

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

## DEVELOPMENT COMMITTEE

**Monday, March 12, 2018  
7:00 P.M. - Council Chambers**

### AGENDA

1. Call to Order, Roll Call, and Establishment of a Quorum
2. Approval of Minutes
  - A. February 12, 2018
3. Public Participation
4. Items for Consent
  - A. City of West Chicago – 509 Church Street – Resubdivision
  - B. School District 33 – 130, 300 & 312 E. Forest Avenue – Special Use Amendment
  - C. Little Prince Daycare – 550 E. Washington Street – PUD Amendment
5. Items for Discussion
  - A. Otwirk Residence – 139 W. Pomeroy Street – Variances
  - B. Kuhn Property – 1100 E. North Avenue – Conceptual Review
6. Unfinished Business
7. New Business
8. Reports from Staff
9. Adjournment

Draft

## **MINUTES**

### **DEVELOPMENT COMMITTEE**

**February 12, 2018, 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 Matt Garling, Bonnie Gagliardi, Jayme Sheahan and Rebecca Stout present. Arriving later were Alderman James Beifuss and Michael Ferguson.

Also in attendance was Community Development Director, Tom Dabareiner.

**2. Approval of Minutes.**

**A. January 8, 2018**

Alderman Gagliardi moved and Alderman Sheahan seconded a motion to approve the minutes. Voting Aye: Gagliardi, Sheahan and Stout. Voting to Abstain: Alderman Garling. Voting Nay: 0.

**3. Public Participation. None.**

**4. Items for Consent.**

**A. Daniel & Associates Real Estate – 102 Main Street – Façade Grant Agreement.**

Alderman Garling moved and Alderman Sheahan seconded the motion to approve the Item for Consent. Voting Aye: Aldermen Gagliardi, Garling, Sheahan and Stout. Voting Nay: 0.

**5. Items for Discussion.**

Development Committee Minutes  
February 12, 2018

**A. Wheaton Academy – 900 N. Prince Crossing Road – Final PUD Amendment.**

The item summary was provided by Tom Dabareiner who explained that this item was before the Committee last month, but in light of additional information received, more time was needed for staff review. Staff has since reviewed the matter. Wheaton Academy is requesting approval of a fourth amendment to their final PUD to increase the number of night games they play per year from 30 to 45—prompted by new uses of lacrosse and soccer—and to regulate use of the field by third parties. The Plan Commission/Zoning Board of Appeals (PC/ZBA) unanimously recommended approval of this requested fourth amendment in their January 2018 meeting. At this time, staff is recommending approval.

Alderman Garling asked if the third party field use could take place at the Park District instead, and Mr. Dabareiner replied the petitioner would need to explore this option. He added that staff felt it was necessary to explicitly include that the field is being used by third parties at night, who also utilize the lighting, in this new amendment.

Gene Frost, Head of School for Wheaton Academy, addressed the Committee, expressing his thanks to City staff for reviewing this matter, and he stated that the new regulations reflect the original intent of what they had asked for three years ago. They are clear, easily enforceable, and will make them good neighbors. He offered to answer any questions.

**Alderman Sheahan moved and Alderman Gagliardi seconded the motion to recommend approval of this Item. Voting Aye: Aldermen Ferguson, Gagliardi, Garling, Sheahan and Stout. Voting Nay: 0.**

**B. Second Amendment to the Declarations, Covenants and Restrictions – 550 E. Washington Street and 100 S. Neltner Boulevard.**

Tom Dabareiner summarized this Item for the members. Five lots make up this particular property, where a second amendment is being proposed to the Anthony PUD in order to add another allowable use, specifically for daycare centers. Staff has reviewed the matter and is recommending approval at this time.

Alderman Garling expressed support of another business at this location, but he noted that the sidewalks had not been cleaned and wondered why another use would be added if the property is not being maintained. Mr. Dabareiner stated that any code enforcement issues would be pursued, but he was not aware of any complaints received. He furthered that day-to-day maintenance would not be a factor in considering an amendment, as it is



something that should be done anyway. If there is a complaint, however, they would respond appropriately with code enforcement.

**Alderman Ferguson moved and Alderman Sheahan seconded the motion to recommend approval of this Item. Voting Aye: Aldermen Ferguson, Gagliardi, Garling, Sheahan and Stout. Voting Nay: 0.**

**C. Landscape Depot – 2351 Powis Road – Conceptual Review.**

An item summary was provided by Tom Dabareiner. Landscape Depot is requesting re-evaluation of the current Office Research and Light Industrial (ORI) zoning to Manufacturing at this location. This 3.3-acre location is the tip of a larger, 17-acre triangular parcel located north of North Avenue. In 2005, 2351 Powis was voluntarily annexed and rezoned to ORI. In 2015, the remainder of the parcel, which is comprised of four properties, was forcibly annexed and zoned ORI. These four properties are legal, non-conforming and have non-conformities such as outside storage, inadequate screening, setbacks, etc. Staff has determined the pros and cons of rezoning this entire 17-acre triangle and he cited some of the pros as being the existing uses would be in closer compliance with the Manufacturing zoning as it is less restrictive than ORI. In addition, Mr. Dabareiner stated other pros being that it is an adequate distance from residential areas, greater marketability given current development trends favoring manufacturing uses, and it being a somewhat isolated area. One of the cons would be that it could perpetuate the current undesirable outside storage uses. He also mentioned that the entire area is considered for rezoning given that a minimum of 10 acres is required to be zoned Manufacturing.

Alderman Beifuss talked about the history of annexation of this parcel and that staff recommended ORI zoning at that time. The discussion then was about what the most appropriate use with regards to the Comprehensive Plan would be. At this time, this 3.3-acre site would need to be special use within the Manufacturing, and it is at odds with what was discussed two years ago when the remainder of the parcel was forcibly annexed. He recalled the history of the materials recycling business previously located at the tip of the triangle and zoned ORI, which later moved to a different, large location further down the road. He also recalled that a former alderman expressed concern about getting trucks off of Powis Road as that it is a primary exit street from the Cornerstone Subdivision, which has a lot of residential traffic. There is also a school close by. The use of this potential landscape business with outside storage is of the same character as the business that vacated, which seems at odds with the previous history and discussion when there was a desire to see a different use there in time.



The applicant, Art Meinzer, spoke to the Committee members. He said they have been in business for over 20 years. He indicated if there are concerns about truck traffic or proximity to a school, his trucks would not be going north, but headed south to North Ave. He stated they are dealers of Unilock and Belgard materials and sell anything else related to laying pavers. He anticipates their retail sales to be better in West Chicago as the average income level for the area is higher than it is at their current location. He stated that the City could expect to receive additional sales tax revenue.

Alderman Gagliardi commented that the parcel in question is in her ward and that currently it is an eyesore. She expressed concern about the business appearance from the street and asked what they would expect to see stored outside. Jeremy Forney, Sales Executive for Landscape Depot, stated that the front of the business would be made more appealing and landscaping in front of the fence would be enhanced. Once inside the yard, most of the bulk goods (approx. 75%) would be stored under a structure and only visible from the North Avenue bridge. The pavers and stone would be stacked neatly up against a fence in the back to minimize the outdoor storage look and that they are trying to make it clean for their customers and the City. Alderman Gagliardi also asked about the property use overview, specifically the semi-truck storage. The applicants responded that four trucks are kept at the property overnight. The trucks leave in the morning at around 5 am and return in late afternoon around 5 to 6 pm. He emphasized that the truck traffic would be routed to North Avenue. Alderman Gagliardi added that there are over 700 homes in this ward and Powis Road is used by a lot of residents to get to North Avenue and she wants to make sure these semi-trucks are not blocking traffic. Mr. Forney restated that their trucks will be routed to North Avenue.

Alderman Garling asked if the nearby rail lines have any right of denial and Mr. Dabareiner stated they would not. Alderman Garling asked Alderman Beifuss which zoning is a better fit with the Strategic Plan and Alderman Beifuss replied that it has to do with the Comprehensive Plan and staff's recommendation for zoning back in 2015. While the current businesses are legal, non-conforming and allowed to operate into perpetuity, at the time of the annexation there was a lot of discussion about zoning of this parcel and staff recommended that this be zoned ORI. Prior to that, the 3.3-acre tip of the triangle was voluntarily annexed by the owner, who later ended up moving to another location. The expectation for this parcel was that over time, other development might take place as different businesses come and go. He stated that if one were to look at this in a vacuum, it might seem like a landscape business would be a good fit for the tip of this triangle. However, in order for that to happen, it would need to be a special use in Manufacturing, which would then require that all of the parcels in this the entire area be rezoned to Manufacturing, just after it was made ORI.



Alderman Gagliardi asked about how the other businesses might be affected. Mr. Dabareiner stated that if rezoning were pursued, the owners would be notified and a meeting offered to explain the pros and cons. He anticipated that given their uses, they would see the advantages of being zoned Manufacturing. While important to respect the decisions in the past, when considering the constraints of the bordering area, this is the only configuration that would meet the 10-acre minimum for rezoning and allow this to business to move forward.

Alderman Stout stated that a decision is not required at this time; it is merely a conceptual review to give the applicant an idea about whether the members are favorable or not. She asked the members to share their opinions.

Peter Poulos, a commercial broker, spoke to the Committee. He stated he has been working in West Chicago for quite some time and that marketing this and other properties with ORI zoning is very restrictive, especially given the size of the lots. Changing to Manufacturing, allows the City more controls over the legal, non-conforming uses going forward. ORI may have been the choice two years ago, but times have changed given the shift from brick and mortar to internet retail. He had been trying to market this location to businesses that will stay sustain properties and their being a dealer of Belgard and Unilock is good as customers still prefer to look at and feel these products in person.

Alderman Beifuss stated that he is generally opposed to the idea. Alderman Sheahan stated she is in favor of it and Aldermen Ferguson and Garling agreed. Alderman Gagliardi stated she is in favor, but with some hesitation. Alderman Stout concluded that most of the members are favorable to the idea, but without the full Council, it would be hard to know every person's opinion.

#### **D. Central Business District T.I.F. Eligibility Report.**

An item update was provided by Tom Dabareiner. Work began in August by Kane McKenna and Associates, Inc. who studied Tax Increment Financing (TIF) eligibility in the City's Central Business District. The re-designation of the current TIF area would help with revitalization and in implementing the Central Main Street Redevelopment Plan. They have determined the District meets the criteria for a conservation district, which means that while it is not a blighted area, it has the potential to become so without some help. Also, there are conditions that might impede redevelopment and further, that the redevelopment of certain properties will generate increment. Mr. Dabareiner then reviewed which requirements were found to meet the designation a conservation district. He introduced the representative present from Kane McKenna, Mr. Bob Rychlicki, and stated the new TIF district would be called the "Central Business District."



Alderman Garling asked about the time remaining on the existing TIF and if current personnel would fall under a new TIF. Discussion ensued and it was determined that about 3 to 4 years remain. In terms of staff, Mr. Dabareiner responded that a determination about that has not yet been made, but the question of staff salaries will go before Finance Committee.

Alderman Beifuss asked about the TIF boundaries and Mr. Rychlicki reviewed the changes to the footprint. He explained that the endeavor is to concentrate on the west side, given that properties to the east have already been redeveloped. Alderman Beifuss asked if the total dollars would be lower than the previous TIF and Mr. Rychlicki stated that the base for the new TIF would be recalibrated at the current value, which is lower as the new district encompasses a smaller geographical area. He explained that state law mandates the steps toward TIF qualification and the time period for doing so, but he anticipated it taking at least three to four months.

Alderman Beifuss expressed support for going forward something like this if needed, but he asked how a change in less funding would affect planning. Mr. Rychlicki replied that in order to do any significant improvements, the TIF would need to be extended. The tradeoff is that, while the time line will be stretched out, the clock will be reset, even if the ultimate cash flow has yet to be determined. He furthered that to provide sufficient inducement for redevelopment, more TIF dollars would be needed, and this means that more time is needed over and above what was previously established. In addition, the other taxing bodies would have access to the incremental EAV sooner.

Alderman Stout concluded that the members are supportive of extinguishing the existing TIF District and creating a new one, and the matter will be sent to the Finance Committee for review at their next meeting.

6. **Unfinished Business.** None.

7. **New Business.** None.

8. **Reports from Staff.**

Tom Dabareiner shared with the members that as of today, Luxury Car Outlet, the potential used car sale business they had discussed at last month's Development Committee meeting, has begun taking the first steps toward meeting City requirements.

**Alderman Sheahan moved and Alderman Gagliardi seconded the motion to adjourn the Development Committee meeting at 7:55 P.M. The Committee members unanimously agreed and the motion carried.**

Respectfully submitted,

Jane Burke



## CITY OF WEST CHICAGO

### DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Plat of Resubdivision  
509 Church Street  
West Chicago's Church Street Resubdivision

Resolution No. 18-R-0021

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

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

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

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

**STAFF REVIEW:** Tom Dabareiner, AICP

**SIGNATURE** 

**APPROVED BY CITY ADMINISTRATOR:** Michael Guttman

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

**ITEM SUMMARY:**

The City of West Chicago desires to resubdivide the property commonly known as 509 Church Street into three lots in order to render the vacant eastern and western portions of the property as buildable lots while ensuring the middle portion of the subject property with the existing building remain in compliance with the City's minimum Code requirements. Therefore, the City is requesting approval of a three lot plat of resubdivision for the property located on the north side of Church Street between Lincoln Avenue and Norris Street.

The subject property was originally platted in 1894 as part of the town of Turner. The western 71 feet is vacated right-of-way formerly known as Avard Avenue. The remainder of the subject property was subdivided into three equally sized residential lots. The subject property is zoned R-5, Single Family Residential and the total area to be resubdivided is approximately 26,000 square feet (0.6 acres). The minimum lot area in the R-5 zoning district is 6,500 square feet and the minimum lot width is 50 feet. There is an existing 2,600 square foot industrial building centrally located on the subject property with a parking lot on the west side of the building. The subject property is currently owned by the City of West Chicago and is used by the Facilities Management Division of the Public Works Department.

The proposed Lot 1 is undeveloped, approximately 7,000 square feet in area and 71 feet wide. Lot 1 would therefore comply with the City's bulk regulations for the R-5 zoning district and be considered a buildable single family residential lot.

The proposed Lot 2 is approximately 10,000 square feet in area and approximately 115 feet wide at the front yard building setback line. All of the existing improvements on the proposed Lot 2 comply with the City's minimum R-5 zoning district setback requirements associated with both of the new side lot lines. The existing building is however legal non-conforming (a.k.a. grandfathered) with respect to the minimum required rear yard setback of 30 feet. The building is currently setback 5 feet from the rear lot line. This matter is not affected by the proposed resubdivision though as the rear (north) lot line is not being modified.

The proposed Lot 3 is undeveloped, approximately 9,000 square feet in area and approximately 70 feet wide at the front yard building setback line. Lot 3 would therefore comply with the City's bulk regulations for the R-5 zoning district and be considered a buildable single family residential lot.

At its February 13, 2018 meeting, the Plan Commission/Zoning Board of Appeals (PC/ZBA) recommended approval of the requested plat of resubdivision by a (5-0) vote. The Commission's recommendation is included as Exhibit "B" of the attached resolution.

**ACTIONS PROPOSED:**

Consideration of West Chicago's Church Street Resubdivision of 509 Church Street.

**COMMITTEE RECOMMENDATION:**



## RESOLUTION NO. 18-R-0021

### A RESOLUTION APPROVING WEST CHICAGO'S CHURCH STREET RESUBDIVISION 509 CHURCH STREET

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

Section 1. That the Plat of West Chicago's Church Street Resubdivision, as prepared by Steinbrecher Land Surveyors, Inc., consisting of one (1) sheet attached hereto and incorporated herein as Exhibit "A", be and the same is hereby approved and that the Mayor and City Clerk and all other necessary and appropriate officers of the City are authorized to execute said plat.

Section 2. That the recommendation and findings of fact of the Plan Commission, pursuant to Recommendation No. 18-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.

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

AYES: \_\_\_\_\_

NAYES: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

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

ATTEST:

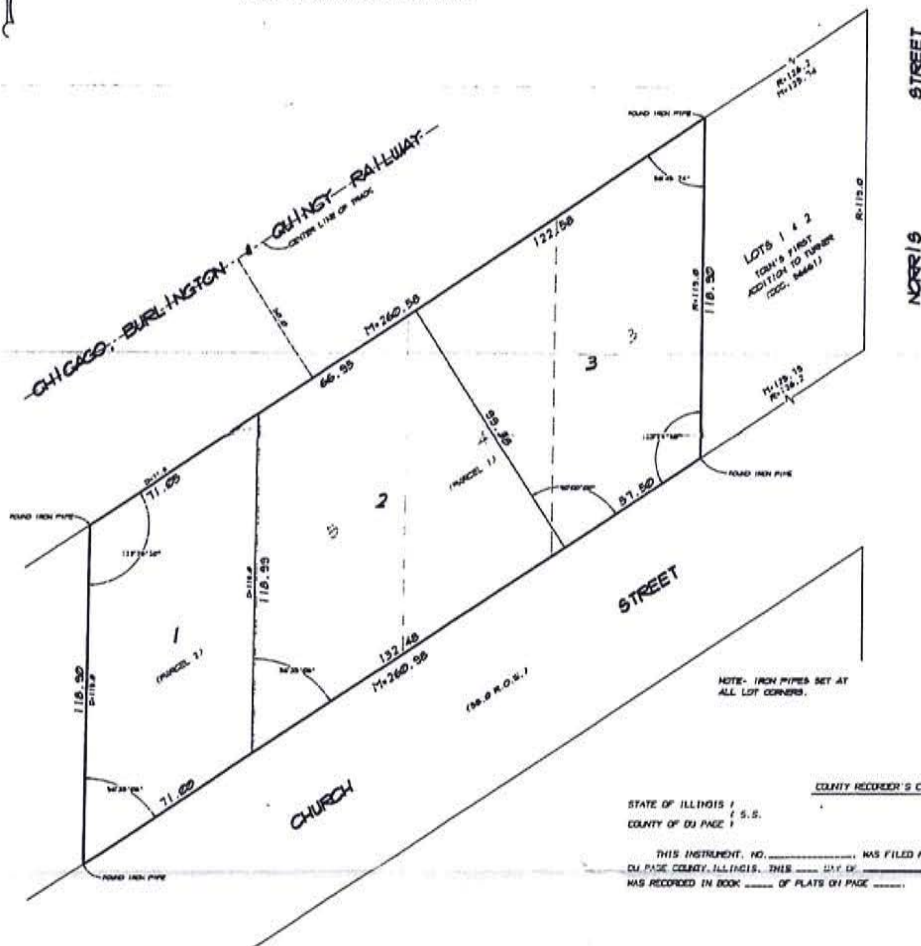
\_\_\_\_\_  
City Clerk, Nancy M. Smith

**EXHIBIT "A"**

(INSERT PLAT OF RESUBDIVISION HERE)



P. I. N. 04-03-109-001 & 04-09-109-003



**NOTARY PUBLIC**

**EXHIBIT "B"**

RECOMMENDATION # 18-RC-0007

TO: The Honorable Mayor and City Council

SUBJECT: PC 18-02  
West Chicago's Church Street Resubdivision  
509 Church Street

DATE: February 13, 2017

DECISION: The motion to approve the requested resubdivision passed by a (5-0) vote.

RECOMMENDATION

After review of the proposed Plat of West Chicago's Church Street Resubdivision, the Plan Commission/Zoning Board of Appeals recommends approval.

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

Respectfully submitted,

Barbara Laimins  
Chairman

**VOTE:**

For  
B. Laimins  
D. Kasprak  
T. Devitt  
S. Hale  
D. Faught

Against

Abstain

Absent  
C. Dettmann



## CITY OF WEST CHICAGO

### DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Special Use Amendment for a Public School  
School District # 33  
130, 300 and 312 E. Forest Avenue

Ordinance No. 18-O-0012

**AGENDA ITEM NUMBER:** 4. B.

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

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

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

**STAFF REVIEW:** Tom Dabareiner, AICP

**SIGNATURE** 

**APPROVED BY CITY ADMINISTRATOR:** Michael Guttman

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

**ITEM SUMMARY:**

West Chicago Elementary School District 33 is requesting a first amendment to an existing special use permit for a public school to reconfigure the off-street parking facilities at Gary Elementary School located at 130 E. Forest Avenue and to expand the shared off-street parking facilities for the Early Learning Center (ELC) located at 300 E. Forest Avenue and the Education Service Center (ESC) located at 312 E. Forest Avenue. The subject property is approximately 2.5 acres in area and is located on the south side of E. Forest Avenue between Bishop and Joliet Streets.

In 2006 the applicant was granted a special use permit for a public school to allow for the construction of the 13,000 square foot modular classroom ELC immediately west of the existing ESC, additional off-street parking and the required stormwater detention facilities located immediately west of the ELC. In 2006 the applicant was also granted a special use permit to landbank 16 total off-street parking spaces associated with the ELC and ESC facilities. The existing 7,500 square foot ESC serves as the District's administrative offices.

The existing shared off-street parking facilities for the ESC and ELC has 76 total parking spaces. The proposed parking lot improvements would increase the total parking count to 116 spaces. This proposed increase in parking accounts for the previously approved 16 landbanked parking spaces plus an additional 24 new parking spaces. The majority of the parking lot changes are located south of the ESC and ELC buildings. To help buffer the proposed parking from the adjacent residences to the south the District is proposing clusters of evergreen trees on either side of the existing playground. The District is also proposing a new 900 square foot shed parallel to the east property line for their maintenance equipment and storage. The proposed shed will replace an existing 200 square foot shed in the same location.



## CITY OF WEST CHICAGO

The existing off-street parking facilities for Gary Elementary School has 70 total parking spaces. The proposed reconfiguration of the lot would retain the same quantity of parking spaces (70) as the existing lot. The District is not proposing any type of expansion or improvements to the school building itself. The existing parking lot layout mixes the car parking with the bus loading area, has a mix of one way and two traffic flow patterns and has dead end drive aisle, all of which result in subpar functionality of the lot. The existing lot also does not have a designated student drop off area for parents. The proposed reconfiguration of the lot results in the bus loading area being separated from the main parking lot and student drop off area. The reconfiguration also establishes a significant student drop off lane around north and west sides of the proposed main parking lot, which is intended to get waiting parents off of Forest Avenue and increase traffic congestion and safety on Forest Avenue. The proposed lot maintains a mix of one way and two way traffic flow, but is designed in such a way that makes the traffic flow more efficient.

The existing stormwater detention facility on-site, located immediately west of the ELC, is being altered to accommodate the additional stormwater detention needs for all of the proposed site improvements. Retaining walls will be installed in the basin to increase the storage volume. A six foot high chain link fence is proposed around the perimeter of the basin for safety purposes. Landscaping in compliance with City Code is also proposed around the basin to enhance its aesthetics.

At its March 6, 2018 meeting, the Plan Commission/Zoning Board of Appeals (PC/ZBA) unanimously recommended approval of a first amendment to a special use permit to reconfigure the existing parking lot at Gary Elementary School located at 130 E. Forest Avenue and to expand the existing shared parking lot for the School District's Early Learning Center and Education Service Center located at 300 and 312 E. Forest Avenue by a (7-0) vote. Their recommendation is included as Exhibit "B" of the attached ordinance.

On March 8, 2018 City staff received the attached letter from the resident at 920 Elizabeth Street regarding the proposed parking lot expansion improvements.

### **ACTIONS PROPOSED:**

Consideration of a first amendment to a special use permit to reconfigure the existing parking lot at Gary Elementary School located at 130 E. Forest Avenue and to expand the existing shared parking lot for the School District's Early Learning Center and Education Service Center located at 300 and 312 E. Forest Avenue.

### **COMMITTEE RECOMMENDATION:**



## **ORDINANCE NO. 18-O-0012**

### **AN ORDINANCE GRANTING A FIRST AMENDMENT TO A SPECIAL USE FOR A PUBLIC SCHOOL 130, 300 AND 312 E. FOREST AVENUE – SCHOOL DISTRICT # 33**

WHEREAS, on or about January 25, 2018, Manhard Consulting on behalf of School District # 33, (the “APPLICANT”), filed an application for a first amendment to a special use permit to reconfigure the existing parking lot at Gary Elementary School and expand the existing shared parking lot for the District’s Early Learning Center and Education Service Center, with respect to the property legally described on Exhibit “A” attached hereto and incorporated herein (the “SUBJECT REALTY”); and,

WHEREAS, the City Council approved a special use for a public school for the SUBJECT REALTY by Ordinance 06-O-0057 on June 19, 2006; and,

WHEREAS, Notice of Public Hearing on said special use amendment application was published in the Daily Herald on February 19, 2018, 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 March 6, 2018, pursuant to said Notice; and,

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

WHEREAS, the corporate authorities of the City of West Chicago have received the recommendation of the Plan Commission/Zoning Board of Appeals which contains specific findings of fact, pursuant to Recommendation No. 2018-RC-0005, 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, Du Page County, Illinois, in regular session assembled, as follows:

Section 1. That a first amendment to special use permit in conformance with Sections 5.5 and 9.6-4 (A) and (H) of the Zoning Ordinance is hereby granted for the SUBJECT REALTY, to reconfigure the existing parking lot at Gary Elementary School located at 130 E. Forest Avenue and to expand the existing shared parking lot for the District’s Early Learning Center and Education Service Center located at 300 and 312 E. Forest Avenue.

Section 2. That the first amendment to the special use permit is hereby granted subject to compliance with the following conditions:

1. The SUBJECT REALTY shall be developed in substantial conformance with the Overall Site Dimensional and Paving Plan C2.5 prepared by Manhard Consulting Ltd., consisting of one sheet, dated January 23, 2018, with a final revision date of February 22, 2018, a copy of which is attached hereto and incorporated herein as Exhibit "C".
2. The SUBJECT REALTY landscaping shall be installed in substantial conformance with the Landscape Plans L1.1E and L1.2G prepared by Arcon, consisting of one sheet each, dated February 23, 2018, a copy of which is attached hereto and incorporated herein as Exhibit "D".

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**

LOT 1 IN THE ASSESSMENT PLAT OF GARY SCHOOL, SCHOOL DISTRICT NO. 33, BEING A PLAT OF THE NORTH 424.5 FEET OF THE NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 22, 1958 AS DOCUMENT 895656, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 04-15-100-001.



## EXHIBIT "B"

RECOMMENDATION NO. 2018-RC-0005

TO: The Honorable Mayor and City Council

SUBJECT: PC 18-04  
Special Use Amendment  
School District # 33  
130, 300 and 312 E. Forest Avenue

DATE: March 6, 2018

DECISION: The Plan Commission/Zoning Board unanimously recommended approval of the special use amendment for the SUBJECT REALTY by a (7-0) vote, subject to the following conditions:

1. The site shall be developed in substantial conformance with the Overall Site Dimensional and Paving Plan C2.5 prepared by Manhard Consulting Ltd., consisting of one sheet, dated January 23, 2018, with a final revision date of February 22, 2018.
2. The landscaping shall be installed in substantial conformance with the Landscape Plans L1.1E and L1.2G prepared by Arcon, consisting of one sheet each, dated February 23, 2018.

### RECOMMENDATION

As stated under Section 5.5-4, the Plan Commission/Zoning Board of Appeals shall recommend a special use only if it shall make findings of fact based upon evidence presented that the special use:

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

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

The proposed parking lot improvements for the School District's facilities on E. Forest Avenue are designed to increase functionality and improve safety on and around School property.

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

The proposed parking lot improvements for the School District's facilities on E. Forest Avenue are designed to increase functionality and improve safety on and around School property.

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

The proposed improvements should not have a negative impact on the surrounding neighborhood in which it is located given that the site is currently being used as a school and the proposed parking lot improvements are considered ancillary to the use itself.

(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 use of the subject property for institutional uses is listed as a special use, per Section 9.6-4 (A) of the Zoning Code. The ancillary parking use associated with the institutional uses is also listed as a special use per Section 9.6-4 (H) of the Zoning Code.

Respectfully submitted,

Barbara Laimins  
Chairperson

**VOTE:**

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



## **EXHIBIT “C”**

(Insert Overall Site Dimensional and Paving Plan here)

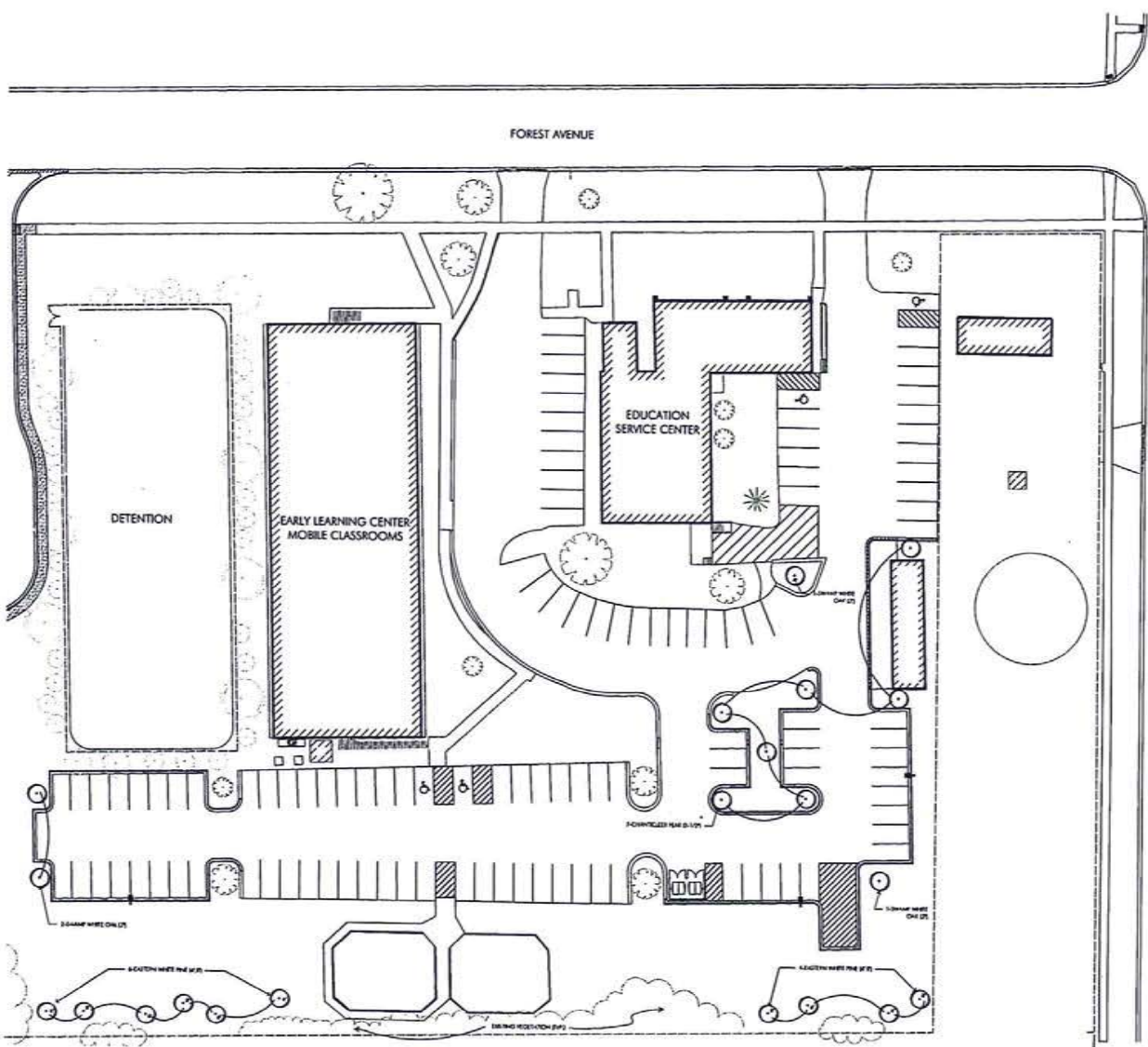


## **EXHIBIT “D”**

(Insert Landscape Plans here)

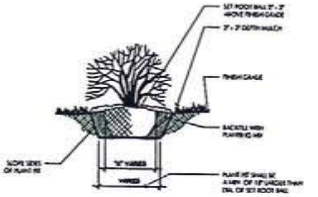


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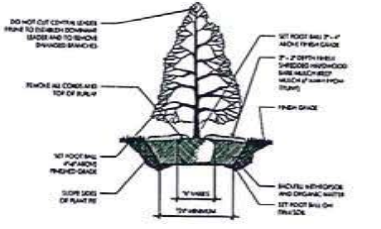


1 EDUCATION SERVICE CENTER - LANDSCAPE PLAN  
SCALE: 1" = 30'-0"

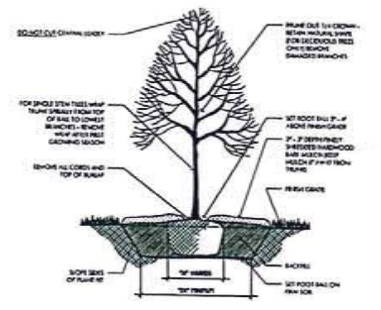
PLANTING SCHEDULE	
COMMON NAME (BOTANICAL NAME)	QTY.
DETENTION WHITE PINE (PINUS STROBILIS) - 6'-8"	10
DETENTION WHITE PINE (PINUS STROBILIS) - 6'-8"	10
DETENTION WHITE PINE (PINUS STROBILIS) - 6'-8"	10
DETENTION WHITE PINE (PINUS STROBILIS) - 6'-8"	10
DETENTION WHITE PINE (PINUS STROBILIS) - 6'-8"	10
DETENTION WHITE PINE (PINUS STROBILIS) - 6'-8"	10
DETENTION WHITE PINE (PINUS STROBILIS) - 6'-8"	10
DETENTION WHITE PINE (PINUS STROBILIS) - 6'-8"	10
DETENTION WHITE PINE (PINUS STROBILIS) - 6'-8"	10
DETENTION WHITE PINE (PINUS STROBILIS) - 6'-8"	10



2 SHRUB DETAIL  
SCALE: 1/4" = 1'-0"



3 CONIFER TREE DETAIL  
SCALE: 1/4" = 1'-0"



4 DECIDUOUS TREE DETAIL  
SCALE: 1/4" = 1'-0"



2018 INTERIOR RENOVATIONS & SITE IMPROVEMENTS AT MULTIPLE SITES

for the BOARD of EDUCATION  
West Chicago Elementary School  
District 313  
313 East Forest Ave.  
West Chicago, IL 60185



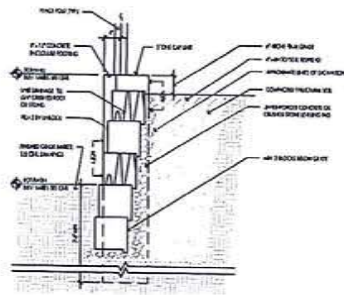
EDUCATIONAL LEARNING CENTER  
300 East Forest Ave.  
West Chicago, IL 60185

EDUCATIONAL SERVICE CENTER  
313 East Forest Ave.  
West Chicago, IL 60185

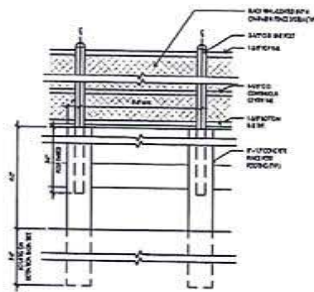
REVISIONS  
No. Date By

Project Number: 17085  
Issue Date: February 23, 2018  
Drawn by: DKB  
Sheet Title: ESC LANDSCAPE PLAN  
Sheet Number

L1.1E



2 DETENTION BASIN RETAINING WALL DETAIL  
SCALE 7/8" = 1'-0"

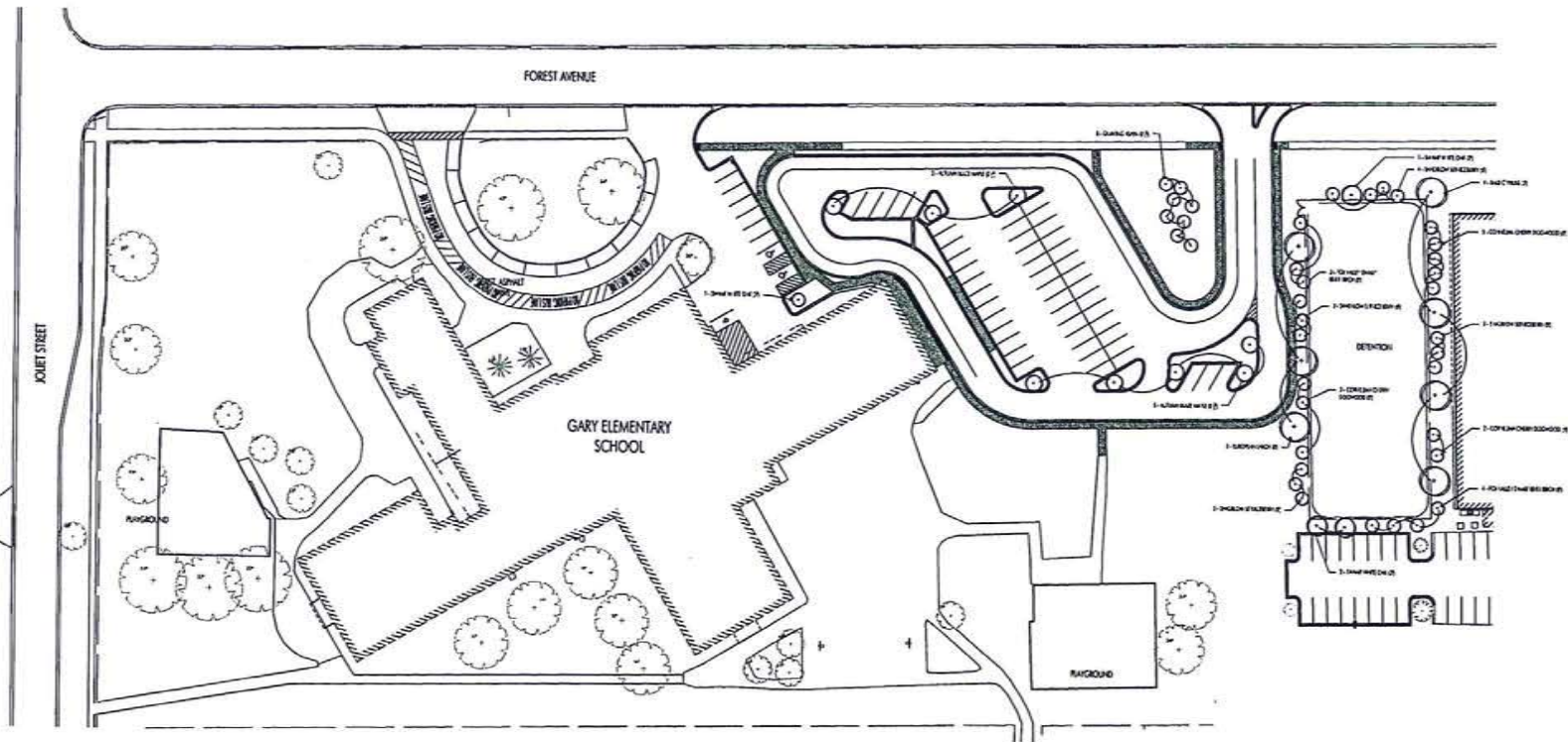


3 DETENTION BASIN RETAINING WALL ELEVATION  
SCALE 3/8" = 1'-0"

PLANTING SCHEDULE	
COMMON NAME (BOTANICAL NAME)	QTY.
1. 18" x 1	



2018 INTERIOR RENOVATIONS & SITE IMPROVEMENTS  
at  
MULTIPLE SITES



1 GARY ELEMENTARY SCHOOL - LANDSCAPE PLAN  
SCALE 1/8" = 1'-0"

for the  
BOARD of EDUCATION  
West Chicago  
Elementary School  
District 33  
313 East Forest Ave.  
West Chicago, IL 60183



GARY ELEMENTARY SCHOOL  
136 East Forest Ave.  
West Chicago, IL 60183

REVISIONS  
No. Date By

Project Number  
17085  
Issue Date:  
February 23, 2018  
Drawn by:  
DKB  
Sheet Title  
GARY -  
LANDSCAPE PLAN  
Sheet Number

L1.2G



March 8, 2018

West Chicago City Council  
475 Main St  
West Chicago, IL 60185

Re: Gary School Parking Lot

Dear City Council,

My name is Maria Padilla. As a resident of the area I am concerned about plans to expand Gary's parking lot.

Students will be affected by reducing the area where activities are held during and after school.

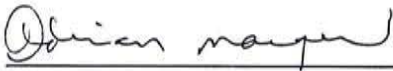
In summer there are teams of young children who play soccer and those sports will not be done anymore. The park will look very sad. The other area where the children played at the Leman school cannot be used because the grass is very uneven.

I know that this area is not a public park, but it is the only place where children can run and play. Please keep this in mind.

Sincerely,

Maria Padilla  
920 Elizabeth St  
West Chicago, IL 60185

*I, Adrian Marquez, to the best of my abilities have translated the above statement from the Spanish language to the English language.*

  
\_\_\_\_\_

## CITY OF WEST CHICAGO

### DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Anthony PUD Amendment  
550 E. Washington Street  
Little Prince Daycare

Ordinance No. 18-O-0014

**AGENDA ITEM NUMBER:** 4. C.

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

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

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

**STAFF REVIEW:** Tom Dabareiner, AICP

**SIGNATURE** 

**APPROVED BY CITY ADMINISTRATOR:** Michael Guttman

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

**ITEM SUMMARY:**

The applicant and contract purchaser, Pasqual Gonzalez of Little Prince Daycare Center, is requesting approval of a first amendment to the final Planned Unit Development (PUD) for Lot 2 in the Anthony PUD to convert the vacant office building located at 550 E. Washington Street into a daycare facility. The applicant is also requesting an amendment to the allowable uses list that is specific to the entire Anthony PUD to add daycare centers as an allowable use on Lots 2 and 3. The Anthony PUD is located at the southwest corner of Route 59 (Neltnor Boulevard) and E. Washington Street.

The preliminary PUD for the entire five lot Anthony PUD was approved in 1978. The final PUD for Lot 2 was approved in 1984 for development of the office building on the lot as it exists today. Also, as part of the 1984 final PUD approval there was a specific list of uses allowed on each of the lots within the entire PUD. There were subsequent amendments to the allowable uses list in 1986, 1988 and two amendments in 1990.

The four acre Anthony PUD is subdivided into five lots; four buildable lots and a fifth outlot used as a private frontage road. The current uses of these lots are as follows:

Lot 1: restaurant (Egg Yolk Café) – 100 S. Neltnor Blvd.

Lot 2: vacant office building – 550 E. Washington Street

Lot 3: parking lot

Lot 4: multi-tenant strip mall - 110 S. Neltnor Blvd.

Lot 5: "T" shaped private frontage road

The entire PUD is currently zoned B-2, General Business District. All aspects of the City's B-2 zoning district regulations apply to the Anthony PUD except the types of land uses allowed within the PUD. The Anthony PUD has its own list of allowable uses exclusive to the development that supersedes the uses allowed per the City's B-2 district. The list of allowable uses also varies from lot to lot within the PUD. The applicant is proposing to amend the PUD's allowable uses list to add daycare centers on Lots 2 and 3.



The applicant is proposing to convert the 11,000 square foot former medical office building on Lot 2 into a daycare center. A 5,400 square foot fenced playground area is proposed on the north side of the building where a portion of the parking lot currently exists. Vehicular access to the site will be from a shared private frontage road along the east property line. The private frontage road has full access to Washington Street and limited (no left turn out) access to Route 59. The site has existing parking on the north and south sides of the building. Stormwater detention has already been provided for this site when it was originally developed.

The City's Comprehensive Plan designates the subject property as Downtown District. The objectives of the Downtown District are to promote pedestrian and transit oriented development in the City's downtown. These objectives were also reflected in the City's Strategic Plan adopted in May of 2016. The Anthony PUD is located at one of the gateways into the City's downtown. The proposed daycare center use is considered consistent with the objectives of the Downtown District land use designation.

The site has two existing full access curb cuts to the north parking lot from the private frontage road. The south parking lot also has one full access curb cut to the private frontage road. 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.

City Code requires a minimum of 44 off-street parking spaces for the proposed daycare use (4 parking spaces per every 1,000 square feet of building floor area). The applicant is proposing 45 total parking spaces on-site. 36 of those parking spaces will be located north of the building with the balance (9 spaces) located south of the building. The main entrance is located on the north side of the building. The south parking lot will be designated for employee and the business's van/bus parking. All of the proposed parking complies with the City's minimum design requirements for quantity, stall length, stall width and landscape islands.

The applicant is proposing to enhance the site's existing landscaping around most of the perimeter of the lot, in all of the parking lot landscape islands, around most of the building foundation and around the base of the proposed monument sign as required by City Code. Landscape buffer yards have also been increased where feasible to reflect current Code requirements. The landscaping is a mixture of trees, shrubs and perennials. A hedgerow of evergreens is proposed along the west side of the playground area to act as a buffer for the residential property to the west. All of the proposed landscaping complies with the City's minimum landscaping requirements.

No significant changes are proposed to the existing masonry exterior of the building. A new trash enclosure will be constructed southwest of the building using materials matching the building. A 6 foot tall PVC privacy fence with masonry pillars will enclose the playground area.

The applicant is proposing wall mounted LED light fixtures above all of the building's entrances for safety purposes. The applicant is also proposing 2 pole mounted LED lights in the north parking lot. The applicant also desires to incorporate some type of decorative lighting into the playground's masonry pillars. All of the proposed exterior lighting complies with the City's lighting requirements.

The applicant is not proposing any wall signage on the building at this time. The applicant is proposing a new 71 square foot monument sign at the northeast corner of the site. The sign will be constructed of masonry materials matching the building. All aspects of the proposed monument sign comply with the City's sign regulations.