

At its March 6, 2018 meeting, the Plan Commission/Zoning Board of Appeals (PC/ZBA) recommended approval of the requested amendment to the Anthony PUD by a (7-0) vote. The Commission's recommendation is included as Exhibit "B" of the attached ordinance.

At the March 6, 2018 Plan Commission meeting the resident at 524 E. Washington Street requested that the applicant install a six foot tall privacy fence along the west lot line of Lot 2 running from the northwest corner of the building to Lot 2's south property line in order to provide a solid screen of the proposed daycare use from their property.

ACTIONS PROPOSED:

Consideration of a fifth amendment to the Anthony PUD and a first amendment to the final PUD for Lot 2 in the Anthony PUD for the redevelopment of a daycare facility at 550 E. Washington Street.

COMMITTEE RECOMMENDATION:

ORDINANCE NO. 18-O-0014

AN ORDINANCE APPROVING A FIFTH AMENDMENT TO THE ANTHONY PUD AT THE SOUTHWEST CORNER OF NELTNOR BOULEVARD (IL ROUTE 59) AND E. WASHINGTON STREET AND APPROVING A FIRST AMENDMENT TO THE FINAL PUD FOR LOT 2 IN THE ANTHONY PUD AT 550 E. WASHINGTON STREET

WHEREAS, on December 7, 2018, Pasqual Gonzalez of Little Prince Daycare (the "APPLICANT"), filed an application for a fifth amendment to the Anthony Planned Unit Development (PUD) located at the southwest corner of Neltnor Boulevard (IL Route 59) and E. Washington Street and a first amendment to the final PUD for Lot 2 in the Anthony PUD located at 550 E. Washington Street, with respect to the property legally described on Exhibit "A" attached hereto and incorporated herein (the "SUBJECT REALTY"); and,

WHEREAS, the corporate authorities of the City of West Chicago (the "CITY") approved the preliminary PUD for the SUBJECT REALTY on July 6, 1978 according to Ordinance 78-O-1378; and,

WHEREAS, the corporate authorities of the City of West Chicago (the "CITY") approved the final PUD for the SUBJECT REALTY on June 4, 1984 according to Ordinance 84-O-1746; and,

WHEREAS, the corporate authorities of the City of West Chicago (the "CITY") approved a first amendment to the final PUD for the SUBJECT REALTY on September 2, 1986 according to Ordinance 86-O-1893; and,

WHEREAS, the corporate authorities of the City of West Chicago (the "CITY") approved a second amendment to the final PUD for the SUBJECT REALTY on January 4, 1988 according to Ordinance 88-O-1999; and,

WHEREAS, the corporate authorities of the City of West Chicago (the "CITY") approved a third amendment to the final PUD for the SUBJECT REALTY on May 21, 1990 according to Ordinance 90-O-2299; and,

WHEREAS, the corporate authorities of the City of West Chicago (the "CITY") approved a fourth amendment to the final PUD for the SUBJECT REALTY on October 1, 1990 according to Ordinance 90-O-2359; and,

WHEREAS, the Notice of Public Hearing was published in the Daily Herald on February 17, 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 March 6, 2018, pursuant to said Notice; and,

WHEREAS, during 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 which contains specific findings of fact, pursuant to Recommendation No.18-RC-0008, a copy of which is attached hereto as Exhibit "B" which is, by this reference, is incorporated herein; and,

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

Section 1. That there is hereby approved a fifth amendment to the Anthony PUD to include daycare facilities as a permitted use on Lots 2 and 3.

Section 2. That there is hereby approved a first amendment to the final PUD for Lot 2 in the Anthony PUD subject to compliance with the following conditions:

1. Lot 2 of the Anthony PUD shall be developed in substantial conformance with the Geometric Plan GM-EXH prepared by Spaceco Inc., dated March 1, 2018, a copy of which is attached hereto and incorporated herein as Exhibit "C".
2. The playground area fence, trash enclosure, and monument sign for Lot 2 of the Anthony PUD shall be constructed in substantial conformance with the Playground & Site Details Plan PUD-2.0 prepared by Centerline Design Services, LLC, dated January 23, 2018, a copy of which is attached hereto and incorporated herein as Exhibit "D".
3. The landscaping for Lot 2 of the Anthony PUD shall be installed in substantial conformance with the Landscape Plan 1 of 2 prepared by Gary R. Weber Associates, Inc., dated December 20, 2017, with a final revision date of January 29, 2018, a copy of which is attached hereto and incorporated herein as Exhibit "E".

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"

Subject Realty Legal Description

Lots 1 through 5 in Prudential Realty Company's Resubdivision of the Anthony Property, being part of a Northwest Quarter of Section 10, Township 39 North, Range 9, East of the Third Principal Meridian, according to the plat thereof recorded on October 24, 1984 as Document R84-86100, in DuPage County, Illinois.

P.I.N's.: 04-10-117-005 (Lot 2)
 04-10-117-008 (Lot 5)
 04-10-117-009 (Lot 1)
 04-10-117-010 (Lot 3)
 04-10-117-011 (Lot 4)

EXHIBIT "B"

RECOMMENDATION 18-RC-0008

TO: The Honorable Mayor and City Council

SUBJECT: PC 18-01
Fifth Amendment to the Anthony PUD and First Amendment to the Final PUD of Lot 2 in the Anthony PUD
Southwest corner of Neltnor Boulevard (IL Route 59) and E. Washington Street
Little Prince Daycare

DATE: March 6, 2018

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

RECOMMENDATION

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

Respectfully submitted,

Barbara Laimins
Chairman

VOTE:

<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
C. Dettmann			
D. Kasprak			
T. Devitt			
B. Laimins			
B. Henkin			
S. Hale			
D. Faught			

EXHIBIT “C”

(insert Geometric Plan here)

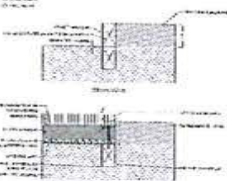
EXHIBIT “D”

(insert Playground & Site Details Plan here)

PerfectLawn 82

Abstract **Background:** The purpose of this study was to determine the prevalence of self-reported symptoms of depression and anxiety among a sample of 1,000 young adults. **Methods:** A cross-sectional survey was conducted using a validated questionnaire. **Results:** The prevalence of self-reported symptoms of depression was 15.2% and the prevalence of self-reported symptoms of anxiety was 18.7%. **Conclusion:** The prevalence of self-reported symptoms of depression and anxiety among young adults is relatively high. Further research is needed to determine the causes of these symptoms and to develop effective interventions.

Perfect Turf



HIGH-USE COMMERCIAL PLAYGROUND

The image displays two perspectives of a complex playground structure. The structure is primarily black with green accents, including a large green triangular roof on the left side. It features multiple slides, climbing walls, and platforms. The front view (left) shows a large slide on the left and a smaller one on the right. The side view (right) shows a different arrangement of slides and climbing elements. The structure is designed for children's play and is set against a plain white background.

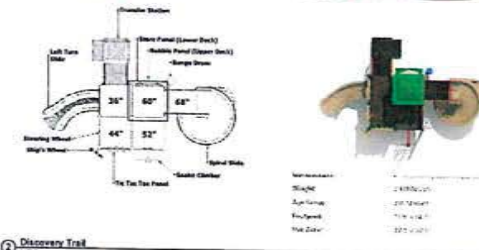
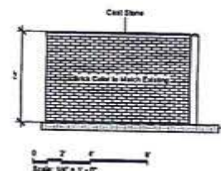


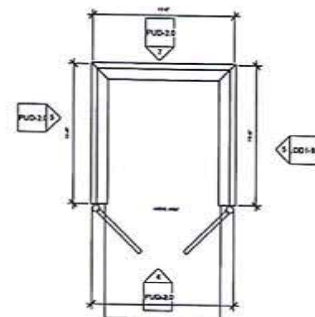
Diagram illustrating the components and assembly of the 4' x 8' x 8' storage cabinet:

- WPC Wheel Caster w/ Steel Tube Frame - Component attached to Floorplate Steel Ballcast with Lockable Hardware
- 2 Casters, 8" x 8" holes into concrete
- Slide Bracket fitted at Each Panel Caster Side Type

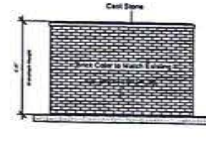
④ Dumpster-East Elevation
1/4" = 1'-0"



⑤ Dumpster-South Elevation (North Side)
1:4" = 1'-0"



⑤ Dumpster Callout
1:16" = 1'-0"



⑦ Dumpster-West Elevation
1/4" = 1'-0"



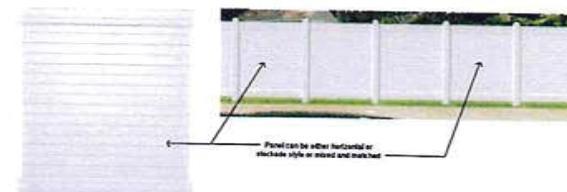
③ Discovery 4
NTS



⑫ Alternate CDP Fence (No White Available)
NTS



⑫ Alternate CDP Fence (No White Available)
NTS



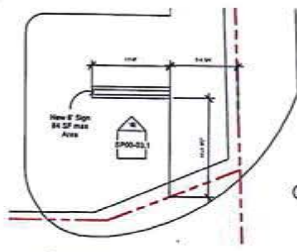
⑬ Privacy Fence-CDP or PVC Non-Wood
NTS



⑧ Typical Pole Detail
NTS



⑩ Masonry Safety Columns



⑨ Proposed Size
1/8" = 1'-0"



⑪ Freestanding Sign
3'W x 1'-0"

Playground & Site Details

January 23, 2018

PUD-2.0
— CENTERLINE
DESIGN SERVICES, LLC

EXHIBIT “E”

(Insert Landscape Plan here)



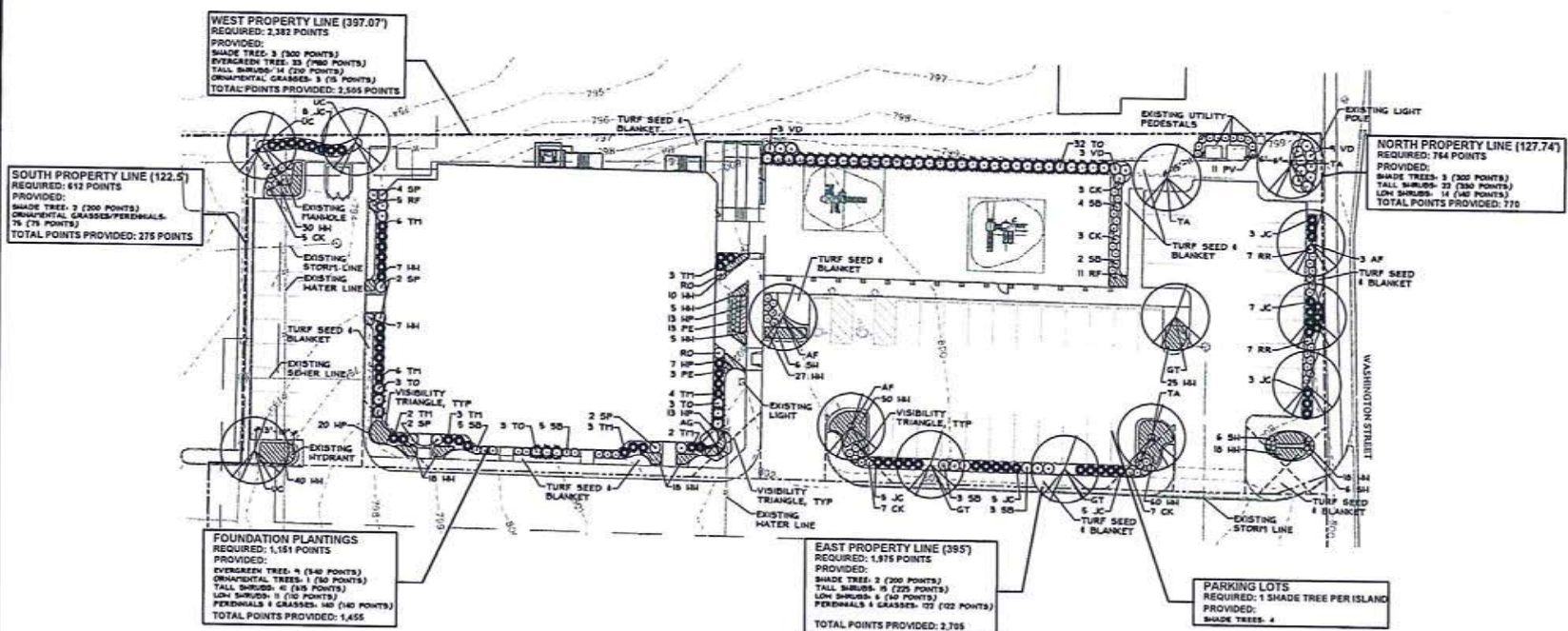
GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
110 SOUTH MAIN STREET
WILSON, ILLINOIS 60191
PHONE: 630.471.1111

OWNER: LITTLE PRINCE DAY CARE, INC.
DESIGNED BY: GARY R. WEBER ASSOCIATES, INC.
DATE: 12/20/2017
PROJECT NO: P001191
DRAWN: MSH
CHECKED: JCT
SHEET NO: 1 OF 2

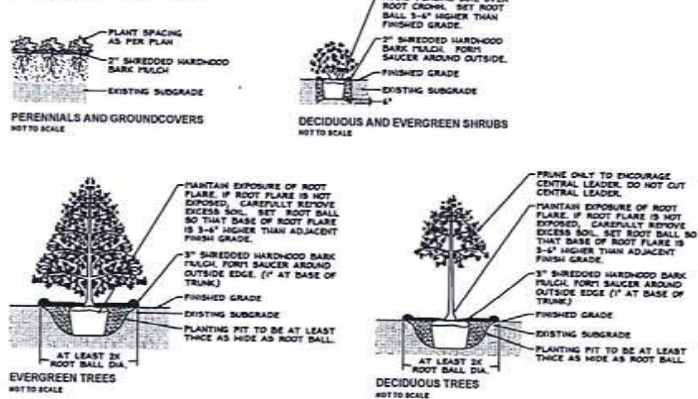
LITTLE PRINCE DAY CARE

550 E Washington St.
West Chicago, IL

LANDSCAPE PLAN



PLANTING DETAILS



PLANT LIST

Key	Qty	Botanical/Common Name	Size	Remarks	Key	Qty	Botanical/Common Name	Size	Remarks
SHADE TREES					PERENNIALS AND ORNAMENTAL GRASSES				
AF	5	Acer x freemanii 'Jeffers Blue' AUTUMN BLAZE MAPLE	3" Cal.		CC	25	Colocephalus x quadrifidus 'Vart. Frontalis' FEATHERED GRASS	16" O.C.	
GT	3	Gleditsia triacanthos var. 'Inermis Skyline' MOULDERING LOCUST	3" Cal.		HL	50	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	16" O.C.	
TA	3	The American 'Yellow' Sherry SENTRY AMERICAN LINDEN	3" Cal.		HP	50	Hieracium 'Patriot' PATRIOT HOTA	16" O.C.	
UC	3	Ulmus americana 'Regal' REGAL SMOOTHBARK ELM	3" Cal.		PV	11	Perovskia virginiana 'Nanum' NORTHWARD SWEET GRASS	16" O.C.	
ORNAMENTAL TREES					PE	16	Perovskia virginiana 'Nanum' DWARF POUTAIN GRASS	16" O.C.	
AG	1	Amelanchier x grandiflora APPLE SERVICEBERRY	6" H.	Clump form	RF	16	Ruellia nigra 'Black-Eyed Susan' BLACK-EYED SUSAN	16" O.C.	
EVERGREEN TREES					SH	16	Shrubbery 'Patriot' Patriot CROPPED	16" O.C.	
TD	4	Thuja occidentalis 'Smaragd' PRISON ARBORVITAE	6" H.		P.M.C. MATERIALS				
DECIDUOUS SHRUBS					27	SHRUBBED HARDWOOD MULCH TURF SEED & BLANKET DISTURBED AREAS			
RD	2	Rhododendron 'Wright' P.M. RHODODENDRON	6 Gal./24" Tall	4" O.C.					
RR	14	Rosa 'Rugosa' ROSE FINE SHAGOUT ROSE	6 Gal./24" Tall	4" O.C.					
SB	22	Sorbus betulinifolia 'Tina' DOUGLAS SPIRAL	6 Gal./24" Tall	4" O.C.					
SP	10	Sparganium angustifolium SWAMP CANNON LILAC	6 Gal./24" Tall	4" O.C.					
VD	5	Viburnum dentatum ARROWWOOD VIBURNUM	6 Gal./24" Tall	4" O.C.					
EVERGREEN SHRUBS									
JC	16	Juniperus horizontalis 'Blue Green' SEA GREEN CREEPING JEWEL	6 Gal./24" Tall	4" O.C.					
TH	25	Thunbergia 'Dense Thun' DENSE THUN	6 Gal./24" Tall	4" O.C.					

GENERAL NOTES

- Contractor shall verify underground utility lines and is responsible for any damage.
- Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variances.
- Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
- The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of markets, size and quality.
- Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
- Contractor shall secure and pay for all permits, fees, and inspection necessary for the proper installation of this work and comply with all codes applicable to this work.
- See General Conditions and Specifications for landscape work for additional requirements.



CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Fence Variances
139 W. Pomeroy Street
Otzwirk Residence

Ordinance No. 18-O-0013

AGENDA ITEM NUMBER: 5. 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 applicant and property owner, Jodi Otzwirk, is requesting approval of two variances for a fence at 139 W. Pomeroy Street. The specific variances being requested are as follows:

1. To permit a fence in the front yard to exceed four feet in height.
2. To permit a non-decorative style privacy fence in the front yard.

The variances, if approved, would allow the applicant to retain a non-compliant six foot tall privacy fence that was erected in the front yard of the subject property prior to obtaining the necessary building permit.

In 2017, the applicant was given a correction notice to address the disrepair of the former fence located in the front yard. The six foot tall privacy fence was considered legal non-conforming with respect to its height and style given its location in the front yard. City staff informed the applicant about the difference between repairing the fence versus replacing the fence. Repair constitutes in-kind replacement of a limited number of slats and posts while retaining the overall structure and appearance of the existing fence. Repair work does not require a building permit. Replacement constitutes removal of a significant portion or all of the existing fence and installing a new fence. Replacement requires a building permit issued by the City prior to the work commencing. The applicant indicated to City staff that the fence would be repaired, but then replaced the entire fence without obtaining the required building permit as directed.

Only decorative fences are permitted in the actual front yard. The actual front yard is defined as the portion of a property that is bound by the side lot lines, the front lot line and the front of the principal structure. Please refer to the attached plat of survey of the subject property indicating the location of the actual front yard. A decorative fence is defined as a type of fence not exceeding four feet in height which is made of wood or metal, excluding wire mesh or chain link. A decorative fence is not intended to be used as an enclosure, barrier or means of protection or confinement.

CITY OF WEST CHICAGO

Both the former fence and the new fence were six foot tall privacy fences. However, only the former fence was classified as legal non-conforming with respect to its height and style given its location within the actual front yard of the subject property. Legal non-conforming structures are permitted to remain in their current location and be maintained in proper condition. However, if a legal non-conforming structure is damaged or removed in excess of fifty percent of the value of the structure any subsequent replacement of said structure must be done in conformance with the City's current regulations. Once the former fence was removed it lost its legal non-conforming status and said status is not transferrable to the new fence. With respect to the new fence, conformance can be obtained in one of five ways:

1. Remove the new fence altogether, thus eliminating the violation.
2. Remove the new fence and replace it with a Code compliant fence.
3. Alter the new fence to make it Code compliant.
4. Relocate the new fence outside of the actual front yard, thus rendering the new fence Code compliant.
5. Obtain variances from the City Council to allow the new fence to remain in its current location and style.

The applicant desires to pursue Option 5 in hope that the variances are approved by the City Council, thus allowing the new fence to remain in its current configuration, pending the issuance of a building permit. If the variances are denied by the City Council the applicant must then pursue one of the other four options listed above.

At its March 6, 2018 meeting, the Plan Commission/Zoning Board of Appeals (PC/ZBA) unanimously recommended denial of the non-decorative fence style variance by a (0-7) vote. The Commission also recommended denial of the fence height variance by a (1-6) vote. Their recommendations are included as Exhibit "B" of the attached ordinance. Please note that super majority concurrence at the City Council is required for the approval of each variance because each of the requested variances did not receive a positive recommendation from the Plan Commission.

ACTIONS PROPOSED:

Consideration of a variance to allow an increase in the maximum allowable fence height in the front yard from four feet to six feet. Also, consideration of a variance to allow a non-decorative style fence in the front yard at 139 W. Pomeroy Street.

COMMITTEE RECOMMENDATION:

ORDINANCE NO. 18-O-0013

AN ORDINANCE DENYING CERTAIN FENCE VARIANCES AT 139 W. POMEROY STREET

WHEREAS, on February 6, 2018, Jodi Otwirk (the "APPLICANT"), filed a variance application with respect to certain fence improvements on the property legally described on Exhibit "A" attached hereto and incorporated herein (the "SUBJECT REALTY"); and,

WHEREAS, the Notice of Public Hearing on said fence variances was published in the Daily Herald on February 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 on said fence variances 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, during 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 which contains specific findings of fact, pursuant to Recommendation No.18-RC-0006, recommending denial of the requested fence variances, a copy of which is attached hereto as Exhibit "B" which is, by this reference, is incorporated herein; and,

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

Section 1. That there is hereby denied the following fence related variances on the SUBJECT REALTY:

1. To permit a non-decorative privacy fence to be erected within the actual front yard.
2. To increase the maximum allowable height of a fence located within the actual front yard from four feet to six feet.

Section 2. The City Council adopts the findings of fact attached hereto as Exhibit "B".

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"

Subject Realty Legal Description

Lots 14 and 15 in Block 3 in Joliet Street Addition to Turner, being a subdivision of part of the northeast quarter of the southeast quarter of Section 9, Township 39 North, Range 9, East of the Third Principal Meridian, according to the plat thereof recorded on October 20, 1896 as Document 56775, in DuPage County, Illinois.

P.I.N.s: 04-09-436-010 and 04-09-436-011.

EXHIBIT "B"

RECOMMENDATION 18-RC-0006

TO: The Honorable Mayor and City Council

SUBJECT: PC 18-05
Fence Variances
139 W. Pomeroy Street
Otzwirk Residence

DATE: March 6, 2018

DECISION: The motion to approve the fence style variance unanimously failed by a (0-7) vote. The motion to approve the fence height variance failed by a (1-6) vote.

RECOMMENDATION:

The Plan Commission/Zoning Board of Appeals shall recommend a variance only if it shall make a finding of fact based upon evidence presented that:

1. *The particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or loss of revenue, if the strict letter of the regulations were carried out:*

There is nothing unique about the physical surroundings, shape or topography of the subject property that has created an undue hardship on the applicant with respect to bringing the non-compliant fence into conformance with the City's current fence regulations. The subject property is relatively flat and is a standard rectangular-shaped lot. The only slightly unique feature about the subject property is that it is currently being used as a double wide lot, but this aspect has no discernable bearing on the requested variances.

2. *The condition upon which the requested variances are based would not be applicable, generally, to other property within the same zoning classification:*

The requested variances could be applied to any other residentially zoned property within the City that has an existing legal non-conforming fence located within the actual front yard. These circumstances are very common within the City, thus the fence in question on the subject property is not considered unique.

3. *The alleged difficulty or hardship has not been created by any person presently having an interest in the property:*

The applicant, who is also the current property owner, chose to remove the former legal non-conforming fence. Once the former fence was removed it lost its legal non-conforming status. The applicant then chose to erect a new non-compliant fence without obtaining the required building permit. If the applicant had applied for the building permit prior to the erection of the new fence this situation may have been avoided altogether and the new fence may not have been installed.

4. *The granting of the variances will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located:*

Granting the requested variances for the new fence is detrimental to the public welfare or injurious to other property or improvements in the surrounding neighborhood because neighboring property owners expect the City to enforce its Code and expect compliance from those who violate the Code. Also, tall privacy fences located within front yards are generally considered visually obtrusive and aesthetically unpleasant to the character of residential neighborhoods and give an aura that the neighborhood lacks safety.

5. *The proposed variances will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety or substantially diminish or impair property values within the neighborhood:*

The proposed variances should not substantially impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety or substantially diminish or impair property values within the neighborhood because the new fence is replacing in kind a fence that previously existed in the actual front yard. However, a tall privacy fence obstructs more light and air than a short decorative fence.

6. *The proposed variances comply with the spirit and intent of the restrictions imposed by this Code:*

The requested variances do not comply with the spirit and intent of the Code to promote open space within the front yards of residential properties. Tall privacy fences located within front yards are generally considered visually obtrusive and aesthetically unpleasant to the character of residential neighborhoods. Furthermore, the City has specific regulations that are designed to eventually lead to the elimination of a non-conforming structure, which would result in the structure/property being brought into compliance with current Code regulations. Granting the requested variances negates the City's legal non-conforming regulations with respect to ever requiring this fence to be brought into compliance because variances run in perpetuity with the land. If these variances are granted a six foot tall privacy fence located within the actual front yard will always be permitted on the subject property.

Respectfully submitted,

Barbara Laimins
Chairman

Fence Style Variance Vote:

<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
	C. Dettmann		
	D. Kasprak		
	B. Laimins		
	B. Henkin		
	S. Hale		
	D. Faught		
	T. Devitt		

Fence Height Variance Vote:

For
B. Henkin

Against
T. Devitt
C. Dettmann
D. Kasprak
B. Laimins
S. Hale
D. Faught

Abstain

Absent

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Conceptual Review of the Rezoning and Redevelopment of the Kuhn Property
1100 & 1266 E. North Avenue

AGENDA ITEM NUMBER: 5.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:**

In 2003 the City annexed the 60 collective acres located at the southeast corner of North Avenue and Prince Crossing Road commonly known as the Kuhn Property. The majority of the property is developed with the Cascade Drive-In Theater and the former Harry Kuhn Construction Company's contractor's yard and offices. Shortly after annexation the Construction Company ceased operations and the site has remained unused. Upon annexation the Property was designated with the default ER-1, Estate Residential zoning that is automatically assigned to all property annexed into the City and ER-1 zoning is still what the Property is zoned today. The City's current long term goals for the Property with respect to its redevelopment is commercially based given its large acreage under unified ownership, presence on North Avenue, and proximity to the existing traffic light at the intersection of Prince Crossing Road and North Avenue. This commercial redevelopment goal is further supported by the City's Commercial Comprehensive Plan designation for the Property. This commercial designation has been identified on the Comprehensive Plan since the 1970's.

In the last decade several factors have evolved that potentially conflict with the City's current commercial redevelopment goal for the Property, such as:

- A significant change in the dynamics of the commercial real estate market resulting from the recession about ten years ago.
- An ever growing shift with consumers from shopping at brick and mortar stores to online shopping, thus decreasing the overall demand for large commercial developments.
- The findings of City's 2017 Retail Market Study of the Route 59 and North Avenue corridor that indicate that the City not only has an excess of commercially available land and existing storefronts in close proximity to the Property, but also lacks the consumer base needed in the surrounding area to support additional large scale retail development.

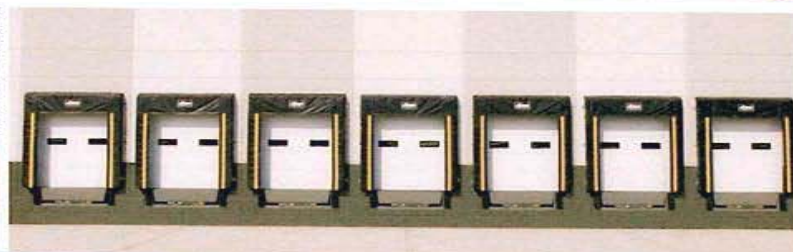
Another factor that should be considered is the lack of City infrastructure (water and sanitary sewer) in the immediate area of the Property. Significant and costly infrastructure improvements would be necessary in order to accommodate any type of redevelopment of the Property.

Over the past 15 years several large scale industrial and mixed use residential based developments have been informally proposed on the Property; all of which did not receive positive feedback from City staff and elected officials based on the City's current redevelopment goals for the Property. Given the factors outlined above, a new developer is requesting the conceptual review and feedback of a proposed big box industrial development on the Property. Conceptual plans and supporting documentation for the development of the Property are attached. The proposed redevelopment of the Property for an industrially based user would, at a minimum, necessitate a change in zoning from the Property's current ER-1 zoning designation to either Manufacturing or ORI, Office Research and Light Industrial.

ACTION PROPOSED:

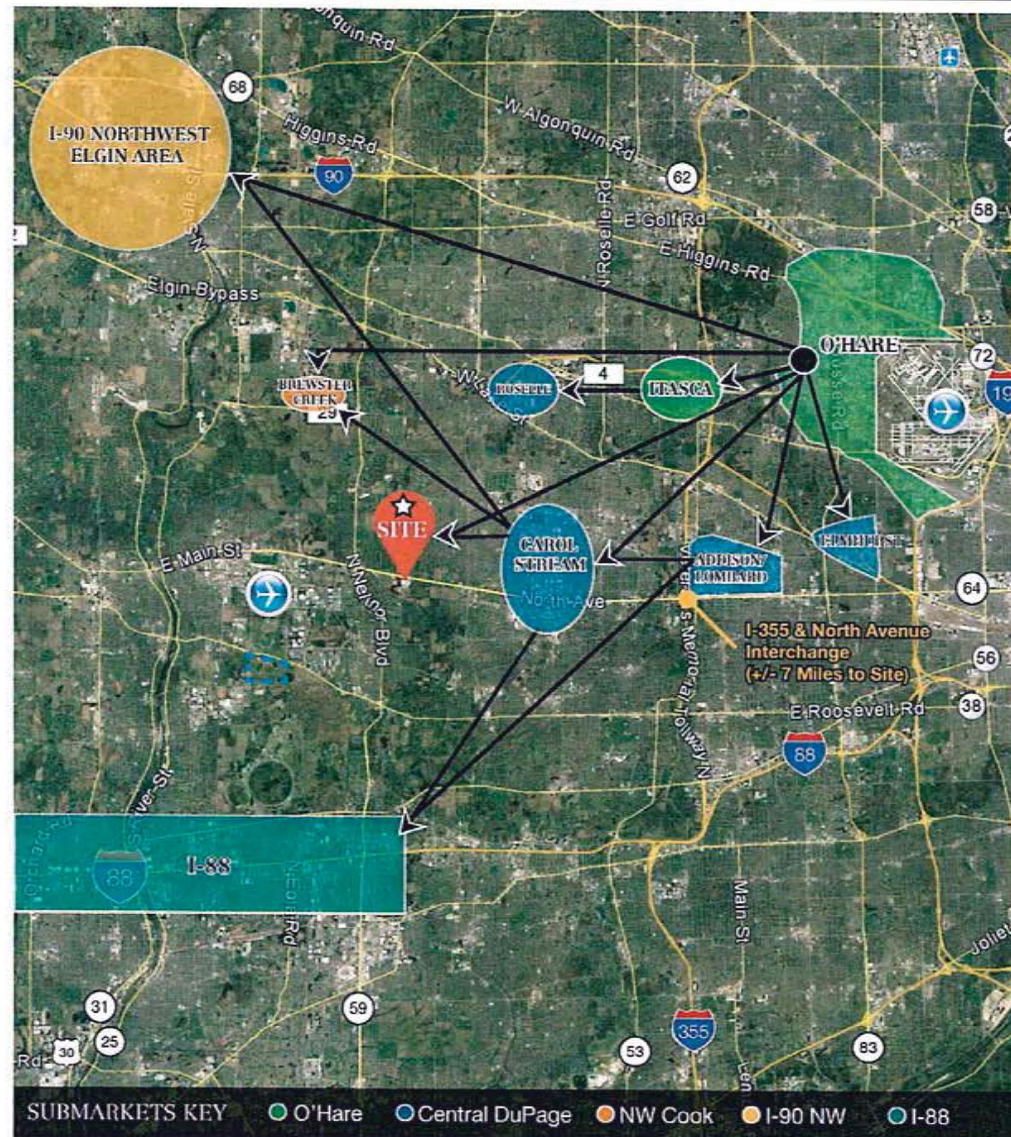
Conceptual review and commentary of the rezoning and redevelopment of the Kuhn Property at 1100 & 1266 E. North Avenue.

COMMITTEE RECOMMENDATION:

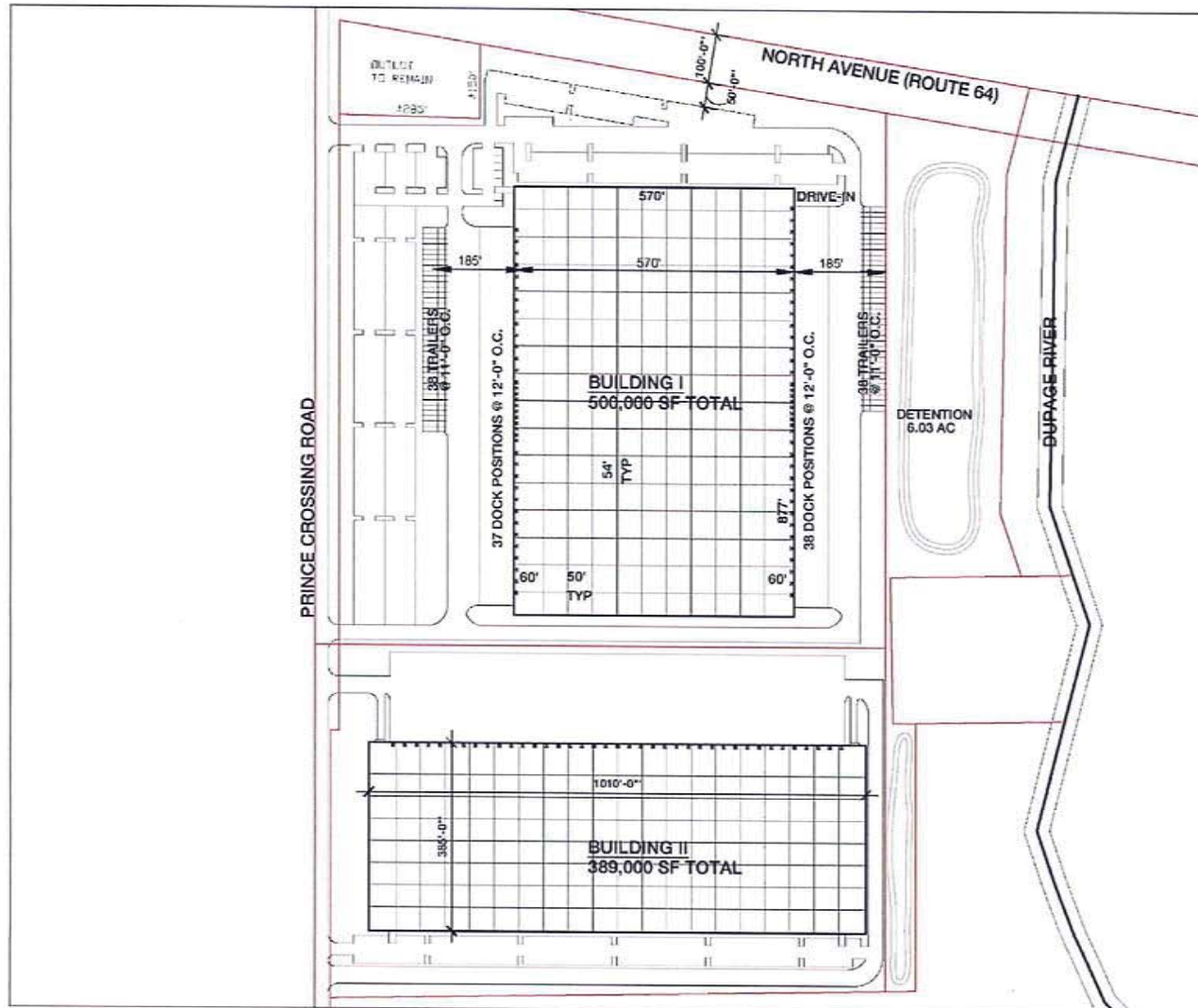


West Chicago Presentation

IDI Logistics



- Channahon Corporate Center- Channahon
- Antioch Corporate Center- Antioch
- Prairie Point West- Aurora
- Utica Logistics Center- North Utica
- Bolingbrook Corporate Center West- Bolingbrook
- Bloomingdale Corporate Center- Bloomingdale
- Swift Center for Business- Addison
- Hanover Corporate Park- Hanover Park
- Carol Stream Corporate Center- Carol Stream
- Prairie Point Corporate Park- Naperville
- Elgin Corporate Center-Elgin
- Bolingbrook Corporate Center- Bolingbrook
- Elmhurst Business Park- Elmhurst
- Corporate Crossings Corporate Park- Bolingbrook
- Turnberry Lakes International Business Center- Hanover Park
- Wood Creek Business Park- Bolingbrook
- Rock Run Business Park- Joliet
- Glen Pointe Business Park- Glendale Heights



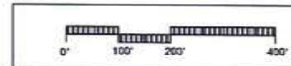
UNDISCLOSED NEW COMMERCE CENTER

WEST CHICAGO, IL

PROJECT INFORMATION

UNDISCLOSED

LAND	
SITE AREA	± 29.12 ACRES
BUILDING AREA	500,000 SF
F.A.R.	.394
DRIVE-IN DOORS	1
DOCKS	75 EXT. DOCKS
CAR PARKING	300 STALLS
TRAILER STALLS	75 STALLS



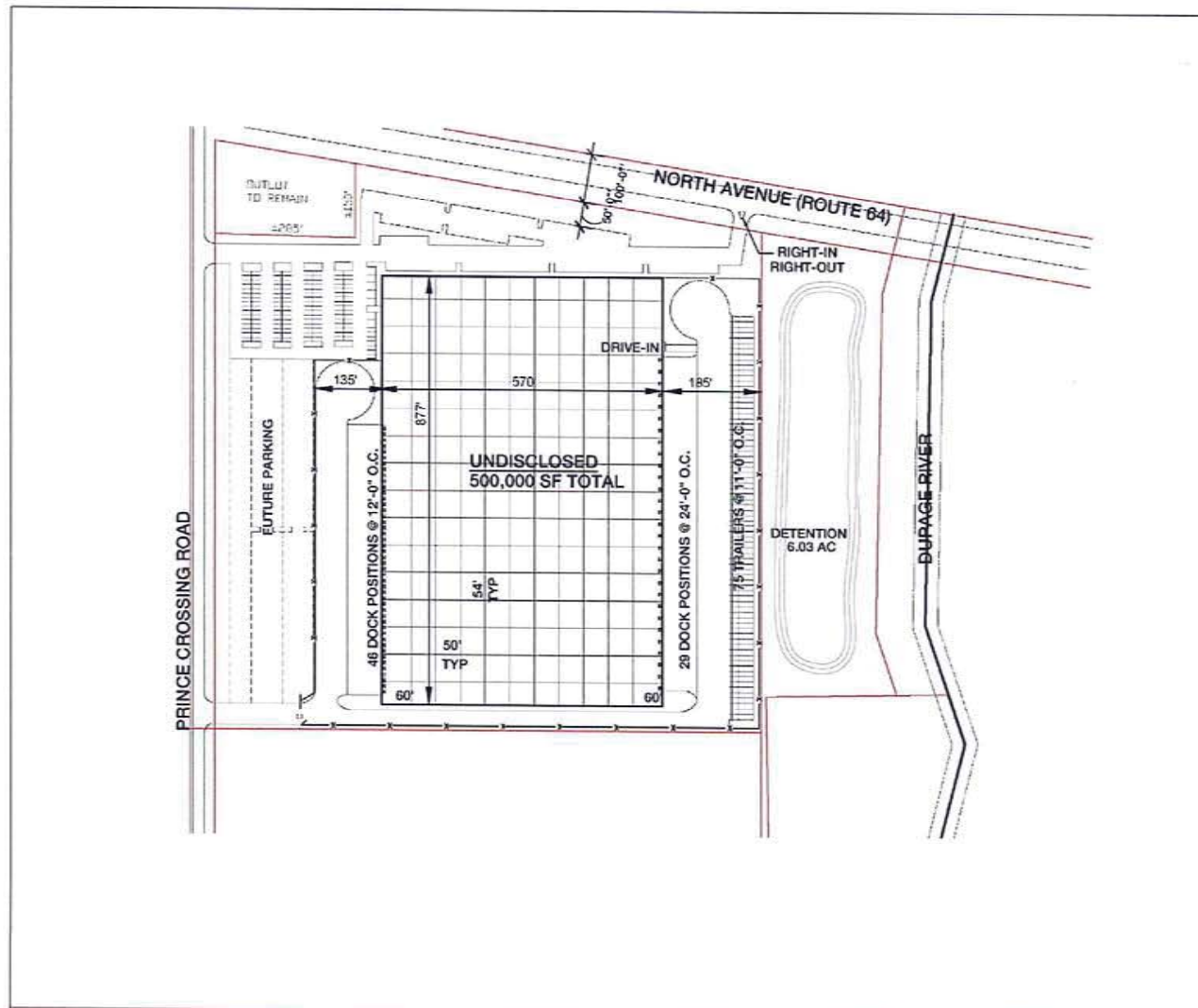
SAI
SPARKS ARCHITECTS
INCORPORATED
714 SOUTH STREET
ELMHURST, IL 60126
PHONE: 630.530.3700
SPARKSARCH.COM

IDI Logistics

SITE PLAN

01-09-18

E2



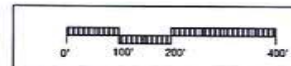
UNDISCLOSED NEW COMMERCE CENTER

WEST CHICAGO, IL

PROJECT INFORMATION

UNDISCLOSED

LAND	
SITE AREA	± 27.2 ACRES
BUILDING AREA	500,000 SF
F.A.R.	.394
DRIVE-IN DOORS	1
DOCKS	75 EXT. DOCKS
CAR PARKING	300 STALLS
TRAILER STALLS	75 STALLS



SAI
SPARKS ARCHITECTS
INCORPORATED
114 SOUTH STREET
ELMHURST, IL 60120
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SPARKSEARCH.COM

IDI Logistics

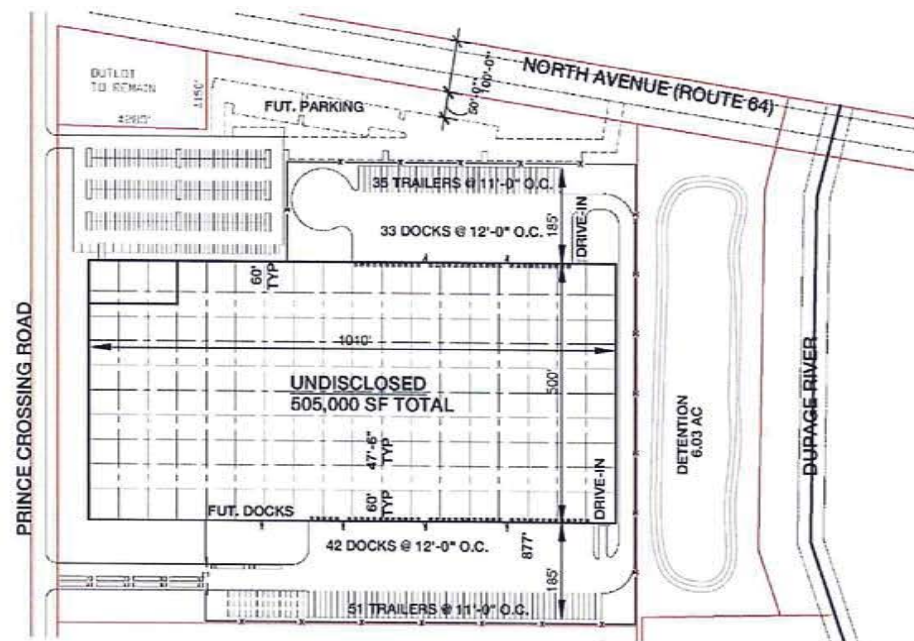
SITE PLAN

01-09-18

E2

Proposed Layouts

IDI Logistics



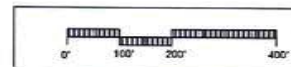
UNDISCLOSED NEW COMMERCE CENTER

WEST CHICAGO, IL

PROJECT INFORMATION

UNDISCLOSED

LAND	
SITE AREA	± 25.88 ACRES
BUILDING AREA	505,000 SF
F.A.R.	.394
DRIVE-IN DOORS	2
DOCKS	75 EXT. DOCKS
CAR PARKING	250 STALLS
TRAILER STALLS	81 STALLS



SAI
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SPARKSARCH.COM

IDI Logistics

SITE PLAN

01-25-18

E2



