

CITY OF  
**WEST CHICAGO**  
WHERE HISTORY & PROGRESS MEET  
**DEVELOPMENT COMMITTEE**

**Monday, May 14, 2018**  
**7:00 P.M. - Council Chambers**

**AGENDA**

1. Call to Order, Roll Call, and Establishment of a Quorum
2. Approval of Minutes
  - A. April 9, 2018
3. Public Participation
4. Items for Consent
  - A. Annual Adoption of Official Zoning Map
  - B. Ditch Witch Midwest – 1555 Atlantic Drive – Special Use, Final PUD and Plat of Resubdivision
  - C. Luxury Car Outlet – 601 W. Roosevelt Road – Text Amendment, Special Use and Variances
  - D. The Crusher – 651 W. Washington Street – Special Use, Variances and Plat of Consolidation
  - E. Wett Car Wash – 193 W. North Avenue – Special Use and Final PUD Amendment
  - F. Airhart Construction – 563 Hickory Lane – Easement Encroachment Agreement
5. Items for Discussion
  - A. Used Automobile Sales Text Amendment – 1240 W. Roosevelt Road - Conceptual Review
6. Unfinished Business
  - A. Central-Main Street redevelopment Plan Update – Final Draft Plan
7. New Business
8. Reports from Staff
9. Adjournment

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Ruben Pineda  
MAYOR  
Nancy M. Smith  
CITY CLERK

Michael L. Guttman  
CITY ADMINISTRATOR

Draft

## **MINUTES**

### **DEVELOPMENT COMMITTEE**

**April 9, 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 James Beifuss, Melissa Birch Ferguson, Michael Ferguson, Bonnie Gagliardi, Matt Garling, Jayme Sheahan and Rebecca Stout present.

Also in attendance was Community Development Director, Tom Dabareiner.

**2. Approval of Minutes.**

**A. March 12, 2018**

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

**3. Public Participation. None.**

**4. Items for Consent.**

- A. Primo Insurance – 522 Main Street – Façade Grant Agreement.**
- B. Suncast – 805 Discovery Drive – Final Plan Approval.**
- C. DS Container – 2500 Enterprise Circle – Final Plan Amendment.**

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

Alderman Stout indicated that the presentation scheduled under Item 8, Reports from Staff, be moved to Agenda Item 5.

**5. Reports from Staff**

**A. Presentation of the City's Economic Development microsite – Rosemary Mackey.**

Rosemary Mackey, City Marketing and Communications Coordinator, delivered the presentation. She began by providing some background on the impetus for the microsite, which resulted from a major directive of the City's Strategic Plan to create a business-forward graphic logo, tagline and website. Work began in summer of 2017 and community feedback and surveys that confirmed a sense of pride for the community's history and growth through the railroad were incorporated into the design process, brand logo and tagline. She then displayed elements of the microsite and highlighted some of its key features such as high-quality images of the City's business districts, interactive maps that allow investors to search for available properties, a section called "entrepreneurs wanted", and a welcome section that shares the success stories of three entrepreneurial companies that got their start in West Chicago. Ms. Mackey indicated that the microsite is a standalone domain and it is also linked with the City's website. Finally, she mentioned that the City's economic development business partners, with links to their websites, are also included, and the hope is to have all the City's available properties posted at some point.

A question was asked about whether the City's downtown business incentive programs are included, and Ms. Mackey replied that that information is found under the "Business Support" section. Alderman Stout commented that she thinks it looks great. Ms. Mackey also shared a "Quality of Life" section designed to help potential employers attract a workforce. Alderman Beifuss asked if information regarding the City's lower tax rate is also included, and Ms. Mackey stated that she will make certain it is, along with information regarding water quality and water rates.

**6. Items for Discussion.**

**A. Central Main Redevelopment Plan Update – Block 5 Review.**

Tom Dabareiner provided this item summary. He stated the Committee last reviewed this topic in January and based on changes suggested by the members, the consultant, Farr Associates, has been working to incorporate those suggestions. In particular, the consultant was asked to look at issues with the design of the building on Block 5 and stormwater demand changes. The principal for the project, Mr. Doug Farr attended



remotely via telephone and proceeded to highlight the most recent changes to the Plan for the members. The first change was to the height of building 5 given how it presented to the neighbors behind it who are located uphill from it. The new building design, in the form of the letter E, is now 5 stories tall along Main Street with three “legs” or “stems” in the back which are only 3 stories tall. While they do not have topographical information on this area, they believe that three stories are lower than the two-story homes located behind them to the north. They have 150 units planned but they could make an adjustment to lower near the rear of the property if needed at a loss of 3 or so units.

Alderman Beifuss asked about the depth of Lot 5 and whether there would be an alley. A discussion followed in which the possible depth was estimated, and it was clarified that there would not be an alley in the current design. Alderman Beifuss clarified that the street behind Main Street, Colford Avenue, goes downhill as it nears Oakwood Avenue to the west, which would make the proposed building height to the rear appear much higher on the west end than on the east. He stated that he likes the idea of dropping the height at the back of the building, but he thought they might plan for only 2 stories.

Alderman Beifuss asked if parking was planned for the back of the building area, and Mr. Farr confirmed that it is. Alderman Beifuss pointed out that the lots on Colford Avenue are not deep, and because of this, the folks who live in those houses are going to be significantly affected by the presence of this building. Doug Farr replied that they worked to deliver 150 units on this parcel to produce an investment-grade product. However, he suggested, in order to address the concerns expressed, they could shave back the current 3 stories planned at the back of the building to 2 stories and then compensate for that loss of units by adding a fourth floor in what would ultimately be a stair-step design approach, with 2, 3, 4 and 5 stories. While perhaps an awkward, expensive configuration, Mr. Farr added, it would show a future developer the community standards for future design.

A discussion followed about whether the parking will be enclosed. Doug Farr confirmed that it is as they have designed it to have a vegetative roof, which would provide a better view for the neighbors uphill. Alderman Beifuss asked how the Plan would be received by developers, and Mr. Farr responded that there may be pushback from developers, but he recommended starting stronger and asking developers for what the City wants. He asked the members if they were favorable to the idea of scaling or stepping down the back of the building. Alderman Beifuss stated that it might, but he also suggested the idea of shortening the stem to the west and keeping the other two stems at three stories. He indicated that the already existing 4-story building on Main Street looms large in the backyards of the residents on Colford. Mr. Farr surmised from the discussion that there is an interest in tweaking the building to the changing terrain of the hill and the belief that the west side would benefit more from being lower, and he offered to do a conceptual sketch to share with the members.



A discussion followed about the suggestions offered in the Plan for stormwater BMP's (Best Management Practices). As an example, Mr. Farr pointed to specific solutions on Block 1 for stormwater storage vaults, which, he explained, might exist under the parking lot or any drive lane, as impervious surfaces are eligible for this type of storage onsite. He pointed out similar suggestions for Blocks 3, 4 and 5, with 5 presenting the most challenges given the high lot coverage. However, with the recent adjustments to the height of the building design, the percentage of impervious surface for this block has been reduced and is now below the County threshold, which makes onsite stormwater feasible.

Alderman Beifuss asked about a detention basin on the Plan shown near the library and Mr. Farr explained that that is just one of the three strategies they are presenting for stormwater management: 1) site-by-site 2) district-wide or a hybrid approach. The library storage could be one of the sites used for district-scale storage. He commented that it may be easier to approach stormwater management site-by-site, although their Plan provides for the flexibility of choice. A discussion ensued about the ownership of that parcel but as it was unknown, it was agreed to confirm this information going forward.

Alderman Garling asked if the loss of density on Block 5 could be offset by increasing the density on Block 4. Doug Farr provided the rationale for why that idea might not work as that adjustment would necessitate the parking be moved underground, which is more expensive. This block is currently intended for surface parking, which makes it more financially feasible. He also explained that blocks are planned to contain the minimum number of units to attract investors, which is 150. Blocks 3 and 4 contain 150 units combined and Block 5 contains 150. He further advised to keep the townhomes as designed as there is demand and they serve as a nice intermediary between SFH's and apartments. Alderman Garling asked questions about combining the units among the blocks (creating a large total number of units) and what would happen if there were fewer than 150 units. Mr. Farr responded that to begin the redevelopment of this area, a developer would most likely tackle a smaller, less expensive project, such as Block 3, which would be followed later by subsequent structures built in phases. He stated he would be reluctant to go below 150 units as it is less likely they would attract a sophisticated developer given the way in which investments are backed. Tom Dabareiner pointed out the importance of phasing for the whole of the downtown redevelopment and that difference among the Blocks is preferred from a visual interest standpoint. Mr. Farr added additional comments on current construction costs, which are rising.

Alderman Beifuss asked for a true rendering of the changes discussed for Block 5 and Mr. Farr agreed. Alderman Gagliardi asked for examples of similar buildings in the area with cascading stories to help visualize what it might be like. Mr. Farr mentioned an example he knew of in St. Louis. Alderman Ferguson asked Mr. Farr if they have a

topographical map of Block 5 as it would help with the visualization and Mr. Farr replied that they only have 2D, but he suggested providing a section drawing.

Alderman Beifuss asked questions about the pocket park in Block 2, size of that lot, and clarity about the positioning of the adjacent townhomes to the park. Mr. Farr replied that the townhome parking would be in back with frontage on the park, and it would be built up several steps high to provide greater privacy. Alderman Beifuss asked for some examples of where this has been done already and Mr. Farr agreed to do so.

Alderman Beifuss added a final comment that there is a general deficiency in the amount of green space and by increasing the density of people living here, who might have children, the demand for green space will increase as well. The current plan only has a tot lot, but perhaps they would need to look at other areas outside of the Central Main Street. Doug Farr agreed it was a fair comment. However, he stated that the market study concluded there is a demand for housing for nontraditional families, such as empty nesters and young professionals in their 20's and 30's. Adults between those age groups, on the other hand, tend more to have houses with yards and might be less likely to live in apartments. He also provided some additional ideas on ways to increase green space, such as better utilization of Centennial Park.

Alderman Stout thanked Mr. Farr for his time.

7. **Unfinished Business.** None.

8. **New Business.** None.

9. **Reports from Staff.**

Tom Dabareiner stated that staff met with representatives from U-Haul and they are interested in the site on North Avenue. He also mentioned a few other projects now underway, such as Christian Brothers Automotive, and then he introduced Pete Kelly, the City's new Economic Development Coordinator. Mr. Kelly addressed the members and touched briefly on his experience in business recruitment and retention and ideas to help move the City forward.

**Alderman Birch Ferguson moved and Alderman Sheahan seconded the motion to adjourn the Development Committee meeting at 8:30 P.M. The Committee members unanimously agreed and the motion carried.**

Respectfully submitted,  
Jane Burke

Development Committee Minutes  
April 9, 2018



## CITY OF WEST CHICAGO

### DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Adoption of the 2018 Official Zoning Map

Resolution No. 18-R-0034

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

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

**COMMITTEE AGENDA DATE:** May 14, 2018

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

**STAFF REVIEW:** Tom Dabareiner, AICP

**SIGNATURE** 

**APPROVED BY CITY ADMINISTRATOR:** Michael Guttman

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

**ITEM SUMMARY:**

State Statute requires municipalities to formally adopt an official zoning map each year. In past years, City staff completed this annual task without obtaining formal adoption of the zoning map by the Plan Commission or City Council. In an effort to be compliant with State Statutes from this date forward City staff will be formally seeking Plan Commission consideration before formal adoption of the map by the City Council. Below is a list of the revisions that staff has made to the 2017 zoning map that will be reflected on the official 2018 zoning map:

1. All existing Planned Unit Developments (PUDs) have been identified, via crosshatched symbolism.
2. The single family residence located at 678 Ray Avenue has been annexed into the corporate limits and zoned R-2, Single Family Residence.
3. The industrial properties located at 123 & 133 N. Aurora Street have been re-designated from the B-1, Central Business District to the M, Manufacturing District. This change in designation was necessitated due to a previous error made in properly identifying the correct zoning of these properties.
4. The portion of the Canadian National Railroad that runs through the City has been purchased by the Wisconsin Central Railroad and the formal name of the railroad identified on the map was updated.

A copy of the 2018 zoning map will be displayed on the audio visual system in the Council Chambers during the May 14<sup>th</sup> Development Committee meeting if any discussion arises during the consideration of this matter.

**ACTION PROPOSED:**

Consideration of the 2018 Official Zoning Map for the City of West Chicago.

**COMMITTEE RECOMMENDATION:**

**RESOLUTION NO. 18-R-0034**

**A RESOLUTION AUTHORIZING THE MAYOR TO ADOPT THE 2018  
OFFICIAL ZONING MAP FOR THE CITY OF WEST CHICAGO**

BE IT RESOLVED by the City Council of the City of West Chicago, in regular session assembled that the Mayor is hereby authorized per 65 ILCS 5/11-13-19 of the Illinois Compiled State Statutes to adopt the 2018 official Zoning Map for the City of West Chicago, in substantially the form attached hereto, and incorporated herein as Exhibit "A".

APPROVED this 21<sup>st</sup> day of May 2018.

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

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

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

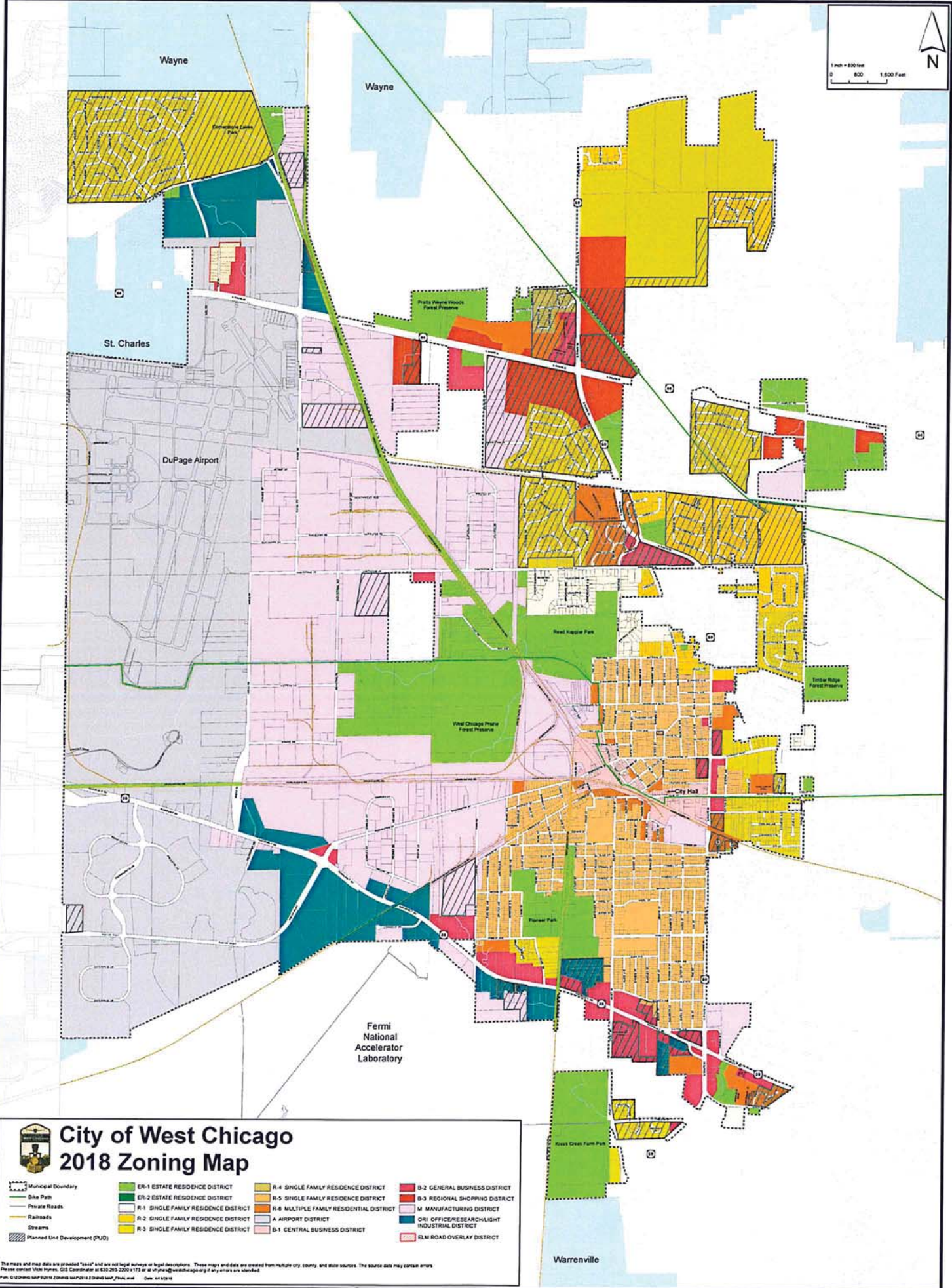
ABSENT: \_\_\_\_\_

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk





Wayne

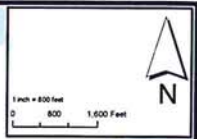
Wayne

St. Charles

DuPage Airport

Fermi National Accelerator Laboratory

Warrenville



# City of West Chicago 2018 Zoning Map

- |                                |                                      |  |  |
|--------------------------------|--------------------------------------|--|--|
| Municipal Boundary             | ER-1 ESTATE RESIDENCE DISTRICT       | R-4 SINGLE FAMILY RESIDENCE DISTRICT     | B-2 GENERAL BUSINESS DISTRICT                    |
| Bike Path                      | ER-2 ESTATE RESIDENCE DISTRICT       | R-5 SINGLE FAMILY RESIDENCE DISTRICT     | B-3 REGIONAL SHOPPING DISTRICT                   |
| Private Roads                  | R-1 SINGLE FAMILY RESIDENCE DISTRICT | R-6 MULTIPLE FAMILY RESIDENTIAL DISTRICT | M MANUFACTURING DISTRICT                         |
| Railroads                      | R-2 SINGLE FAMILY RESIDENCE DISTRICT | A AIRPORT DISTRICT                       | OR OFFICE/RESEARCH/HIGHLIGHT INDUSTRIAL DISTRICT |
| Streams                        | R-3 SINGLE FAMILY RESIDENCE DISTRICT | B-1 CENTRAL BUSINESS DISTRICT            | ELM ROAD OVERLAY DISTRICT                        |
| Planned Unit Development (PUD) |                                      |  |  |

The maps and map data are provided "as-is" and are not legal surveys or legal descriptions. These maps and data are created from multiple city, county, and state sources. The source data may contain errors. Please contact West Chicago GIS Coordinator at 630.393.2250 x1173 or [gis@westchicago.org](mailto:gis@westchicago.org) if any errors are identified.  
Plan: C:\2018\WCP2018\2018\WCP2018\2018\WCP\_Full.mxd Date: 4/18/2018



## CITY OF WEST CHICAGO

### DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Special Use for Contractors Equipment Sales &  
Leasing with an Ancillary Outside Storage Yard, Final  
PUD and a Plat of Resubdivision  
Ditch Witch Midwest  
1555 Atlantic Drive

Ordinance No. 18-O-0025  
Resolution No. 18-R-0036

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

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

**COMMITTEE AGENDA DATE:** May 14, 2018

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

**STAFF REVIEW:** Tom Dabareiner, AICP

**SIGNATURE** 

**APPROVED BY CITY ADMINISTRATOR:** Michael Guttman **SIGNATURE** \_\_\_\_\_

**ITEM SUMMARY:**

The applicant, Ditch Witch Midwest, petitions the City of West Chicago for the following: 1) a special use for contractors equipment sales and leasing with an ancillary outside storage yard; 2) final planned unit development approval with variances; and, 3) a plat of resubdivision. The 11.3 acre subject property is located on the east side of Atlantic Drive between Shingle Oak Drive and North Avenue (IL Route 64).

The applicant desires to construct a 40,000 square foot industrial building on the northernmost 6 acres of the subject property to operate a contractors equipment sales and leasing facility. The interior of the building will have 16,000 square feet of office space, 13,000 square feet of shop space, and 11,000 square feet of warehouse space. The facility will also have a large secured storage yard where all of the inventory will be kept. The storage yard will be enclosed by a six foot tall chain-link fence with slats for screening. A freestanding 12,400 square foot covered open-air canopy will be constructed inside of the storage yard enclosure in the northeast corner of the site. A 30,000 square foot equipment demonstration area will also be located inside the storage yard enclosure along the east property line. All of the required off-street parking will be situated in the northwest corner of the site. The site will have two full access driveways to Atlantic Drive. Three small equipment display pads are proposed within the landscape setback along Atlantic Drive.

As part of the special use and PUD request, the applicant is requesting approval of the following four variances:

1. Reducing the required side yard accessory structure setback along the north lot line for the canopy structure from 20 feet to 8 feet. This variance is being requested so that the northern side of the canopy is parallel with the northern limits of the storage yard pavement.
2. Increasing the maximum accessory structure height for the canopy structure from 15.5 feet to 19 feet. This variance is being requested so that adequate clearance can be provided underneath the structure for the equipment to be stored beneath it.



3. Eliminating the landscaping required within the required 15 foot rear yard landscape setback along the east property line. This variance is being requested because the rear (east) side of the subject property abuts the side yard of the adjacent industrial development that is already providing a landscaped buffer. Buffering similar industrial uses from each other is not considered necessary.
4. Eliminating the required 4 foot wide building foundation landscape bed and all landscaping required within said bed along all facades of the building located within the proposed storage yard fence enclosure. This variance is being requested because the intent of the Code is to provide visual enhancement of the building with landscaping. These areas of the building will not be visible from outside of the storage yard enclosure and therefore, the required landscaping is not considered necessary.

The subject property has two proposed access points on Atlantic Drive both of which are designed for two-way traffic flow. Both driveways are designed with a mountable median due to their width and lead directly to the proposed storage yard gates. The building will have vehicular access around all sides.

The applicant is proposing 98 total parking spaces that will be situated in the northwest corner of the subject property. City Code requires a minimum of 98 parking spaces on-site based on the proposed interior use of the building. All of the proposed parking complies with the City's minimum requirements for both stall dimensions and quantities required.

Code compliant landscaping is proposed in all areas located outside of the storage yard fence enclosure, which is essentially the west half of the subject property. The applicant is requesting two landscape related variances, as previously identified in this memo.

The applicant is proposing a 26 foot tall pre-cast construction building. The front (west) façade of the building will have varying architectural features and a decorative metal entryway feature. The proposed building will have eight large overhead doors, only one of which will be located outside of the storage yard fence enclosure on the west façade. The proposed 19 foot tall canopy accessory structure will have an exposed steel frame with a metal roof. The applicant is requesting a height variance for said canopy, as previously identified in this memo.

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

The subject property was originally platted in 2005 as part of the larger Crossings of DuPage Subdivision. The Manufacturing zoning district does not have a minimum lot area and the minimum lot width is 100 feet. The entire subject property is currently undeveloped. The proposed Lot 1 is 6.3 acres in area and 536 feet wide. Lot 1 would therefore comply with the City's bulk regulations for the Manufacturing Zoning District and be considered a buildable industrial lot. Lot 1 is where the applicant's proposed contractors equipment sales and leasing facility is proposed. The proposed Lots 2 and 3 are each 2.4 acres in area and 250 feet wide. Lots 2 and 3 would therefore comply with the City's bulk regulations for the Manufacturing Zoning District and be considered buildable industrial lots. The proposed Lot 4 is partially improvement with a portion of an asphalt parking lot. Lot 4 is 0.37 acres in area and 30 feet wide. Lot 4 would therefore not comply with the City's bulk regulations

for the Manufacturing zoning district with respect to minimum lot width. However, Lot 4 will be sold to the adjacent property owner to the north since the existing pavement on Lot 4 is associated with the adjacent property's parking lot.

At its May 1, 2018 meeting, the Plan Commission/Zoning Board of Appeals (PC/ZBA) unanimously recommended approval of the Special Use for Contractors Equipment Sales and Leasing with an Ancillary Outside Storage Yard, Final PUD and a Plat of Resubdivision for Ditch Witch Midwest, 1555 Atlantic Drive, by a (5-0) vote. Its recommendation is included as Exhibit "B" of the attached ordinance.

**ACTION PROPOSED:**

Consideration of a special use for contractors equipment sales and leasing with an ancillary outside storage yard, a final PUD and a plat of resubdivision for Ditch Witch Midwest at 1555 Atlantic Drive.

**COMMITTEE RECOMMENDATION:**



## **ORDINANCE NO. 18-O-0025**

### **AN ORDINANCE APPROVING A SPECIAL USE FOR CONTRACTORS EQUIPMENT SALES AND LEASING WITH AN ANCILLARY OUTSIDE STORAGE YARD AND A FINAL PUD AT 1555 ATLANTIC DRIVE**

WHEREAS, on February 26, 2018, Mark Harbaugh of Ditch Witch Midwest (the "APPLICANT"), filed applications for a special use for contractors equipment sales and leasing with an ancillary outside storage yard and a final PUD for the property located at 1555 Atlantic Drive 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 special use application was published in the Daily Herald on April 13, 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 May 1, 2018, pursuant to said Notice; and,

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

WHEREAS, the corporate authorities of the City of West Chicago have received the recommendation of the Plan Commission/Zoning Board of Appeals for the special use and final PUD which contains specific findings of fact, pursuant to Recommendation No. 2018-RC-0013, a copy of which is attached hereto as Exhibit "B" which is, by this reference, incorporated herein.

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

Section 1. A special use for contractors equipment sales and leasing with an ancillary outside storage yard and a final PUD in conformance with Section 5.5, Section 11.2-4(J) and (T), and Section 15 of the Zoning Ordinance are hereby granted for the SUBJECT REALTY, subject to compliance with the following conditions:

1. The SUBJECT REALTY shall be developed in substantial conformance with the Pavement Plan with Geometrics Sheet 5 of 12 prepared by Rempe-Sharpe, dated December, 2017, with a last revision date of April 10, 2018, a copy of which is attached hereto and incorporated herein as Exhibit "C".
2. The SUBJECT REALTY shall be developed in substantial conformance with the Landscape Plans L1 and L2 prepared by Rempe-Sharpe, dated December, 2017, with a last revision date of April 10, 2018, a copy of which is attached hereto and incorporated herein as Exhibit "D".
3. The SUBJECT REALTY shall be developed in substantial conformance with the Exterior Building Elevation Plan A201 prepared by ECA Architects, a copy of which is attached hereto and incorporated herein as Exhibit "E".

Section 2. The following variances are hereby granted for the SUBJECT REALTY in conjunction with the special uses and final PUD outlined in Section 1 of this Ordinance:

1. Reducing the required side yard accessory structure setback along the north lot line for the canopy structure from 20 feet to 8 feet per Section 11.2-1(D) of the City of West Chicago Zoning Ordinance.
2. Increasing the maximum accessory structure height for the canopy structure from 15.5 feet to 19 feet per Section 6.17(C)(2) of the City of West Chicago Zoning Ordinance.
3. Eliminating the landscaping required within the required 15 foot rear yard landscape setback along the east property line per Section 14.8(A) of the City of West Chicago Zoning Ordinance.
4. Eliminating the required 4 foot wide building foundation landscape bed and all landscaping required within said bed along all facades of the building located within the storage yard fence enclosure per Section 14.9(B) of the City of West Chicago Zoning Ordinance.

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**

Lot 2 in Crossings of DuPage, Unit 1 being a subdivision of part of the northwest quarter of Section 33, Township 40 North, Range 9, East of the Third Principal Meridian, according to the plat thereof recorded on August 25, 2005 as Document R2005-185751, in DuPage County, Illinois and Lot 1 in Crossings of DuPage, Unit 3 being a subdivision of part of the northwest quarter of Section 33, Township 40 North, Range 9, East of the Third Principal Meridian, according to the plat thereof recorded on September 3, 2010 as Document R2010-116858, in DuPage County, Illinois.

P.I.N.s: 01-33-101-022 and 01-33-101-018.



## EXHIBIT “B”

### RECOMMENDATION NO. 2018-RC-0013

TO: The Honorable Mayor and City Council

SUBJECT: PC 18-08  
Special use for contractors equipment sales and leasing with an ancillary outside storage yard and a final PUD  
Ditch Witch Midwest  
1555 Atlantic Drive

DATE: May 1, 2018

DECISION: The Plan Commission/Zoning Board unanimously recommended approval of the special use for contractors equipment sales and leasing with an ancillary outside storage yard and a final PUD for the SUBJECT REALTY by a (5-0) vote.

#### 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 the use itself is *needed* there).

The proposed contractors equipment sales and leasing facility with an ancillary outside storage yard is a use that is best suited for an industrial area. The subject property is located within the City’s primary industrial corridor and is compatible with the existing industrial uses that surround it.

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

The proposed use of the subject property is designed to protect the public health, safety and welfare by enclosing the construction equipment within a screened storage yard and screening the yard from the street with the building an landscaping.

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

The proposed use of the subject property should not cause substantial injury to the value of other property in the neighborhood in which it is located because the proposed use is best suited for an industrial area and the subject property is located within the City’s primary industrial corridor and is compatible with the existing industrial uses that surround it.

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

The proposed contractors equipment sales and leasing use is listed as a special use per Section 11.2-4 (J) of the Zoning Code. The proposed outside storage use is listed as a special use per Section 11.2-4(T) of the Zoning Code.

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

*Per Section 15.3 of the Zoning Ordinance: "...if the final plan and plat are, in the opinion of the [Plan Commission], deemed to be sufficient in compliance with all applicable City ordinances and in substantial conformity with the approved preliminary plan and plat, they shall be approved by the [Plan Commission] and recommended to the City Council".* The proposed final plan shows in detail the proposed use of the subject property, landscaping and building elevations. Said use of the property is in compliance with all applicable City ordinances, with the exceptions of the variances identified within this staff report. Said variances will however be in compliance subject to their approval by the City Council as part of the consideration of this overall zoning request.

Respectfully submitted,

Barbara Laimins  
Chairperson

**VOTE:**

For  
Laimins  
Devitt  
Henkin  
Kasprak  
Hale

Against

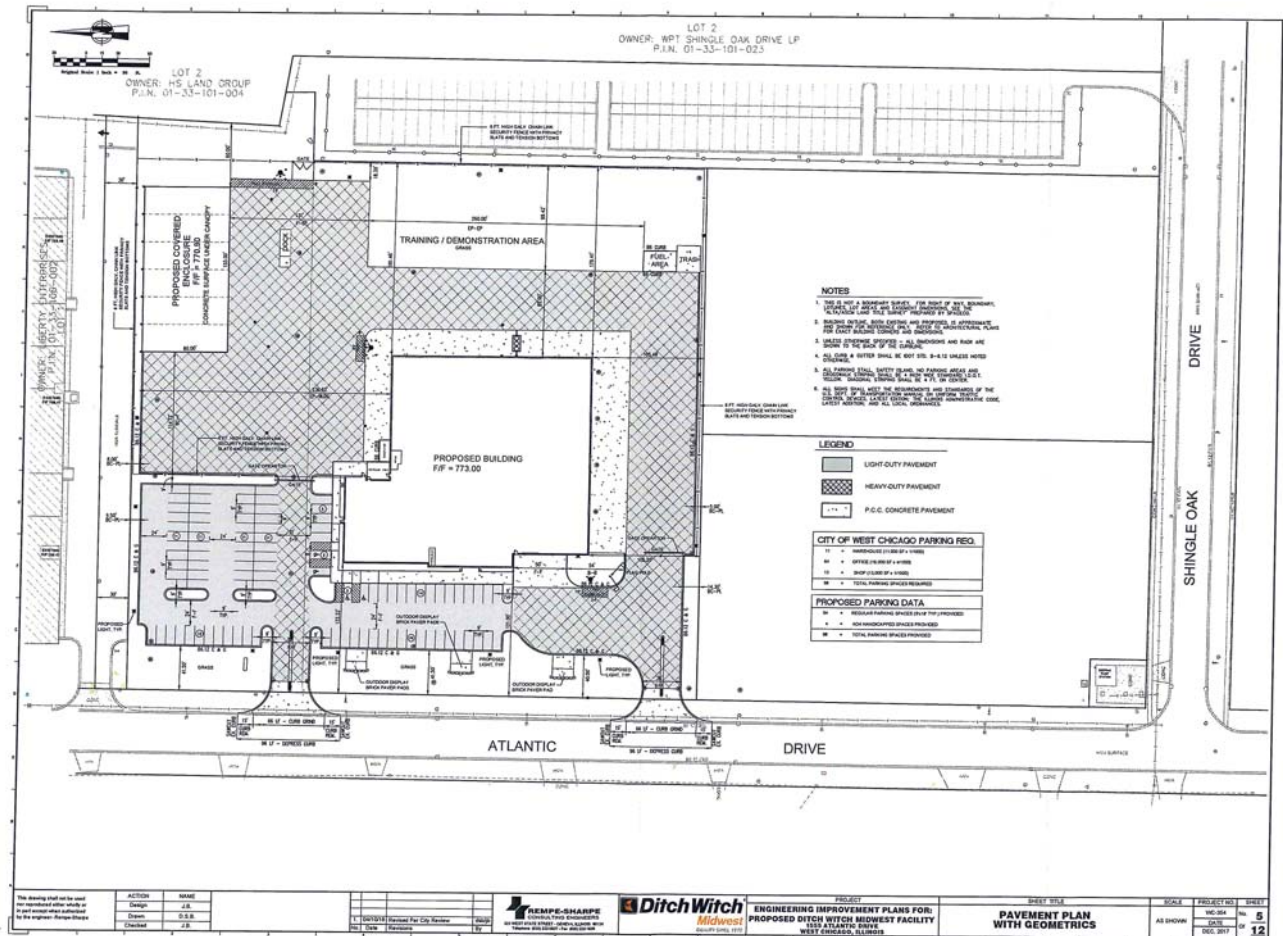
Abstain

Absent  
Dettman  
Faught



## **EXHIBIT “C”**

(Insert the Pavement Plan with Geometrics here)





## **EXHIBIT “D”**

(Insert Landscape Plans here)



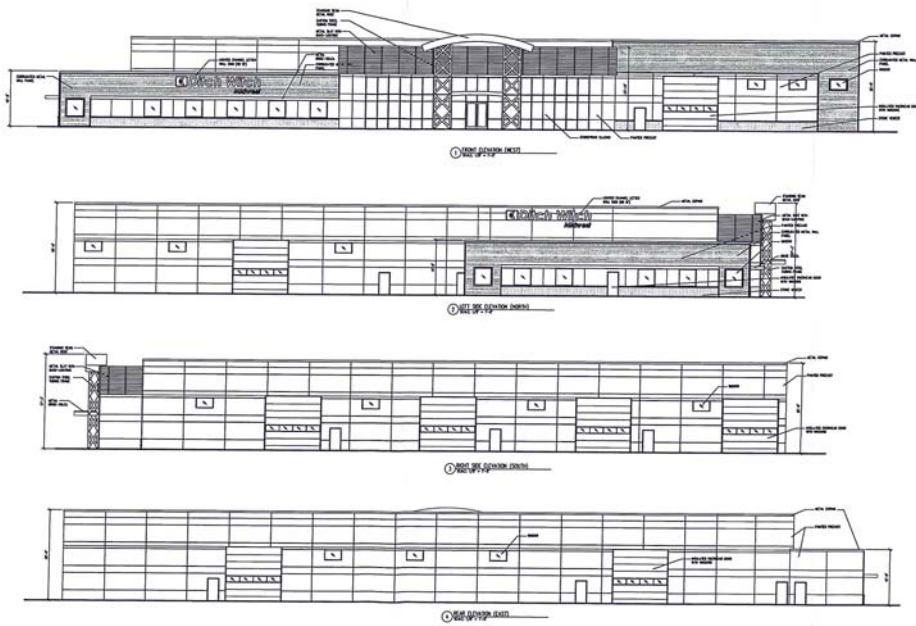




## **EXHIBIT “E”**

(Insert Exterior Building Elevation Plan here)





PROJECT  
 DITCH WITCH  
 1555 ATLANTIC RD.  
 WEST CHICAGO, IL 60685

ARCHITECT

ALL DIMENSIONS

ALL DIMENSIONS

ALL DIMENSIONS

ALL DIMENSIONS

DITCH WITCH  
 1555 ATLANTIC RD.  
 WEST CHICAGO, IL 60685

NO.	DESCRIPTION
1	1555 ATLANTIC RD.
2	1555 ATLANTIC RD.
3	1555 ATLANTIC RD.
4	1555 ATLANTIC RD.
5	1555 ATLANTIC RD.
6	1555 ATLANTIC RD.
7	1555 ATLANTIC RD.
8	1555 ATLANTIC RD.
9	1555 ATLANTIC RD.
10	1555 ATLANTIC RD.

REVISIONS  
 SHEET NO.  
 A201

## RESOLUTION NO. 18-R-0036

### A RESOLUTION APPROVING KORNERSTONE RESUBDIVISION 1555 ATLANTIC DRIVE

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

Section 1. That the Final Plat of Kornerstone Resubdivision, as prepared by W.E. Hanna Surveyors, 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-0012, 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"**

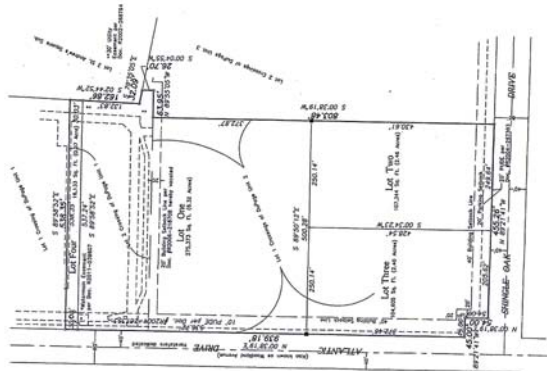
(INSERT PLAT OF RESUBDIVISION HERE)

FINAL PLAT OF  
**KORNERSTONE RESUBDIVISION**

A RESUBDIVISION OF LOT 2 IN CROSSINGS OF DUPAGE UNIT 1  
AND LOT 1 IN CROSSINGS OF DUPAGE UNIT 3, BEING  
SUBDIVISIONS IN THE NORTHWEST QUARTER OF SECTION 33,  
TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD  
PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS.

1500 AMERICAN DRIVE, WEST CHICAGO, IL  
COUNTY OF DUPAGE, ILLINOIS

1. The following is a true and correct copy of the original plat of the Kornerstone Resubdivision, as the same is on file in the office of the County Clerk of Dupage County, Illinois, and as the same is on file in the office of the County Clerk of Dupage County, Illinois, and as the same is on file in the office of the County Clerk of Dupage County, Illinois.



**AUGUST 1, 2018**  
I, the undersigned, being a duly qualified and licensed Surveyor in the State of Illinois, do hereby certify that the foregoing is a true and correct copy of the original plat of the Kornerstone Resubdivision, as the same is on file in the office of the County Clerk of Dupage County, Illinois, and as the same is on file in the office of the County Clerk of Dupage County, Illinois, and as the same is on file in the office of the County Clerk of Dupage County, Illinois.

**RECORD OF DEEDS**  
ILLINOIS  
COUNTY OF DUPAGE  
RECORD OF DEEDS  
BOOK 1500, PAGE 14249



**CORNERSTONE RESUBDIVISION**

COUNTY OF DUPAGE }  
STATE OF ILLINOIS }

AND TO CORRECT THE RECORDS OF THE COUNTY OF DUPAGE, ILLINOIS, IN THE MATTER OF THE KORNERSTONE RESUBDIVISION, I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAT OF THE KORNERSTONE RESUBDIVISION, AS THE SAME IS ON FILE IN THE OFFICE OF THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, AND AS THE SAME IS ON FILE IN THE OFFICE OF THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, AND AS THE SAME IS ON FILE IN THE OFFICE OF THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

BY \_\_\_\_\_, SURVEYOR  
COUNTY CLERK, DUPAGE COUNTY, ILLINOIS

COUNTY OF DUPAGE }  
STATE OF ILLINOIS }

I, the undersigned, being a duly qualified and licensed Surveyor in the State of Illinois, do hereby certify that the foregoing is a true and correct copy of the original plat of the Kornerstone Resubdivision, as the same is on file in the office of the County Clerk of Dupage County, Illinois, and as the same is on file in the office of the County Clerk of Dupage County, Illinois, and as the same is on file in the office of the County Clerk of Dupage County, Illinois.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

BY \_\_\_\_\_, SURVEYOR  
COUNTY CLERK, DUPAGE COUNTY, ILLINOIS

**RECORD OF DEEDS**  
ILLINOIS  
COUNTY OF DUPAGE  
RECORD OF DEEDS  
BOOK 1500, PAGE 14249

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DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

BY \_\_\_\_\_, SURVEYOR  
COUNTY CLERK, DUPAGE COUNTY, ILLINOIS

**RECORD OF DEEDS**  
ILLINOIS  
COUNTY OF DUPAGE  
RECORD OF DEEDS  
BOOK 1500, PAGE 14249

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DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

BY \_\_\_\_\_, SURVEYOR  
COUNTY CLERK, DUPAGE COUNTY, ILLINOIS

**RECORD OF DEEDS**  
ILLINOIS  
COUNTY OF DUPAGE  
RECORD OF DEEDS  
BOOK 1500, PAGE 14249

I, the undersigned, being a duly qualified and licensed Surveyor in the State of Illinois, do hereby certify that the foregoing is a true and correct copy of the original plat of the Kornerstone Resubdivision, as the same is on file in the office of the County Clerk of Dupage County, Illinois, and as the same is on file in the office of the County Clerk of Dupage County, Illinois, and as the same is on file in the office of the County Clerk of Dupage County, Illinois.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

BY \_\_\_\_\_, SURVEYOR  
COUNTY CLERK, DUPAGE COUNTY, ILLINOIS

CORNERSTONE  
COUNTY OF DUPAGE  
RECORD OF DEEDS  
BOOK 1500, PAGE 14249

RECORDED BY RETURNED TO  
COUNTY CLERK, DUPAGE COUNTY, ILLINOIS  
BOOK 1500, PAGE 14249

Prepared by:  
COUNTY CLERK, DUPAGE COUNTY, ILLINOIS  
BOOK 1500, PAGE 14249



**EXHIBIT "B"**

RECOMMENDATION # 18-RC-0012

TO: The Honorable Mayor and City Council

SUBJECT: PC 18-08  
Kornerstone Resubdivision  
1555 Atlantic Drive

DATE: May 1, 2018

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

RECOMMENDATION

After review of the proposed Final Plat of Kornerstone 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  
B. Henkin

Against

Abstain

Absent  
C. Dettmann  
D. Faught

## CITY OF WEST CHICAGO

### DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Used Automobile Sales Text Amendment, Special Use  
& Variances  
601 W. Roosevelt Road  
Luxury Car Outlet

Text Amendment Ordinance No. 18-O-0022  
Special Use & Variance Ordinance No. 18-O-0023

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

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

**COMMITTEE AGENDA DATE:** May 14, 2018

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

**STAFF REVIEW:** Tom Dabareiner, AICP

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

**APPROVED BY CITY ADMINISTRATOR:** Michael Guttman

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

**ITEM SUMMARY:**

The applicant and property owner, Walid Mourad of Luxury Car Outlet, petitions the City of West Chicago for the following: 1) a text amendment to Sections 4 and 10 of the Zoning Code regarding used automobile sales; 2) a special use for a used automobile sales dealership; and 3) certain landscape variances. The 3.2 acre subject property is located on the north side of Roosevelt Road (IL Route 38) between Pearl Road and Town Road.

In 2002 the City amended the Zoning Code to only allow used automobile sales ancillary to a new automobile sales dealership, thus eliminating the possibility of any new stand alone used automobile dealerships in the City and rendering all of the existing used automobile dealerships legal non-conforming. Since 2002, a majority of the existing legal non-conforming used automobile dealerships have gone out of business. In 2009 the City's Chevy dealership closed and Haggerty Ford, which at the time was located on the subject property, relocated to the former Chevy dealership site at 330 E. Roosevelt Road. The subject property has been vacant ever since and has been in a continual state of disrepair. The Recession also caused a major shift in the dynamics of the automobile sales industry resulting in the proliferation of used automobile dealerships that tend to cater to the higher end used car market.

In January of 2018 the Development Committee informally discussed amending the Zoning Code to once again allow used automobile sales in the B-2 and B-3 zoning districts. At that time the Development Committee indicated support of a text amendment to the Zoning Code to allow used automobile sales as a special use in the B-2 and B-3 zoning districts in conjunction with the following use restrictions:

- A minimum lot area of two acres
- A minimum lot width of 300 feet
- A minimum building area of 10,000 square feet

The following bold faced text is proposed to be added to the existing Zoning Code regulations, as outlined below. The following struck through text is proposed to be deleted.

Article IV. Definitions



4-1. Construction of terms.

Automobile sales, used: A building or part of a building and parcel of land where previously owned vehicles are sold to the general public. Used automobile sales may include limited service of vehicles **as an ancillary use**. ~~up to twenty-five (25) percent of the floor area of the building.~~

Article X. Business

10.3 B-2 General business district.

10.3-1 Use restrictions.

**(G) Used automobile sales.**

**(1) Minimum lot area: two (2) acres.**

**(2) Minimum lot width: three hundred (300) feet, measured at the front lot line.**

**(3) Minimum building area: ten thousand (10,000) square feet.**

10.3-4 Special uses.

**(P)** ~~Used automobile sales. and service facilities, ancillary to new automobile sales and service facilities.~~

10.4 B-3 Regional shopping district.

10.4-1 Use restrictions.

**(D) Used automobile sales.**

**(1) Minimum lot area: two (2) acres.**

**(2) Minimum lot width: three hundred (300) feet, measured at the front lot line.**

**(3) Minimum building area: ten thousand (10,000) square feet.**

10.4-5 Special uses.

**(O)** ~~Used automobile sales. and service facilities, ancillary to new automobile sales and service facilities.~~

The subject property is 3.2 acres in area, has a lot width of 315 feet, and has an existing 22,000 square foot building on-site. Therefore, the subject property will comply with the proposed use restrictions. The applicant desires to renovate the existing building, repave the entire site, and install landscaping and decorative security fencing enclosing the rear of the property where the majority of the vehicle inventory will be parked. The interior of the building will have 3,800 square feet of showroom area, 1,400 square feet of office area, and 16,000 of shop and service area.

The subject property has one existing full access point on Roosevelt Road. Once on-site there are several two-way traffic flow drive aisles throughout the site. There will be full vehicular access around the entire building. All of the proposed traffic circulation on-site complies with the City's minimum off-street parking requirements.

The applicant is proposing to stripe 191 total parking spaces on-site:

- 161 spaces will be dedicated for inventory parking;
- 20 parking spaces, located outside of the fence enclosure, will be customer parking; and,
- Ten total spaces will be employee parking.

All of the proposed parking complies with the City's minimum off-street parking requirements.

The applicant is proposing to install Code-compliant landscaping outside of the proposed fence enclosure—around the perimeter of the site, the building foundation, and in the parking lot islands. The proposed fence will be a six foot tall decorative metal fence. The applicant is requesting landscape-related variances for certain areas of the site, which are detailed below.

The applicant is proposing to renovate the exterior of the existing showroom portion of the building,