

## **EXHIBIT “D”**

(Insert Landscape Plan here)



## **EXHIBIT “E”**

(Insert Exterior Building Elevation Plan here)





## CITY OF WEST CHICAGO

### DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Special Use for Salvage and Recycling Facility, a Fence  
Height Variance and a Plat of Consolidation  
The Crusher  
651 W. Washington Street

Ordinance No. 18-O-0026  
Resolution No. 18-R-0038

**AGENDA ITEM NUMBER:** 4.D.**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, Gerald Neumaier of The Crusher, petitions the City of West Chicago for the following: 1) a special use for a salvage and recycling facility with an ancillary outside storage yard; 2) a variance to increase the height of the storage yard screen wall; and, 3) a plat of consolidation. The 8.2 acre subject property is located on the north side of W. Washington Street between Town Road and Norris Street.

In 2008, The Crusher occupied a 6.2 acre site and was considered a legal non-conforming use. The owner then purchased the adjacent 2 acre legal non-conforming boat and RV storage facility to the east with the intention of eliminating the RV storage facility and expanding the salvage yard operations. However, the City's existing regulations regarding legal non-conforming uses prohibits the expansion of the salvage yard use unless it is brought into compliance with the current zoning regulations. In 2009, the City approved a text amendment to add regulations for salvage and recycling facilities to the Zoning Code. This text amendment specifically included the creation of a definition of a salvage and recycling facility, the creation of an extensive list of use restrictions associated with such a use (a copy of which is attached to this staff report), and allowing such a use by special use in the Manufacturing zoning district. The owner now desires to secure the necessary special use to bring the use into compliance so that the facility may be expanded onto the adjacent two acre parcel and have the entire facility upgraded (i.e. paving, landscaping, screening, stormwater detention, etc.) to current City standards.

Due to the vast extent of the proposed site improvements, the applicant is requesting approval to complete the improvements in two phases. The Phase 1 improvements would be completed by the end of 2019 and the Phase 2 improvements would be completed by the end of 2022. The Phase 1 improvements would primarily focus on improving the existing facility and the Phase 2 improvements would primarily focus of the expansion of the facility to the east.

There are two existing buildings on-site that will remain as part of the site improvements. The main office and shop building is approximately 3,500 square feet in area. There is also a 2,000 square foot accessory building centrally located on the property. The existing single family residence located in front of the boat and RV storage facility will be demolished.



The majority of the west half of the existing storage yard is paved and enclosed with a 14 foot tall screen wall. The applicant desires to screen the expanded portion of the yard with a 14 foot tall wall along the south and east sides of the yard. A 22 foot tall wall is proposed along the north side of the yard. The applicant is requesting a variance to increase the maximum fence height from 10 feet to 14 feet for the proposed screen wall associated with the Phase 2 storage yard expansion improvements. The portions of the screen wall in question are the northern and eastern lengths of the new wall. The increased height is desired to match the existing southern and western portions of the screen wall, which are also 14 feet in height. The applicant is also requesting an increase in the rear (north) screen wall height to 22 feet for that portion of the new wall. The increased height is desired to match the existing northern portion of the screen wall, which is also 22 feet in height.

The subject property has two existing full access points on W. Washington Street, both of which are designed for two-way traffic flow. Both access points will be improved with concrete, widened, and have mountable medians. The storage yard will also have two access points on-site consistent with the locations of the curb cuts on Washington Street. Once inside the yard, the applicant will be required to maintain a 22 foot wide looped drive aisle for emergency vehicle access. All of the proposed drive aisles and curb cuts comply with the City's minimum requirements with respect to width and location.

The applicant is proposing to stripe 23 total parking spaces outside of the storage yard enclosure. An additional 10 parking spaces are proposed as future parking. This parking will only be permitted to be used by employees and customers. All business-related vehicles are required to be parked inside the storage yard enclosure. All of the proposed parking complies with the City's minimum requirements with respect to quantity and dimensions.

The applicant is proposing to install Code-compliant landscaping to the frontage of the property and front of the building located outside of the storage yard enclosure. Berms will be incorporated in to the front yard landscape design across the entire frontage of the property. The applicant is also proposing to install Code compliant perimeter landscaping along the east and north property lines adjacent to the proposed expansion area. The north side of the existing storage yard will remain legal non-conforming with respect to the rear yard landscaping because the yard is paved up to the property line and the existing screen wall is erected on the property line.

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 is a collection of seven parcels of varying sizes all under common ownership and use. The consolidation of the subject property is required by the City's Zoning Code when multiple parcels are involved in a unified zoning request. The subject property is zoned Manufacturing District. The Manufacturing District does not require a minimum lot area and the minimum required lot width is 100 feet. The subject property has 593 feet of street frontage. The existing building on-site would comply with all of the required setbacks associated with the new lot lines.

At its May 1, 2018 meeting, the Plan Commission/Zoning Board of Appeals (PC/ZBA) unanimously recommended approval of the special use for a salvage and recycling facility with an ancillary outside storage yard, a variance to increase the height of the storage yard screen wall and a plat of consolidation at 651 W. Washington Street by a (5-0) vote. Its recommendations are included as exhibits of the attached ordinance and resolution.

**ACTION PROPOSED:**

Consideration of a special use for a salvage and recycling facility with an ancillary outside storage yard, a variance to increase the height of the storage yard screen wall and a plat of consolidation at 651 W. Washington Street.

**COMMITTEE RECOMMENDATION:**

Attachment: Salvage and Recycling Facility Use Restrictions



**Salvage and Recycling Facility Use Restrictions**  
**(Section 11.2-1(G) of the Zoning Code)**

*Salvage and recycling facilities.* The distances provided for in this subsection shall be measured by following a straight line, without regard to intervening structures, from a point on the property line upon which the proposed salvage and recycling facility is to be located that is nearest to the property or the land use district boundary line from which the proposed use is to be separated.

- (1) Shall not be located within one thousand (1,000) feet of the property line of another salvage and recycling facility.
- (2) Shall not be located within four hundred (400) feet of any of the following zoning districts as provided for under this ordinance: ER-1, ER-2, R-1, R-2, R-3, R-4, R-5, R-6, B-1, B-2, B-3, A and ORI.
- (3) Shall not be located within four hundred (400) feet of a zoned residential or commercial district lying within another municipality or within unincorporated portions of any county.
- (4) Shall not be located within four hundred (400) feet of any educational institution that serves minors, day care center, cemetery, public park, forest preserve, historic district, public library, residential dwelling, place of religious worship, or other similar government agency operated facility.
- (5) Shall not be located within the same building or structure, or on the same lot, as another salvage and recycling facility.
- (6) Shall not be operated in a manner that permits the observation of the outdoor operations to be visible from any public right-of-way or property line.
- (7) Shall be fully enclosed by a solid screen fence so that none of the outdoor operations are visible. Landscaping consisting of deciduous and/or evergreen trees and shrubs shall also be planted to enhance the aesthetics of the screening requirements.
- (8) The outdoor operations shall be confined to an area that is surfaced with bituminous asphalt, concrete pavement or brick pavers.
- (9) Shall not block, hinder, restrict, or render unusable any required parking spaces or fire lanes.
- (10) The outdoor operations shall not be permitted in the actual front yard.
- (11) Shall be inspected annually, or more frequently as deemed necessary, by the city to ensure code compliance.
- (12) No business related vehicles or equipment shall be parked or stored outside so that they are visible from any public right-of-way or property line.
- (13) No salvage or recycling materials within the outdoor enclosure shall be visible over the height of the enclosure screening.
- (14) Only vehicles and equipment directly associated with the operations may be stored or parked on the property.
- (15) Shall be located on property that is contiguous to a railroad right-of-way.
- (16) Shall be located on property a minimum of three (3) acres in area.
- (17) Shall not sell new or used vehicles, equipment or machinery from the property.
- (18) Only metal materials shall be salvaged or recycled, except other ancillary materials such as, but not limited to, batteries, glass, fluids, plastics and tires derived directly from the scrap metal materials being salvaged or recycled.



## **ORDINANCE NO. 18-O-0026**

### **AN ORDINANCE GRANTING A SPECIAL USE FOR A SALVAGE AND RECYCLING FACILITY AND A VARIANCE AT 651 W. WASHINGTON STREET**

WHEREAS, on or about May 21, 2009, Gerald Neumaier of The Crusher, (the "APPLICANT"), filed an application for a special use permit to operate a salvage and recycling facility with an ancillary outside storage yard and an application for a variance for an increase to the height of the storage yard screen wall, with respect to the property legally described on Exhibit "A" attached hereto and incorporated herein (the "SUBJECT REALTY"); and,

WHEREAS, Notice of Public Hearing on said special use and variance applications was published in the Daily Herald on April 16, 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 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 which contains specific findings of fact, pursuant to Recommendation No. 2018-RC-0015, 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. A special use permit in conformance with Sections 5.5 and 11.2-4(BB) and (T) of the Zoning Ordinance is hereby granted for the SUBJECT REALTY, subject to compliance with the following conditions:

1. The SUBJECT REALTY shall be developed in substantial conformance with the Paving & Layout Plan C-2.2 prepared by Webster, McGrath & Ahlberg, dated October 30, 2013, with a last revision date of March 9, 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 L-1 and L2 prepared by Webster, McGrath & Ahlberg, dated October 30, 2013, with a last revision date of March 9, 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 Phasing Plan C-2.1 prepared by Webster, McGrath & Ahlberg, dated October 30, 2013, with a last revision date of March 9, 2018, a copy of which is attached hereto and incorporated herein as Exhibit "E".

Section 2. The following variance in conformance with Sections 5.4 and 7.1(D)(2) of the Zoning Ordinance are hereby granted for the SUBJECT REALTY:

1. Increasing the height of the storage yard screen wall from ten (10') feet to twenty-two (22') feet.

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**

PARCEL 1: THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED ON THE NORTH BY THE RIGHT-OF-WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, ON THE EAST BY LANDS OF CHARLES KOHLS AS DESCRIBED IN THE WARRANTY DEED RECORDED JUNE 8, 1888 AS DOCUMENT 39411, ON THE SOUTH BY THE CENTERLINE OF THE GENEVA ROAD RIGHT-OF-WAY, AND ON THE WEST BY THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER (EXCEPT THEREFROM THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER (IN THE CENTERLINE OF THE GENEVA ROAD RIGHT-OF-WAY) OF LANDS OWNED BY MARTIN HAND AND RUNNING THENCE WESTERLY, IN THE CENTERLINE OF SAID GENEVA ROAD RIGHT-OF-WAY, 487.08 FEET TO THE SOUTHEAST CORNER OF LAND OWNED BY JACOB HOAG, IN THE CENTERLINE OF SAID GENEVA ROAD RIGHT-OF-WAY, FOR A PLACE OF BEGINNING; THENCE NORTH, ALONG EAST LINE OF SAID JACOB HOAG'S LAND, 649.44 FEET TO THE SOUTH LINE OF THE RIGHT-OF-WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY'S LAND; THENCE EAST, ALONG THE SOUTH LINE OF SAID RAILWAY LANDS, 85.14 FEET TO THE NORTHWEST CORNER OF LANDS OWNED BY SAID CHARLES KOHLS DESCRIBED IN WARRANTY DEED RECORDED AS DOCUMENT 39411; THENCE SOUTH ALONG THE WEST LINE OF SAID CHARLES KOHL'S LANDS TO THE CENTERLINE OF THE GENEVA ROAD RIGHT-OF-WAY; THENCE WESTERLY, IN THE CENTERLINE OF SAID GENEVA ROAD RIGHT-OF-WAY, TO THE PLACE OF BEGINNING), IN DUPAGE COUNTY, ILLINOIS. AND,

PARCEL 2: THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AS FOLLOWS; BY COMMENCING AT THE SOUTHWEST CORNER ( IN THE CENTERLINE OF THE GENEVA ROAD RIGHT-OF-WAY) OF LANDS OWNED BY MARTIN HAND AND RUNNING THENCE WESTERLY, IN THE CENTERLINE OF THE GENEVA ROAD RIGHT-OF-WAY, 487.08 FEET TO THE SOUTHEAST CORNER OF LANDS OWNED BY JACOB HOAG, IN THE CENTERLINE OF SAID GENEVA ROAD RIGHT-OF-WAY, FOR A PLACE OF BEGINNING; THENCE NORTH, ALONG THE EAST LINE OF SAID JACOB HOAG'S LAND, 649.44 FEET TO THE SOUTH LINE OF THE RIGHT-OF-WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY LAND; THENCE EAST, ALONG THE SOUTH LINE OF SAID RAILWAY RIGHT-OF-WAY LANDS, 85.14 FEET TO THE NORTHWEST CORNER OF LANDS OWNED BY SAID CHARLES KOHLS DESCRIBED IN WARRANTY DEED RECORDED AS DOCUMENT 39411; THENCE SOUTH, ALONG THE WEST LINE OF



SAID CHARLES KOHL'S LANDS TO THE CENTERLINE OF THE GENEVA ROAD RIGHT-OF-WAY; THENCE WESTERLY, IN CENTERLINE OF SAID GENEVA ROAD RIGHT-OF-WAY, TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS. AND,

PARCEL 3: THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER SECTION 9, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, COMMENCING AT A POINT ON THE NORTH LINE OF THE GENEVA ROAD RIGHT-OF-WAY AT THE SOUTHWEST CORNER OF LANDS ONCE OWNED BY MARTIN HAND; THENCE NORTH ALONG SAID MARTIN HAND'S WEST LINE TO THE SOUTH RIGHT-OF-WAY LINE OF THE CHICAGO NORTHWESTERN RAILWAY COMPANY'S LANDS; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID RAILWAY COMPANY'S RIGHT-OF-WAY LAND 5.77 CHAINS FOR A PLACE OF BEGINNING; THENCE SOUTH ALONG THE WEST LINE OF LANDS ONCE OWNED BY MICHAEL WURTZ, 9.58 CHAINS TO THE CENTERLINE OF THE GENEVA ROAD RIGHT-OF-WAY; THENCE WESTERLY ALONG THE CENTERLINE OF SAID GENEVA ROAD RIGHT-OF-WAY, 51.50 FEET; THENCE IN A NORTHERLY DIRECTION WHICH WOULD STRIKE A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY'S LANDS, 1.19 CHAINS WEST OF THE PLACE OF BEGINNING; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID RAILWAY COMPANY'S RIGHT-OF-WAY LAND, 1.19 CHAINS TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS. AND A PART OF THE EAST HALF OF THE NORTHWEST QUARTER SECTION 9, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BEGINNING AT A POINT ON THE CENTERLINE OF THE GENEVA ROAD RIGHT-OF-WAY AT THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED BY WILLIAM KOHLS, TO CHARLES E. MCNICHOLS AND DOROTHY MCNICHOLS BY DEED RECORDED AS DOCUMENT 480496 AND RUNNING THENCE NORTHERLY ALONG THE EAST LINE OF SAID TRACT OF LAND, 627.50 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTHERLY IN A STRAIGHT LINE, 620.80 FEET TO A POINT ON THE CENTERLINE OF SAID GENEVA ROAD RIGHT-OF-WAY THAT IS 18.00 FEET EASTERLY FROM THE PLACE OF BEGINNING; THENCE WESTERLY ALONG SAID CENTERLINE OF THE GENEVA ROAD RIGHT-OF-WAY, 18.00 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS (EXCEPTING THEREFROM THE NORTHERLY 300 FEET AS MEASURED ON THE EAST AND WEST BOUNDARIES OF THE PARCELS, AS CONVEYED IN WARRANTY DEED RECORDED AS DOCUMENT R79-114929). AND,

PARCEL 4: THE NORTHERLY 300 FEET AS MEASURED ON THE EAST AND WEST LINES BOUNDARIES OF PARCELS TAKEN AS ONE TRACT DESCRIBED AS FOLLOWS: A PART OF THE EAST HALF OF THE NORTHWEST QUARTER SECTION 9, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, COMMENCING AT A POINT ON THE NORTH LINE OF THE GENEVA ROAD RIGHT-OF-WAY AT THE SOUTHWEST CORNER OF LANDS ONCE OWNED BY MARTIN HAND; THENCE NORTH ALONG SAID MARTIN HAND'S WEST LINE TO THE SOUTH



RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY'S LANDS; THENCE WESTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID RAILWAY COMPANY'S LAND 5.77 CHAINS FOR A PLACE OF BEGINNING; THENCE SOUTH ALONG THE WEST LINE OF LANDS ONCE OWNED BY MICHAEL WURTZ, 9.58 CHAINS TO THE CENTERLINE OF THE GENEVA ROAD RIGHT-OF-WAY; THENCE WESTERLY ALONG THE CENTERLINE OF SAID GENEVA ROAD RIGHT-OF-WAY, 51.50 FEET; THENCE IN A NORTHERLY DIRECTION WHICH WOULD STRIKE A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY'S LANDS, 1.19 CHAINS WEST OF THE PLACE OF BEGINNING; THENCE EASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID RAILWAY COMPANY'S LAND, 1.19 CHAINS TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS. AND PART OF THE EAST HALF OF THE NORTHWEST QUARTER SECTION 9, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BEGINNING AT A POINT IN THE CENTERLINE OF THE GENEVA ROAD RIGHT-OF-WAY AT THE SOUTHEAST CORNER OF A TRACT LAND CONVEYED BY WILLIAM KOHL'S, TO CHARLES E. MCNICHOLS AND, DOROTHY MCNICHOLS BY DEED RECORDED AS DOCUMENT NO. 480496 AND RUNNING THENCE NORTHERLY ALONG THE EAST LINE OF SAID TRACT OF LAND 627.50 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTHERLY IN A STRAIGHT LINE 620.80 FEET TO A POINT ON THE CENTER LINE OF SAID GENEVA ROAD RIGHT-OF-WAY THAT IS 18.0 FEET EASTERLY FROM THE PLACE OF BEGINNING; THENCE WESTERLY ALONG SAID CENTERLINE OF THE GENEVA ROAD RIGHT-OF-WAY, 18.00 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS. AND,

PARCEL 5: THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LANDS CONVEYED TO MARTIN HAND BY DEED RECORDED IN BOOK 28 OF DEEDS, PAGE 556 AS DOCUMENT 18416 AND AT A POINT IN THE CENTERLINE OF THE GENEVA ROAD RIGHT-OF-WAY; RUNNING THENCE WESTERLY ALONG THE CENTERLINE OF SAID GENEVA ROAD RIGHT-OF-WAY, 241.60 FEET FOR A PLACE OF BEGINNING; THENCE NORTH 599.30 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY LAND; THENCE WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID RAILWAY LANDS, 141.20 FEET; THENCE RUNNING SOUTH PARALLEL WITH SAID EAST LINE TO THE CENTERLINE OF THE GENEVA ROAD RIGHT-OF-WAY; THENCE IN AN EASTERLY DIRECTION ALONG THE CENTERLINE OF SAID GENEVA ROAD RIGHT-OF-WAY, 142.60 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS; EXCEPTING AND EXCLUDING FROM THAT PORTION OF THE ABOVE, DESCRIBED AS FOLLOWS; BEGINNING AT A POINT IN THE CENTERLINE OF THE GENEVA ROAD RIGHT-OF-WAY AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PREMISES, AND RUNNING THENCE NORTHERLY ALONG THE WEST LINE OF SAID TRACT OF LAND, 627.50 FEET TO THE NORTHWEST CORNER THEREOF; THENCE



SOUTHERLY IN A STRAIGHT LINE, 620.80 FEET TO A POINT ON THE CENTER LINE OF SAID GENEVA ROAD RIGHT-OF-WAY THAT IS 18.00 FEET EASTERLY FROM THE PLACE OF BEGINNING; THENCE WESTERLY ALONG SAID GENEVA ROAD RIGHT-OF-WAY CENTERLINE, 18.00 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS. AND,

PARCEL 6: THE WEST HALF OF THE FOLLOWING DESCRIBED PROPERTY, TO WIT: A PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER AND RUNNING THENCE SOUTH ON QUARTER SECTION LINE TO THE NORTH LINE OF THE GENEVA ROAD RIGHT-OF-WAY; THENCE SOUTH 76 DEGREES WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID GENEVA ROAD 792.0 FEET TO THE SOUTHWEST CORNER OF MARTIN HAND'S LAND; THENCE SOUTH 76 DEGREES WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID GENEVA ROAD 84.48 FEET FOR A PLACE OF BEGINNING; THENCE NORTH PARALLEL WITH MARTIN HAND'S WEST LINE 528.0 FEET MORE OR LESS, TO THE SOUTH RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY'S LAND; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SAID RAILROAD COMPANY'S LAND 155.76 FEET; THENCE SOUTH PARALLEL WITH MARTIN HAND'S WEST LINE, 599.28 FEET MORE OR LESS TO THE NORTH LINE OF SAID GENEVA ROAD RIGHT-OF-WAY; THENCE NORTHEASTERLY ALONG THE NORTH RIGHT-OF-WAY LINE OF GENEVA ROAD, 157.08 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS. AND,

PARCEL 7: THE EAST HALF OF THE FOLLOWING: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER AND RUNNING THENCE SOUTH ON THE QUARTER SECTION LINE TO THE NORTH LINE OF THE GENEVA ROAD RIGHT-OF-WAY; THENCE SOUTH 76 DEGREES WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID GENEVA ROAD 12 CHAINS TO THE SOUTHWEST CORNER OF MARTIN LAND; THENCE SOUTH 76 DEGREES WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID GENEVA ROAD 84.48 FEET FOR A PLACE OF BEGINNING; THENCE NORTH 528.0 FEET TO THE SOUTH LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY'S RIGHT-OF-WAY; THENCE WEST ALONG THE SOUTH LINE 155.76 FEET; THENCE SOUTH PARALLEL WITH PROPERTY HEREIN DESCRIBED 599.28 FEET TO THE NORTH LINE OF THE GENEVA ROAD RIGHT-OF-WAY; THENCE EASTERLY ALONG THE NORTH LINE OF THE GENEVA ROAD RIGHT-OF-WAY 157.08 FEET TO THE PLACE OF BEGINNING, ALL IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS. AND PART OF THE NORTHWEST QUARTER OF SECTION 9 TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE QUARTER SECTION POST IN NORTHEAST CORNER OF THE NORTHWEST QUARTER AND RUNNING THENCE SOUTH ON THE QUARTER SECTION LINE 1145.1 FEET TO

THE CENTERLINE OF THE GENEVA ROAD RIGHT-OF-WAY; THENCE SOUTH 76 DEGREES WEST ALONG THE CENTERLINE OF SAID GENEVA ROAD RIGHT-OF-WAY 792.0 FEET TO THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO MARTIN HAND BY DEED RECORDED JULY 26, 1855 AS DOCUMENT 9595 AND RE-RECORDED JULY 10, 1874 AS DOCUMENT 18416; THENCE NORTH TO THE NORTH RIGHT-OF-WAY LINE OF SAID GENEVA ROAD FOR A PLACE OF BEGINNING; THENCE SOUTH 76 DEGREES WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID GENEVA ROAD 84.48 FEET; THENCE NORTH PARALLEL WITH SAID HAND'S WEST LINE 528.0 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID RAILROAD COMPANY'S LANDS; THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF THE RAILROAD COMPANY'S LANDS 83.82 FEET TO SAID HAND'S NORTHWEST CORNER; THENCE SOUTH ALONG SAID HAND'S WEST LINE 510.18 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.s: 04-09-101-010 and 04-09-101-038.



## EXHIBIT “B”

RECOMMENDATION NO. 2018-RC-0015

TO: The Honorable Mayor and City Council

SUBJECT: PC 18-13  
Special Use & Variance  
The Crusher  
651 W. Washington Street

DATE: May 1, 2018

DECISION: The Plan Commission/Zoning Board unanimously recommended approval of the special use for a salvage and recycling facility with an ancillary outside storage yard on the SUBJECT REALTY by a (5-0) vote, subject to the following conditions:

1. The SUBJECT REALTY shall be developed in substantial conformance with the Paving & Layout Plan C-2.2 prepared by Webster, McGrath & Ahlberg, dated October 30, 2013, with a last revision date of March 9, 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 L-1 and L2 prepared by Webster, McGrath & Ahlberg, dated October 30, 2013, with a last revision date of March 9, 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 Phasing Plan C-2.1 prepared by Webster, McGrath & Ahlberg, dated October 30, 2013, with a last revision date of March 9, 2018, a copy of which is attached hereto and incorporated herein as Exhibit “E”.

### SPECIAL USE 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 existing salvage and recycling facility use is currently legal non-conforming. Granting the special use will allow the property owner to significantly improve the property and bring it into compliance with current City standards. Also, the salvage and recycling facility use is best



suited for an industrial area. The subject property is located within one of the City's primary industrial areas 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 use of the subject property, once improved, is designed to protect the public health, safety and welfare by using berms, fencing and landscaping as a visual screen along the property's street frontage and enclosing the salvage and recycling operations within the storage yard.

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

The salvage and recycling facility use on the subject property has existed on-site for decades. Allowing the use to legally remain and improve the property should not cause substantial injury to the value of other property in the neighborhood in which it is located because this use is best suited for an industrial area and the subject property is located within one of the City's primary industrial areas 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 salvage and recycling facility use is listed as a special use per Section 11.2-4 (BB) of the Zoning Code. The proposed outside storage yard is listed as a special use per Section 11.2-4 (T) of the Zoning Code.

The Plan Commission/Zoning Board unanimously recommended approval of the increase to the outside storage yard screen wall height variance on the SUBJECT REALTY by a (5-0) vote:

#### VARIANCE RECOMMENDATION

As stated under Section 5.4-4, 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:*

The property drops in elevation as you head northward. The increased screen wall height along the rear (north) property line is desired to provide a greater screen of the rear of the property from the adjacent elevated railroad tracks, which serve at the local Metra line. The increased wall height will also give the proposed storage yard expansion enclosure a uniform height with the existing screen wall height that encloses the existing storage yard.

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

The requested variance is being considered to allow uniformly consistent heights of the screen wall around the storage yard. There are very few, if any, other locations within the City that have an existing fence or screen wall in excess of the 10 foot maximum allowable height allowed by Code. Therefore, this situation is considered very unique.

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

The applicant did not erect the existing legal non-conforming screen walls, but is responsible for the proposed screen walls.

4. *The granting of the variance 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 variance for the increased fence height should not be detrimental to the public welfare or injurious to other property or improvements in the surrounding neighborhood because the wall is providing screening of the unsightly scrap materials located within the storage yard.

5. *The proposed variance 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 variance will 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 proposed wall is not being erected on the property line and is setback a minimum of 15 feet from the closest point to the property line.

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

The intent of requiring a maximum fence/screen wall height is to prohibit large visually obscuring planes in close proximity to a property line where fences/walls are typically erected. In this situation the proposed screen wall is setback from the property line a minimum of 15 feet and is heavily landscaped, thus softening any impact caused by the increased height.



Respectfully submitted,

Barbara Laimins  
Chairperson

**VOTE:**

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

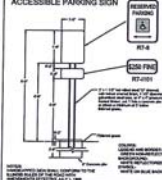
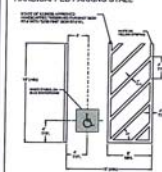
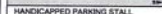
## **EXHIBIT “C”**

(Insert Paving & Layout Plan here)

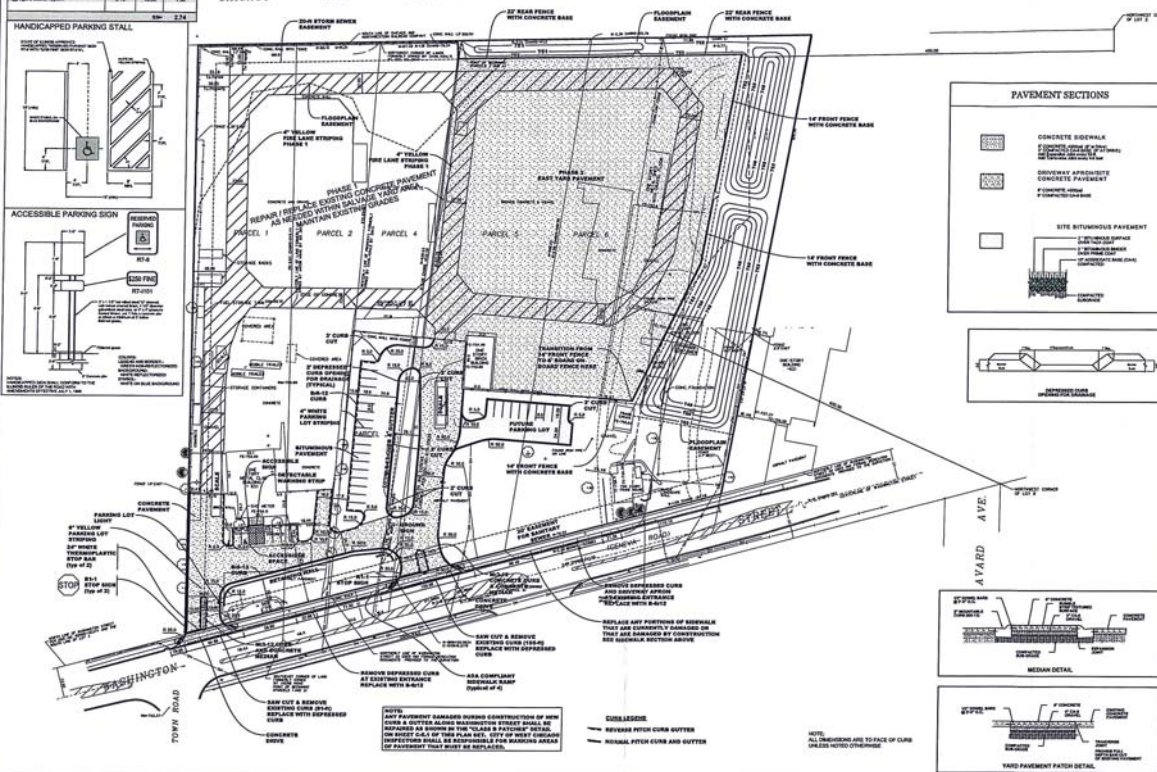


PAVEMENT STRUCTURAL NUMBER CALCULATION

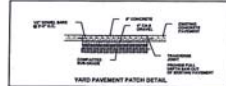
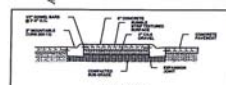
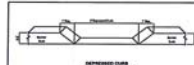
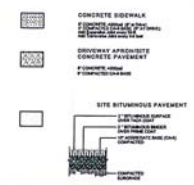
Describe	Structural Coefficient	Threshold [5]	Structural Number
Strenuous Surface, Class I	0.40	2.30	0.80
Strenuous Surface, Class I	0.50	2.00	0.94
Aggregated Road, Type A	0.13	10.00	1.30



## CHICAGO AND NORTHWESTERN RAILROAD



## PAVEMENT SECTIONS



**THE CRUSHER  
SITE IMPROVEMENTS**

**WMA**

[illegible]

### PAVING & LAYOUT PLAN

633

## **EXHIBIT “D”**

(Insert Landscape Plans here)





### TREE AND SHRUB PLANTING SPECIFICATIONS

- The contractor shall furnish, transport, and install all trees and shrubs as shown on the plan.
- Installation of trees and shrubs shall be completed between April 15 and May 31 following the soil preparation activities required by the construction and soil specification section.
- Woody vegetation shall be well-branched, well-formed, sound, vigorous, healthy planting stock free from disease, nematode, verticillium, abscission, and harmful insects or insect eggs and having healthy, normal, and undamaged root systems.
- Container material shall be well-ventilated to hold soil intact when removed from container.
- All woody vegetation shall be thoroughly watered following installation, at intervals of 10 days, until the root system is established.
- All woody vegetation shall be properly mulched and supported with high tensile steel stakes or another container method, giving material, and trees shall be watered at intervals of 10 days until the root system is established.
- Vegetables shall not enter the planting area at any time as soil disturbances and container will result. Therefore, installation shall be completed by June 15 using stakes or other hand tools. The contractor shall repair any damage, including soil, incurred during installation or in making refinements, which may include grading, staking, mounding, and regrading.
- The contractor shall submit after approval by the wetland consultant for any and all substitutions of woody vegetation prior to purchase and installation.
- All woody vegetation materials shall be subject to inspection by the wetland consultant prior to installation.
- The wetland consultant shall approve placement of woody vegetation in the field and shall place flags for each individual to identify species planting locations.
- Maintenance and watering shall be conducted on a weekly basis for a three month period, as required. Following installation in order to achieve maximum root growth, the price for maintenance and watering shall be included in the lump sum price.
- The contractor shall provide a 100% guarantee for 100% survival for all trees and shrubs. Survival shall be reviewed by the contractor and wetland consultant during a site inspection 1 year from installation. All replacement shall be for trees and shrubs and shall be of the same kind and size as originally planned, and shall be made in an undisturbed area. Partially dead trees are trees that the main leader has died back or there is 25 percent or more of the crown dead.

### HAIRY BROADLEAF SEEDING SPECIFICATIONS

- The following specifications shall be followed to establish seed establishment within the wetland buffer and compensatory storage basin:
- The contractor shall furnish, transport, and install the specified seed mixes in the areas indicated on the plan.
  - All seed sources shall be within a 200-mile east-west radius and 100-mile north-south radius of the project site.
  - Seeds shall be true to name and variety and have the proper stratification and/or scarification to break dormancy by the appropriate planting season.
  - Seed shall be sown by hand broadcasting. Distribute seed to ensure complete coverage of the entire area to be seeded.
  - Seed installation shall be completed between November 1 and December 31 in the field and between March 15 and May 31 in the field.
  - Seed shall not be sown during high winds or when the wetland buffer and compensatory storage basin are not in the proper condition for seeding (i.e., flooded).

### PRairie SEEDING SPECIFICATIONS

- All areas exposed by construction to erode the wetland buffer and compensatory storage basin shall be stabilized with a cover crop immediately after completion of final grading, and in conjunction with an erosion blanket on slopes to prevent erosion and an appropriate. Permanent native vegetation to be planted and seeded per the plan.
- The contractor shall furnish, transport, and install the specified seed mixes in the areas indicated on the plan.
- Seed sources shall be within a 200-mile east-west radius and 100-mile north-south radius of the project site.
- Seeds shall be true to name and variety and have the proper stratification and/or scarification to break dormancy for the appropriate planting season.
- Seed installation shall be completed between March 15 and May 31 in the wet meadow profile and the broad-leaved prairie areas shall be mechanical broadcast seeding for all forbs and sedge species and drill seeding for all grass species, including cover crop species. Drill seeding shall be conducted with a range type drill seeder prior to broadcasting. Seed shall be uniformly distributed to a maximum depth of 1/2 inch. Drill seeding shall occur across slopes parallel with the contour, and not up and down slopes. Hand broadcast seeding for grass species shall only be permitted in these areas that are inaccessible, on a slope steeper than a 3:1, or too wet for machinery. Erosion control blanket shall be installed along the slopes immediately after seeding activities, as specified on the plan. Only seeding activities shall be allowed by the amount of area that can be broadcasted in a single day.
- Seed shall not be sown during high winds or when the wetland is not in the proper condition for seeding. Prior to seeding work, cultivate all seeding equipment and sign to ensure that the proper seeding mix, chemical application to ensure complete coverage of the entire area to be seeded.

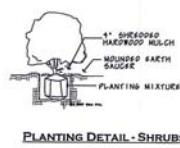
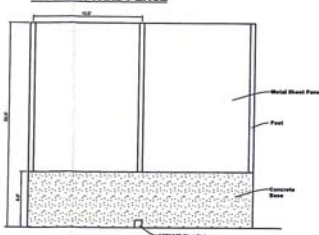
### WETLAND PLANTING SPECIFICATION

- The following specifications shall be followed to establish plant establishment within the wetland buffer and compensatory storage basin:
- The contractor shall furnish, transport, and install all plant material as specified in the plan.
  - Wetland planting activities shall be performed no earlier than May 15 and no later than July 15 under favorable conditions.
  - The contractor shall verify the wetland consultant 48 hours prior to planting.
  - All plant sources shall be within a 200-mile east-west radius and 100-mile north-south radius of the project site.
  - All wetland plant plugs shall be container grown in 2 3/4 inch square by 3 1/2 inch deep, open bottom pots and have minimum shoot heights of 12 inches at the time of planting. Soil retention shall be maintained for all container plants until installation.
  - All container plant material shall be inoculated with mycorrhizal fungi.
  - Container plants shall be subject to inspection by the wetland consultant prior to installation. Any plants not in compliance with these specifications or unapproved species substitutions shall not be accepted. The contractor shall be required to replace incomplete seedlings within 72 hours from initial inspection. Thus, meeting the plant material specifications is mandatory and no exceptions will be allowed.
  - The wetland consultant shall approve all species substitutions to the designated plant mixture at least one week prior to planting. Unapproved species substitutions may plants not in compliance with these specifications or unapproved species substitutions shall not be accepted. The contractor shall be required to replace incomplete seedlings within 72 hours from initial inspection. Thus, meeting the plant material specifications is mandatory and no exceptions will be allowed.
  - The contractor shall provide the wetland consultant copies of all the plant certification forms from the nurseries that will provide materials. Confirmation forms will verify species quantities, mycorrhizal fungi inoculation and material type.

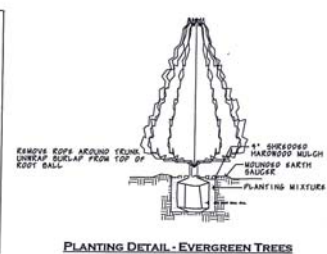
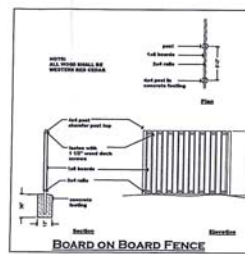
### CONSTRUCTION AND SOIL SPECIFICATIONS

- The following details shall be followed to establish the wetland area, as well as to provide a suitable medium for vegetation establishment in the wetland buffer and compensatory storage basin:
- The details of the construction area shall be marked and protected with all times. The all lower will be along the existing wetland boundary to prevent the wetland area from being disturbed.
  - The wetland consultant will be on-site periodically to observe wetland activities.
  - Soils shall not be handled or used during any construction work. The wetland buffer and compensatory storage basin shall be properly drained, if required, during construction activities.
  - Soils may not be altered or placed in the wetland area.
  - Over excavation for landscaping shall be conducted in areas that do not prevent a minimum 1 foot thick topsoil layer following excavation to proposed grade. Areas lacking a 1 foot thick topsoil layer shall be over-excavated 1 foot to install 1 foot of topsoil placement. Over-excavation shall not be required if a 1 foot thick topsoil layer already exists at the surface after excavation to final grade.
  - Stockpiling topsoils may be conducted. However, only shallow storage of topsoils materials is allowed in order to accommodate the construction work. 7. Placement of topsoils materials can occur immediately following final excavation, stockpiling shall not be conducted.
  - The wetland consultant shall approve all topsoils materials prior to placement in the wetland buffer and compensatory storage basin. Topsoils placement in the wetland buffer and compensatory storage basin shall be so that it should possess a clay content of 25% or less, a sand content of 75% or more, and an organic matter content of 2% or more. Selected soils should also possess a structure composed of varying particle sizes with medium sized soils no greater than 2 inches in diameter. Fertilized topsoil should not be used.
  - Unfilled wetlands (swamps, swales, etc.) shall not be used for landscaping work and are not allowed in the wetland buffer and compensatory storage basin after subgrade has been achieved, as they result in severe water compaction. Only low ground pressure wheel-track equipment (pneumatic tire and all-terrain vehicle) shall be used. All equipment shall have low ground pressure (less than 1.5 psi) and shall be used in a manner that minimizes soil compaction. The contractor shall be required to replace and/or disk the surface to be avoided.
  - The contractor shall be required to establish a smooth and level surface in the wetland buffer and compensatory storage basin with a depth no greater than 2 inches in diameter and a surface that has minimal compaction. The wetland consultant shall inspect the surface conditions following topsoiling to determine if they are acceptable. The contractor shall be required to replace and/or disk the surface to be avoided. It is critical to the planting success that compaction of the surface be avoided.
  - The contractor shall be required to establish a smooth and level surface in the wetland buffer and compensatory storage basin with a depth no greater than 2 inches in diameter and a surface that has minimal compaction. The wetland consultant shall inspect the surface conditions following topsoiling to determine if they are acceptable. The contractor shall be required to replace and/or disk the surface to be avoided. It is critical to the planting success that compaction of the surface be avoided.

### 22' REAR YARD FENCE

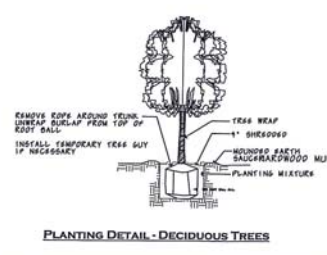
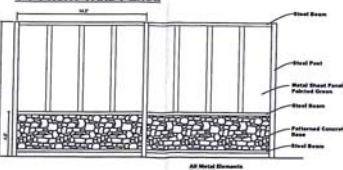


PLANTING DETAIL - SHRUBS



PLANTING DETAIL - EVERGREEN TREES

### 14' FRONT YARD FENCE



PLANTING DETAIL - DECIDUOUS TREES



**THE CRUSHER SITE IMPROVEMENTS**

WMA  
WETLAND MITIGATION & ANALYSIS, LLC  
10000 Highway 100, Suite 100  
Houston, Texas 77055  
713.865.1234  
www.wma-llc.com

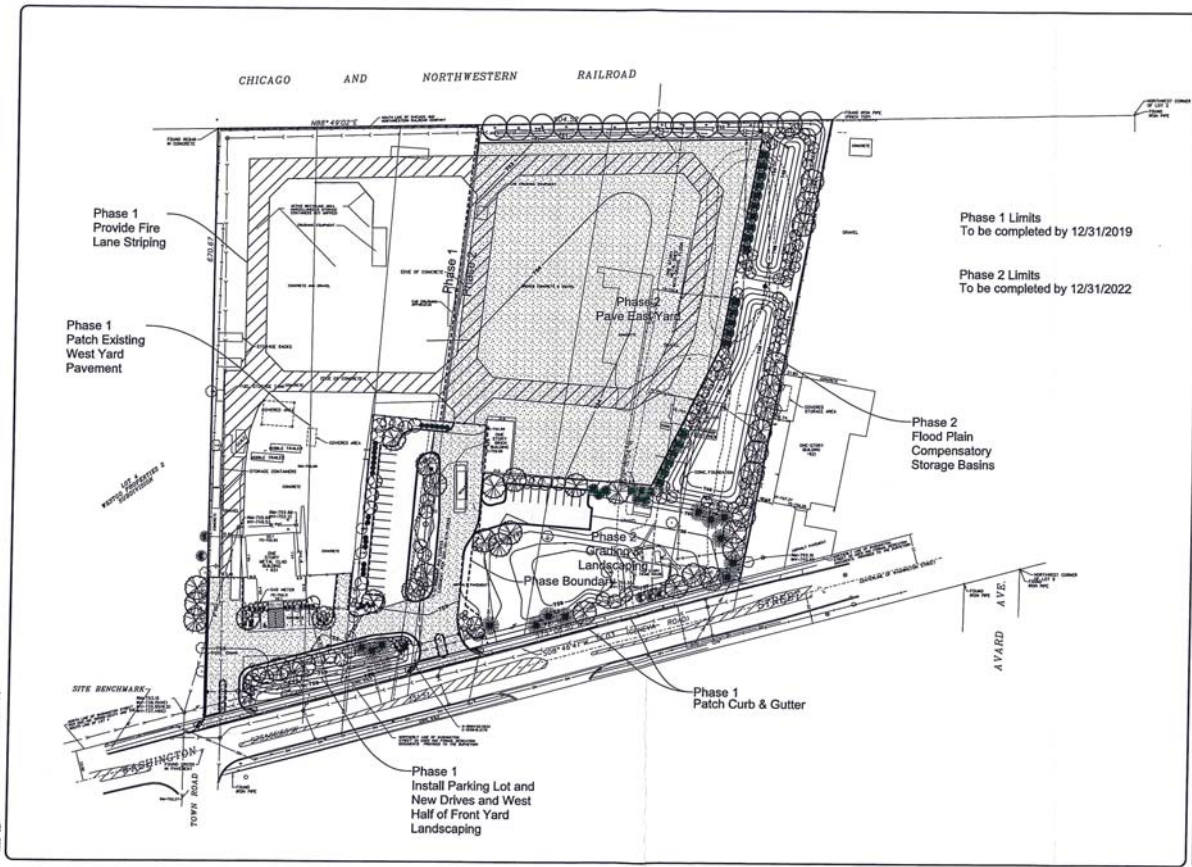
WMA	
LANDSCAPE ARCHITECTS INC.	
10000 10th Avenue, Suite 100	
Denver, Colorado 80202	
Tel: 303.733.1000	
Fax: 303.733.1001	
www.wma-la.com	
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The	

LANDSCAPE DETAILS  
L-2



## **EXHIBIT “E”**

(Insert Phasing Plan here)





1" = 50' 0"



**THE CRUSHER**  
SITE IMPROVEMENTS

WMA  
Wastewater Management & Remediation, LLC

10000 W. 100th St., Suite 100  
Overland Park, KS 66213  
Tel: 913.241.1000  
Fax: 913.241.1001  
www.wma-ks.com

NO.	DESCRIPTION	DATE	BY	CHECKED
1	DESIGN	10/1/2018	J. J. J.	J. J. J.
2	CONSTRUCTION	10/1/2018	J. J. J.	J. J. J.
3	AS-BUILT	10/1/2018	J. J. J.	J. J. J.

**PHASING PLAN**

C-2.1



**RESOLUTION NO. 18-R-0038**

**A RESOLUTION APPROVING THE CRUSHER'S PLAT OF CONSOLIDATION  
651 W. WASHINGTON STREET**

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

Section 1. That The Crusher's Plat of Consolidation, as prepared by Webster, McGrath & Ahlberg, consisting of two (2) sheets 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-0014, 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 CONSOLIDATION HERE)



**EXHIBIT “B”**

RECOMMENDATION # 18-RC-0014

TO: The Honorable Mayor and City Council

SUBJECT: PC 18-13  
The Crusher’s Plat of Consolidation  
651 W. Washington Street

DATE: May 1, 2018

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

RECOMMENDATION

After review of the proposed Crusher’s Plat of Consolidation, the Plan Commission/Zoning Board of Appeals recommends approval.

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

Respectfully submitted,

Barbara Laimins  
Chairman

**VOTE:**

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

SHEET 1 OF 2

PIN: 04-09-101-010  
04-09-101-038

# THE CRUSHER'S PLAT OF CONSOLIDATION

IN PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

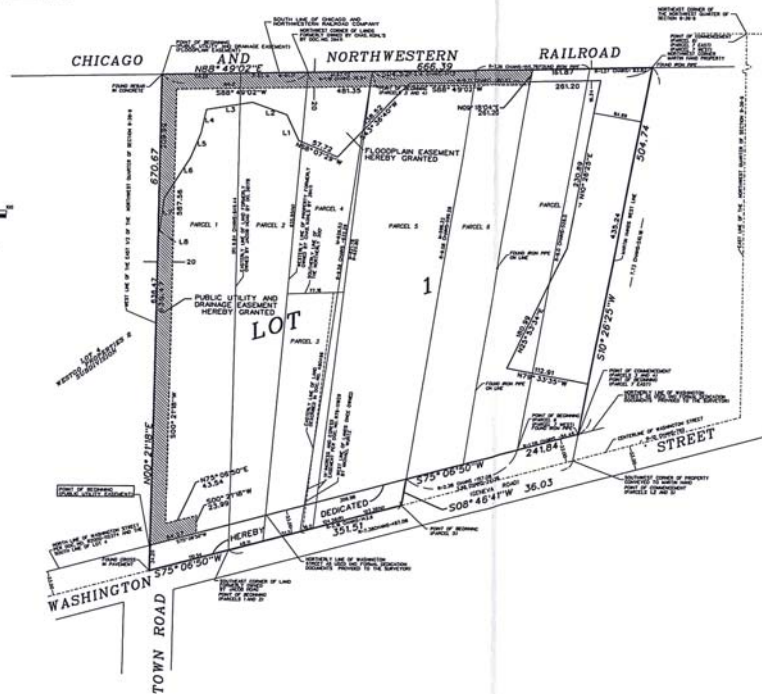
## COUNTY RECORDER'S CERTIFICATE

THIS PLAT OF CONSOLIDATION WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 19\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ P.M., BY \_\_\_\_\_, COUNTY CLERK.

RECORDED BY \_\_\_\_\_



BASE OF BEARINGS



- FLOODPLAIN EASEMENT HEREBY GRANTED
- PUBLIC UTILITY AND DRAINAGE EASEMENT HEREBY GRANTED

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LAND AREA  
ACRES 100.00  
SQUARE FEET 3,460,000.00  
TOTAL 100.00 ACRES, 3,460,000.00 SQUARE FEET

SUBMITTED BY/RETURN TO:  
CITY OF WEST CHICAGO  
475 MAIN STREET  
WEST CHICAGO, ILLINOIS 60090

NO.	DESCRIPTION	DATE	BY	FOR
1	PLAT OF CONSOLIDATION	04-09-101-010	WMA	WMA
2	PLAT OF CONSOLIDATION	04-09-101-038	WMA	WMA
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100	PLAT OF CONSOLIDATION	04-09-101-038	WMA	WMA



**SHEET 2 OF 2**

**FLOODPLAIN EASEMENT PROVISIONS**

THE GRANTOR HEREBY AGREES TO GRANT TO THE CITY OF CHICAGO, ILLINOIS, A FLOODPLAIN EASEMENT IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

1. A FLOODPLAIN EASEMENT SHALL BE GRANTED TO THE CITY OF CHICAGO, ILLINOIS, IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, FOR THE PURPOSES OF FLOODPLAIN MANAGEMENT, INCLUDING BUT NOT LIMITED TO, THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF FLOOD CONTROL STRUCTURES, AND THE REGULATION OF FLOODPLAIN USES.
2. THE FLOODPLAIN EASEMENT SHALL BE GRANTED TO THE CITY OF CHICAGO, ILLINOIS, IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, FOR THE PURPOSES OF FLOODPLAIN MANAGEMENT, INCLUDING BUT NOT LIMITED TO, THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF FLOOD CONTROL STRUCTURES, AND THE REGULATION OF FLOODPLAIN USES.
3. THE FLOODPLAIN EASEMENT SHALL BE GRANTED TO THE CITY OF CHICAGO, ILLINOIS, IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, FOR THE PURPOSES OF FLOODPLAIN MANAGEMENT, INCLUDING BUT NOT LIMITED TO, THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF FLOOD CONTROL STRUCTURES, AND THE REGULATION OF FLOODPLAIN USES.

**PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS**

THE GRANTOR HEREBY AGREES TO GRANT TO THE CITY OF CHICAGO, ILLINOIS, A PUBLIC UTILITY AND DRAINAGE EASEMENT IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS. THE EASEMENT SHALL BE GRANTED FOR THE PURPOSES OF FLOODPLAIN MANAGEMENT, INCLUDING BUT NOT LIMITED TO, THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF FLOOD CONTROL STRUCTURES, AND THE REGULATION OF FLOODPLAIN USES.

**FLOODPLAIN EASEMENT LEGAL DESCRIPTION**

THE GRANTOR HEREBY AGREES TO GRANT TO THE CITY OF CHICAGO, ILLINOIS, A FLOODPLAIN EASEMENT IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS. THE EASEMENT SHALL BE GRANTED FOR THE PURPOSES OF FLOODPLAIN MANAGEMENT, INCLUDING BUT NOT LIMITED TO, THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF FLOOD CONTROL STRUCTURES, AND THE REGULATION OF FLOODPLAIN USES.

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**SURVEYOR'S CERTIFICATE**

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 Survey Map as filed in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office, this 1st day of April, 2014.

*[Signature]*  
Surveyor

*[Signature]*  
Notary Public

*[Signature]*  
Notary Public

*[Signature]*  
Notary Public

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Notary Public

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Notary Public

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Notary Public

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Notary Public

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Notary Public

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Notary Public

**THE CRUSHER'S PLAT OF CONSOLIDATION**

IN PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

**CITY COUNCIL CERTIFICATE - GRANTEE**

I, the undersigned, being a duly qualified and licensed City Council Member in the City of Chicago, Illinois, do hereby certify that the foregoing is a true and correct copy of the original City Council Resolution as filed in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office, this 1st day of April, 2014.

*[Signature]*  
City Council Member

*[Signature]*  
Notary Public

*[Signature]*  
Notary Public

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Notary Public

PLAT OF CONSOLIDATION
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