMBER R2007-184626; THENCE NORTH 05 DEGREES 33 MINUTES 38 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 8, A DISTANCE OF 999.83 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 30 SECONDS EAST ALONG SAID EAST LINE 78.99 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF DISCOVERY DRIVE DEDICATED PER DOCUMENT R2007-131936; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY FOR THE NEXT 3 COURSES; (1) THENCE EASTERLY 255.96 FEET ALONG THE ARC OF A NON-TANGENT CIRCLE TO THE RIGHT HAVING A RADIUS OF 1100.00 FEET AND WHOSE CHORD BEARS SOUTH 80 DEGREES 16 MINUTES 10 SECONDS EAST 255.38 FEET TO A POINT OF COMPOUND CURVATURE; (2) THENCE SOUTHEASTERLY 314.58 FEET ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT HAVING A RADIUS OF 1264.92 FEET AND WHOSE CHORD BEARS SOUTH 66 DEGREES 28 MINUTES 43 SECONDS EAST 313.77 FEET TO A POINT OF REVERSE CURVATURE; (3) THENCE EASTERLY 872.37 FEET ALONG THE ARC OF A TANGENT CIRCLE TO THE LEFT HAVING A RADIUS OF 660.08 FEET AND WHOSE CHORD BEARS NORTH 82 DEGREES 47 MINUTES 04 SECONDS EAST 810.26 FEET TO A POINT; THENCE SOUTH 43 DEGREES 40 MINUTES 30 SECONDS EAST 71.53 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 14.98 FEET ALONG THE ARC OF A TANGENT CIRCLE TO THE LEFT HAVING A RADIUS OF 48.50 FEET AND WHOSE CHORD BEARS SOUTH 52 DEGREES 31 MINUTES 20 SECONDS EAST 14.92 FEET TO A POINT OF TANGENCY; THENCE SOUTH 61 DEGREES 22 MINUTES 11 SECONDS EAST 427.37 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHEASTERLY 190.62 FEET ALONG THE ARC OF A NON-TANGENT CIRCLE TO THE RIGHT HAVING A RADIUS OF 182.00 FEET AND WHOSE CHORD BEARS SOUTH 23 DEGREES 11 MINUTES 46 SECONDS EAST 182.03 FEET TO A POINT OF TANGENCY; THENCE SOUTH 06 DEGREES 48 MINUTES 31 SECONDS WEST 202.87 FEET; THENCE SOUTH 04 DEGREES 02 MINUTES 55 SECONDS WEST 135.39 FEET TO A POINT ON THE WESTERLY LINE OF LOT 5 OF DUPAGE NATIONAL TECHNOLOGY PARK NORTH ASSESSMENT PLAT LOT 5, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 10, 2007 AS DOCUMENT NUMBER R2007-184620 SAID POINT ALSO BEING ON A NON-TANGENT CURVE; THENCE SOUTHWESTERLY 182.35 FEET ALONG THE ARC OF A NON-TANGENT CIRCLE TO THE RIGHT HAVING A RADIUS OF 795.00 FEET AND WHOSE CHORD BEARS SOUTH 26 DEGREES 16 MINUTES 59 SECONDS WEST 181.95 FEET TO A POINT; THENCE SOUTH 04 DEGREES 02 MINUTES 55 SECONDS WEST 190.06 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF FABYAN PARKWAY (AKA BARTON ROAD AND DUPAGE COUNTY HIGHWAY 21); THENCE NORTH 85 DEGREES 57 MINUTES 05 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE 1,563.04 FEET; THENCE NORTH 86 DEGREES 24 MINUTES 12 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE 68.24 FEET, TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS. CONTAINING 38.675 ACRES OR 1,684,698 SQUARE FEET MORE OR LESS.

P.I.N.s: 04-07-304-003 AND 04-07-400-022 (PORTION).



## **EXHIBIT “B”**

RECOMMENDATION NO. 2018-RC-0004

TO: The Honorable Mayor and City Council

SUBJECT: PC 18-03  
Variances  
Discovery Drive Investors LLC  
South side of Discovery Drive

DATE: February 13, 2018

DECISION: The Plan Commission/Zoning Board unanimously recommended approval of the variances for the SUBJECT REALTY by a (5-0) vote.

### **RECOMMENDATION**

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

- (1) The physical condition of the premises is unique and does not apply to neighboring premises in the same district.

The subject property is unique in that it is bound by public streets to the north and south and regional stormwater detention basins to the east and west. This feature would only be applicable to a small number of parcels within the DBC, depending on how those parcels would be developed.

- (2) The aforesaid unique conditions are not the result of actions taken after the adoption of the zoning ordinance or relevant amendment thereof by any person personally having an interest in the property.

The aforementioned unique conditions are a result of the overall existing infrastructure layout of the DBC, which was not designed or constructed by the developer.

- (3) Strict application of the regulations of the zoning district would deprive the owner of the reasonable use of his premises equivalent to the use of neighboring premises within the district.

The developer would most likely not be able to reasonably develop the subject property with an allowable large scale industrial use due to the property being bound by public streets to the north and south and regional stormwater detention basins to the east and west.

- (4) Granting of the variances will be in harmony with the intent of the zoning ordinance and will not be detrimental to any neighboring premises.

Granting of the requested variances will be in harmony with the intent of the zoning ordinance and will not be detrimental to any neighboring premises. To help mitigate any potential negative impacts from these site design aspects the developer will be incorporating certain site design features, such as landscape buffers along the north and south property lines to act as a visual screen for the semi-truck parking and loading dock areas.

Respectfully submitted,

Barbara Laimins  
Chairperson

**VOTE:**

For  
Laimins  
Devitt  
Hale  
Kasprak  
Faught

Against

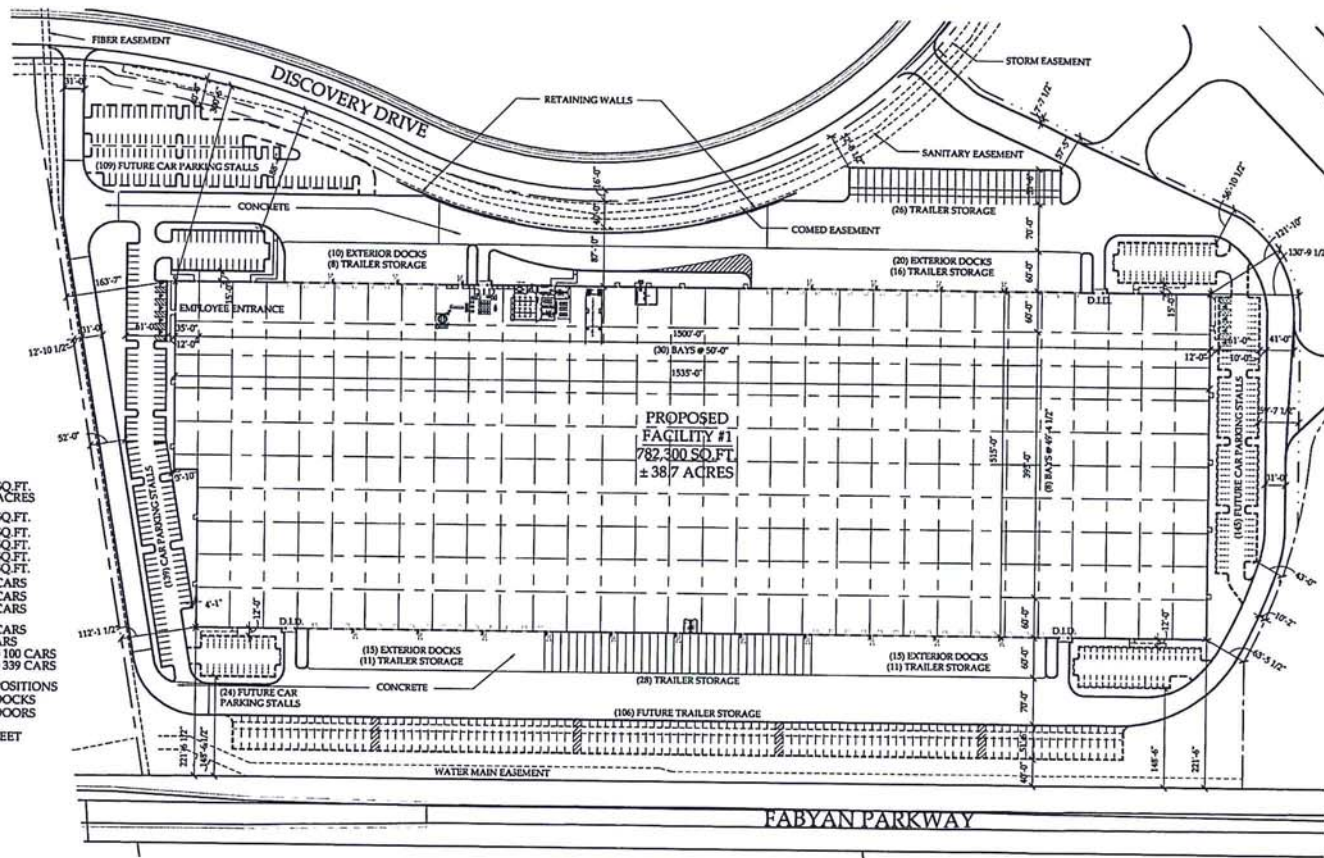
Abstain

Absent  
Dettman



## **EXHIBIT “C”**

(Insert the Site Plan here)



PROPOSED FACILITY	BUILDING SERVICE NORTH		BUILDING SERVICE NORTH		BUILDING SERVICE EAST		BUILDING SERVICE WEST		BUILDING SERVICE SOUTH		BUILDING SERVICE SOUTH		BUILDING SERVICE EAST		BUILDING SERVICE WEST		OVERSTREET LIGHTING		MINIMUM PAVEMENT THICKNESS		MINIMUM LOT WIDTH		MAXIMUM F.A.R.		MAXIMUM BUILDING HEIGHT			
	REQUIRED	ACTUAL	REQUIRED	ACTUAL	REQUIRED	ACTUAL	REQUIRED	ACTUAL	REQUIRED	ACTUAL	REQUIRED	ACTUAL	REQUIRED	ACTUAL	REQUIRED	ACTUAL	REQUIRED	ACTUAL	REQUIRED	ACTUAL	REQUIRED	ACTUAL	REQUIRED	ACTUAL	REQUIRED	ACTUAL		
	8'-0"	12'-0"	3'-0"	22'-0"	3'-0"	17'-0"	3'-0"	11'-0"	THICK 18" MIN	THICK 18" MIN	3'-0"	18'-0" (IF PLUMB)	10'-0"	P.A. (IF PLUMB)	15'-0"	P.A. (IF PLUMB)	15'-0"	3'-0"	1	60	3.5	39.5	15'	80-112'	1.5	35	30'-0"	6'-0"



DUPAGE BUSINESS CENTER — WEST CHICAGO, ILLINOIS



**Cornerstone**  
Architects Ltd.