

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

**Monday, July 9, 2018**  
**7:00 P.M. - Council Chambers**

**AGENDA**

1. Call to Order, Roll Call, and Establishment of a Quorum
2. Approval of Minutes
  - A. May 14, 2018
3. Public Participation
4. Items for Consent
  - A. Norix Group – 1 Innovation Drive - Concept Plan
5. Items for Discussion
  - A. Clean Car Wash – 705 E. Roosevelt Road – Special Use
  - B. American Highway Truck Service – 1401 Harvester Road – Special Use
  - C. Shell Gas Station – 1307 S. Neltnor Boulevard – Special Use Amendment
  - D. BP Gas Station – 1905 Franciscan Way – Appearance Code Appeal
  - E. Niala Conte Boutique -1250 W. North Avenue - Appearance Code Appeal
  - F. Reliable Wheels – 1240 W. Roosevelt Road – Zoning Map Amendment Conceptual Review
6. Unfinished Business
7. New Business
8. Reports from Staff
  - A. Light complaints and LEDs
  - B. Project and Economic Development Updates
9. Adjournment

Draft

## MINUTES

### DEVELOPMENT COMMITTEE

May 14, 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, Michael Ferguson, Bonnie Gagliardi, Matt Garling, Jayme Sheahan and Rebecca Stout present.

Also in attendance was Community Development Director, Tom Dabareiner and City Administrator, Michael Guttman.

**2. Approval of Minutes.**

**A. April 9, 2018**

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

**3. Public Participation. None.**

**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 – Text Amendment, Special Use and Variances.**

Development Committee Minutes  
May 14, 2018

- 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.**

Alderman Beifuss asked that Items C and D be pulled from consent for an update.

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

- 4C. Luxury Car Outlet – 601 W Roosevelt – Text Amendment, Special Use and Variances.**

Tom Dabareiner stated the applicant was in attendance for any specific questions from the members, and he then provided the item summary. A text amendment has been applied for and the requirements discussed at the January meeting to allow used automobile sales as a special use in the B-2 and B-3 zoning districts have been met. Those requirements included a minimum lot of two acres, a minimum lot width of 300 feet and a minimum building area of 10,000 square feet. Staff is recommending approval and the Plan Commission/Zoning Board of Appeals (PC/ZBA) recommended approval at their May 1<sup>st</sup> meeting. Alderman Beifuss asked for an explanation of the landscape changes and Mr. Dabareiner explained that landscaping had been planned throughout the property, but as it would not have much of a positive visual impact on the inaccessible areas, it was agreed that it could be omitted from the plans. This variance would also keep the inventory cleaner. Alderman Beifuss then asked about the change in the type of landscape materials and a response was provided by Mr. Tracy Kasson with Rathje & Woodward, a representative with the petitioner. He explained that the variance was allowed to help keep the organic matter from plants and trees off the inventory parked at the back of the property, inside the fence but not visible to the public.

**Alderman Sheahan moved and Alderman Beifuss seconded the motion to approve Item 4C for consent. Voting Aye: Aldermen Beifuss, Ferguson, Gagliardi, Garling, Sheahan and Stout. Voting Nay: 0.**

- 4D. The Crusher – 651 W Washington Street – Special Use, Variances and Plat of Consolidation.**

Tom Dabareiner summarized this Item, and he stated that the petitioner is requesting 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. He noted that the PC/ZBA unanimously approved the applicant's request at their May 1<sup>st</sup> meeting. He also indicated representatives from the Crusher were in attendance. Alderman Beifuss asked about the fence height and the applicants, Gerry and David Neumaier, responded it is higher on the north end by the railroad tracks (22 feet) to diminish visibility and it is also higher next to the retention pond (14 feet). Alderman Beifuss also asked if some improvements were going to be phased in over time and the applicants responded affirmatively.

**Alderman Garling moved and Alderman Sheahan seconded the motion to approve Item 4D for consent. Voting Aye: Aldermen Beifuss, Ferguson, Gagliardi, Garling, Sheahan and Stout. Voting Nay: 0.**

**5. Items for Discussion.**

It was agreed that Agenda Item 6, under Unfinished Business, would be moved to Agenda Item 5, Items for Discussion.

**6A. Central Main Redevelopment Plan Update – Block 5 Review.**

Tom Dabareiner provided a summary. Some changes to the Block 5 design were requested at the Committee's last meeting in April. Copies of revised, Illustrative 3D Scenarios were provided by Farr Associates and were distributed among the members for review. Staff is looking for a recommendation to accept this Central-Main Street Redevelopment Plan. The next phase would be to create a Request for Proposals (RFP) for future development. Further analysis is also desired for stormwater management.

Alderman Beifuss asked for more details regarding stormwater in the design, and Mr. Dabareiner replied that the details of vaults and designs would not come until proposals are submitted and they have a better idea of surface areas and parking. The current Plan is only conceptual, intended to serve as a guideline to potential developers to understand the City's parameters with regards to height, massing, parking, etc. He added that once they have a proposal in front of them is when the serious discussions of details can begin.

Alderman Ferguson stated that he does not believe that the topographical layout of Block 5 was addressed in the revised diagram. Given the shallow lots of the properties on the south side of Colford Street, he expressed concerns about those residents having to look too closely into a potential building on Main Street. Mr. Dabareiner responded that there

may be other options with regards to building design, but he commented on the challenges of having a limited amount of land while maintaining the goal of having 150, even 180 units.

Alderman Garling asked why Block 5 needs to stand on its own in terms of unit count on a single block, and Mr. Dabareiner replied that there would be more options available if there are several, single block developers. For example, Block 5 would be very attractive for transit-oriented development given its location across from the train station. Alderman Garling then expressed concern about the height of Block 5 and asked about the possibility of lowering its density to 120 units while increasing the density on another block. Mr. Dabareiner replied it may difficult in that the current design combines the density of Blocks 3 and 4 in order to equal a minimum of 150 units and thereby attract a single developer.

Alderman Beifuss shared concerns about the height of the building on Block 5, and he added concerns about the shallow lots of the Colford properties which back to Main Street, the changing elevation from east to west along this lot line and the effect on property values for the homes on both sides of the Colford Street. He asked if the goals of the Plan are to meet the City's goals or those of a developer. He voiced concern for the 420 proposed new units, with only a paltry amount of park or green space, which amounts to less than half an acre of total park space. He pointed out that the City's demographic has more people to a household relative to other communities. He stated that this Plan is not what he recalls was envisioned in their earlier brainstorming sessions and nor does it make proper allowances for the demographics of this City. Finally, he expressed concerns about some areas of Block 4 where property not owned by the City on Chicago Street would be affected. Alderman Garling echoed the concerns of Alderman Beifuss and asked about the demographics of the existing residential building on Main Street.

Michael Guttman answered that they do not have those demographics. He went on to say that if the Plan was approved, the message would be sent that 1) apartments are now acceptable as they were previously not; 2) open spaces and stormwater features are important; and 3) density closest to Main Street on Block 5 is suitable while density closer to Colford is not. He also added that they do not know the demographics of the Plan yet, but stated they are not playing to the developers as the market studies indicate that much higher density can be accommodated in these areas than what is being proposed. He returned to the earlier question regarding the demographics of the existing building on Main Street and commented that it has changed a lot since it was built but it currently has decent rental incomes. Mr. Guttman indicated that it is important to understand the Plan's key components for now and staff can go from there. If a proposal

is brought to the members that they are not in favor of, they can always refuse the plan and start over. However, they need to start somewhere.

Alderman Stout stated that because what they are looking at is very conceptual and because they will have every opportunity to make changes to any proposals as they see fit, she finds no reason why they would not approve the Plan at this time.

Mr. Guttman encouraged the members to let their concerns be known and they will see how the development community responds. Alderman Beifuss reiterated his concerns about wanting more green space and the density on Block 5 being too great, pointing out traffic from three directions at that intersection. He added concerns about the parking on Block 1, especially with regards to a current lack of street parking for downtown businesses, and finally, that the density seems weighted more toward the developer than the residents. He expressed hesitation with accepting the Plan with all the caveats he indicated.

Mr. Guttman asked the members to approve the plan and reminded them that they can still review the RFP or RFQ (Request for Qualifications) before it goes out and they can make suggestions at that time. He cautioned that too much detail at this point might result in not receiving any proposals. While the members concerns are very critical, he suggested it is better to provide parameters and then let the developers figure out the solutions. He recommended that the members' concerns about wanting more green space and less density could be included in a motion.

Alderman Garling suggested that they move forward with the caveats of 1) having more green space and 2) lessening the visual impact for existing residential structures, particularly Blocks 1 and 5. Alderman Beifuss agreed, so long as those caveats are included. Alderman Stout reassured that his concerns have been adequately expressed and would be included as caveats in the Plan approval.

Alderman Gagliardi stated she felt they should move forward, agreeing that they must start somewhere. She recognized that the current Plan may differ from the end result but it will have to be something everyone agrees on. It is important to begin while the economy is good. Alderman Sheahan agreed.

Alderman Beifuss stated that this is his neighborhood and he needs to advocate for it. He cautioned that they may not start for years down the road and the Plan document they approve today will outlast them. His concern is that they get it right. Alderman Stout said that the Plan is an outline and that the concerns mentioned will be added as caveats. However, they need to move forward to begin to receive some proposals back.

Tom Dabareiner stated that there would be an additional cost if more changes are made to the Plan. Michael Guttman pointed out that while Alderman Beifuss has concerns about the overall density, Alderman Garling is concerned with the visual impact on the surrounding residential areas. Alderman Beifuss asked if this Plan meets the goal of improving the downtown and who benefits from it. While he believes density is needed in the downtown, he wondered if adding density helps businesses and schools alike. Mr. Guttman responded that they won't know the answers until they have a proforma for a development opportunity in front of them. He commented on some of the drawbacks of the consultant's Plan, but stated he thought the residential market analysis for this Plan was very well done. The commercial market analysis, on the other hand, showed there is no demand for retail, save maybe restaurants, and so more population density is needed. He reiterated that they adopt the Plan with caveats and see what the reaction from the development community is.

Tom Dabareiner pointed out that any Plan to be approved would include the motion and the conditions, which would then become the single document that would go out to developers and no more money would need to be spent on more changes by the consultant. A brief discussion followed among Aldermen Garling and Stout and Mr. Guttman about the best way to move forward.

Alderman Beifuss agreed that he would like to see the caveats put into the motion. He reiterated his concerns over the density of Block 5 but stated he liked Alderman Garling's idea of combining the density of more than one block and wondered if each block needed to stand alone as a development. Mr. Guttman responded they would not. He encouraged them to maximize their flexibility by stating their concerns but not their design objectives. He cautioned that things will change over time anyway, and the Plan is merely a foundation, a place to start.

Alderman Beifuss again stated that he does not like the density on Block 5 and he wants more green space. Alderman Stout assured him that his concerns were already made clear, and the members agreed to approve the Central-Main Redevelopment Plan.

**5A. Used Automobile Sales Text Amendment – 1240 W Roosevelt Road –  
Conceptual Review.**

Tom Dabareiner provided the members with this Item summary, briefly outlining the recent pursuit of a Text Amendment to the Zoning Code to allow for used automobile sales in the B-2 and B-3 zoning districts by another applicant. Staff was recently approached by Reliable Wheels regarding a similar request for used automobile sales in the ORI Zoning District. He reviewed the applicant's current location characteristics and described their desire to expand their current dealership through a series of three phases.

Staff does not recommend this type of text amendment to the ORI Zoning District as it is not the intent of this Zoning District. He provided examples of how the retail sales requirements in this zoning are not compatible with automobile sales. However, should the Committee favor this use, the recommendation is for a Special Use with direction to develop additional use restrictions. Furthermore, staff opposes the applicant's proposal primarily due to the phased approach as the project would need to be completed before it meets the minimum use restrictions.

David Sabathne, President and CEO of the Western DuPage Chamber of Commerce addressed the Committee members and spoke in support of used automobile sales in this Zoning District. He provided some brief background for the creation of ORI Zoning District in this area and commented on the current problem of stagnant property in this area. This location is an entry point to the City and yet it lacks appeal. Reliable Wheels, on the other hand, has been in business at this location for 23 years as a legal, non-conforming use, and the business owner now has the land space and wants to make improvements and add a new building. The owner could continue to operate at this location with no changes, but the applicant is interested in doing more. The zoning for the area was done to support the airport. With the new TIF District put in place to enhance this area, the applicant's business would further meet that goal. Mr. Sabathne suggested redoing the zoning to support the businesses in the area. In addition, there would be additional retail sales tax dollars if this business were to expand. He fully supports the improvement and he would like to see a new building here they can be proud of.

Alderman Beifuss asked if, under the text amendment approved earlier, a Special Use must be granted to any applicant if the requirements are met and Mr. Dabareiner responded yes. A discussion between them followed regarding the amount of acreage in the ORI Zoning District and the potential implications for granting future Special Uses, and the location of this business and whether it makes sense for this property to be rezoned. The Zoning Map was consulted as part of this discussion.

Alderman Beifuss voiced concern that if a Special Use is granted then the potential exists to have to grant future Special Uses whenever the requirements are met and at whatever area in the ORI Zoning District. While he agrees with staff, he wondered if this area should be rezoned to B-2. Tom Dabareiner responded that they need to be concerned about spot zoning. Rezoning would need to happen for a larger area. In addition, as part of the TIF discussions, commitments have already been made to property owners in the same vicinity who are expecting it to be zoned ORI. There would be many factors to consider. Alderman Garling asked Alderman Beifuss for clarification about the concerns he previously expressed with regards to granting a Special Use. Alderman Beifuss responded that more used car dealerships could pop up any place the requirements are met within the ORI. He commented that it is an interesting circumstance because the



current owner is not able to make any improvements as his business use is considered legal non-conforming.

Dave Sabathne mentioned the petitioner was in attendance to answer any questions the members might have.

The petitioner Bill Suchy, owner of Reliable Wheels, spoke to the Committee and shared a presentation. He explained that he was renting this property for 22 years, but recently purchased it and now he would like to do some improvements. Since he was not the owner previously, he was not able to make improvements to the property or building. While he could remain as legal non-conforming, he would like to do something more with this property. He commented that he would need 15,000 square feet of non-contiguous space but the improvements must be completed in stages as he currently has a renter living in a house at the rear of the property and they are also trying to clean up and improve the whole parcel. His property is located within the new TIF District, but they are one of only two businesses currently paying into it. Since the City is already striving to generate business in this TIF District, he asks that his property be returned to its original B-2 Zoning. Mr. Suchy shared some key features of his current business and his plans for expansion, including a photograph and rendering of the proposed building and a site plan. He explained that the phasing is needed in part, so they can continue their current operations while they are constructing a new building. Finally, he shared some highlights of his redevelopment plan, and made mention of an investment of over \$4.6 million dollars, which would result in over \$6 million in sales tax revenue per year, increased property values for the new TIF District and a fresh, new look to the area.

Alderman Beifuss voiced his support of this business and their desire to expand and invest in West Chicago, but he reiterated concerns about granting a Special Use in ORI as it would apply to the entire zoning category throughout the City. He asked again about the possibility of B-2 Zoning for this property and whether this would impact the TIF. Mr. Dabareiner answered that staff would need to research this. Mr. Suchy added that Peerless Fence is moving in next door and they will be doing retail sales. He also stated he has already begun clearing trees on his property trying to get this ready.

Tom Dabareiner added that, apart from the consideration of rezoning, they would also need to look at the problem of phasing which would affect the minimum acreage and the building size requirements for used car sales. They would also have no way to guarantee that the phasing would be carried out, and this could result in going from one legal, non-conforming situation to another. This is a concern for Staff. However, Mr. Dabareiner stated, they could research another type of commercial zoning. Alderman Beifuss wondered if this parcel and nearby parcels would be better served by B-2 Zoning. In the ORI Zoning District, they are tending toward manufacturing and they are not seeing

office uses. He indicated he is looking for a creative solution to this problem and finding out what would work well with the Code and yet benefit the petitioner and the City.

Alderman Garling asked about the timing for the three phases and what targets the applicant is trying to achieve. Mr. Suchy responded that he is looking to sell more cars and he feels his sales will double. He wants to take his business to the next level and give the City a site they can be proud of. By not owning the property before, he was not able to make any improvements. He said he chose to stay in West Chicago, despite opportunities to go elsewhere, has paid sales tax for 23 years, and is planning for a non-contiguous 15,000 square foot facility. He feels this should be a consideration for the City. In terms of the time frame, he has a lease he has to fulfill with his tenant. In terms of the billboard sign located on his property, he is currently in litigation to have the sign removed. He acknowledged it has been a stumbling block for the site. When asked again about the time frame for the phases, he stated he cannot provide one at this time but he is open to working with the City about the square footage of the building. Alderman Stout asked if 3 to 5 years was a realistic time frame, he responded that it was or perhaps sooner, depending on his tenant's lease.

Alderman Sheahan indicated that she is in favor of a Special Use as they have been in business for 23 years and the building they are planning is very nice looking. She would support either option—Special Use in ORI or rezoning to commercial—which would allow him to expand his business.

Alderman Stout maintained that this review is conceptual but asked if Staff should be directed to explore possible rezoning. Tom Dabareiner responded that if they open up the use restrictions for things such as open air displays in ORI, then the character of the ORI Zoning District would change significantly. He expressed being more open to exploring the rezoning to B-2 or B-3, and if there is an area here where it would make sense. Alderman Beifuss stated this would be a viable option, and he would support staff taking a look at it.

Mr. Sabathne commented that since the zoning was changed in this area as you go east, only a firehouse has been built. It is not an office park; it is manufacturing and distribution, largely because of the active train tracks running through the area. He understands the problem of spot zoning, but restated that virtually nothing has been built in this Zoning District in the last 20 years and certainly no office space. The Zoning for this area was never appropriate; it was to support the airport initiative. He asked about a possible time frame for rezoning back to what it was.

Mr. Suchy stated that he is willing to begin his improvements now. He has preapproved on a loan and has local people working with him. He thanked the members for their consideration.

Alderman Stout remarked that while the members are favorable to the applicant's idea, they do not support it as a Special Use in the ORI, and perhaps are more open to finding another zoning option. Alderman Beifuss added that they need Staff to go back and see if rezoning is a viable option and what area would be rezoned. The phasing concerns would also need to be addressed.

**6. Unfinished Business.**

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

This item was moved to Agenda Item 5, Items for Discussion.

**7. New Business.**

Alderman Beifuss brought up a concern regarding the retrofitting of lights on commercial properties. When a new development is permitted, details are determined with regards to the kinds of lumens and at what height to prevent spill over onto another property. Consideration, however, also needs to be given to when lights are retrofitted and result in being too bright. He used an example of the McDonald's on Main Street and Neltnor where their lights are incredibly bright and spill over to the neighborhoods. He asked if this happened because new light fixtures replaced old ones. He wondered if there is something in the Code to address this and if this would be a code enforcement issue. Residents who live next to commercial property do not want their houses lit up at night.

Tom Dabareiner said that if there is a concern, a complaint would be received and a light meter could be used to measure from the property line. He commented that the risk exists anywhere for lights to become too bright as bulbs are replaced. He added that they are currently working on a light complaint and finding a way to address the problem. Alderman Beifuss asked if this is in the Code, and Mr. Dabareiner responded it is, but if the complaint is regarding the direction of the lighting, more so than intensity, it is a more difficult issue to address and enforce. A brief discussion followed about how Staff will respond to these issues on a case-by-case basis.

**8. Reports from Staff. None.**

**9. Adjournment**

**Alderman Sheahan moved and Alderman Ferguson seconded the motion to adjourn the Development Committee meeting at 8:51 P.M. The Committee members unanimously agreed and the motion carried.**

Respectfully submitted,  
Jane Burke

# CITY OF WEST CHICAGO

## DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Concept Plan  
1 Innovation Drive  
Norix Group

Resolution No. 18-R-0048

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

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

**COMMITTEE AGENDA DATE:** July 9, 2018

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

**STAFF REVIEW:** Tom Dabareiner

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

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

**ITEM SUMMARY:**

Norix Group is requesting concept plan approval for the construction of a 163,500 square foot industrial building located on 22 acres on the south side of Innovation Drive, west of Technology Boulevard in the North Park Area of the DuPage Business Center (DBC). The interior layout of the building will be 89% warehousing and manufacturing use. Thirty-five (35) of the required off-street parking spaces will be landbanked as greenspace due to Norix's limited workforce needed to operate a facility of this size. The proposed building will have 16 total truck docks located on the west facade along with 19 semi-trailer parking spaces. The 35 foot tall building will be made from pre-cast concrete walls with varying architectural features to help break up the large wall expanses.

In accordance with the Intergovernmental Agreement (IGA) with the DuPage Airport Authority (DAA), both the DAA and City shall approve any development proposal within the DBC. The DAA Board conditionally approved Norix Group's concept plan on June 20, 2018. The attached Resolution includes a conceptual site plan and building elevations for the proposed development. The terms of the IGA require the City Council to approve the concept plan (and any amendments thereto) if it is in conformance with all of the controlling documents (the City's Airport Zoning District regulations and the DAA's Minimum Design Standards). City staff acknowledges that the proposed concept plans comply. Please note that Norix Group will have to obtain final development plan approval, showing greater detail for the proposed development of the site, from both the City Council and DAA Board prior to the issuance of a building permit.

**ACTION PROPOSED:**

Consideration of the concept plan for Norix Group located at 1 Innovation Drive.

**COMMITTEE RECOMMENDATION:**

## RESOLUTION NO. 18-R-0048

### A RESOLUTION APPROVING THE CONCEPT PLAN FOR NORIX GROUP, INC. AT 1 INNOVATION DRIVE IN THE DUPAGE BUSINESS CENTER

WHEREAS, the City Council of the City of West Chicago shall consider proposed development within the DuPage Business Center to determine compliance with the applicable codes and ordinances of the City of West Chicago; and,

WHEREAS, the DuPage Airport Authority conditionally approved the Concept Plan for the Norix Group, Inc. development by Resolution 2018-2175 on June 20, 2018; and,

WHEREAS, the City Council of the City of West Chicago has determined that the Concept Plan for the Norix Group, Inc. development does comply with the applicable codes and ordinances of the City of West Chicago; and,

WHEREAS, Norix Group, Inc. is seeking to develop the subject property with a limited manufacturing and assembly facility and a warehouse and distribution facility permitted by Section 10.5-3(C)(2)(b) of the City of West Chicago Zoning Code, which is Appendix A of the City's Municipal Code; and,

WHEREAS, the use of the subject property as a limited manufacturing and assembly facility and a warehouse and distribution facility shall specifically include the approval of the following uses:

1. Assembly and packaging
2. Upholstery
3. Radio frequency welding
4. Stud welding
5. Rotational molding
6. Wood fabrication and processing
7. Injection molding
8. Metal fabrication
9. Powder coating and Glass Fiber Reinforced Concrete processing

WHEREAS, as part of the approval of the Concept Plan Norix Group, Inc. is requesting approval to landbank certain required off-street parking spaces, as indicated on the attached Site Plan, and the City of West Chicago consents to said landbank parking; and

WHEREAS, the Concept Plan also indicates a future expansion of the use on the subject property, including the building, parking, docks, and semi-trailer parking areas, as depicted on the Site Plan; however, the City of West Chicago is not taking any position at this time on the compliance of said future expansion improvements with respect to Section 10.5 of the City of West Chicago Zoning Code; and,

WHEREAS, as part of the approval of the Concept Plan Norix Group, Inc. is requesting approval of certain proposed performance standards; however, the City of West Chicago is not taking any position at this time on the compliance of said performance standards with respect to the use of the subject property as identified herein this Resolution.

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

Section 1. That the Concept Plan for the Norix Group, Inc. development is hereby approved in accordance with the following plans, which are incorporated herein and attached hereto as Exhibit "A":

1. The Site Plan A1.0a prepared by Heitman Architects, Inc., dated May 21, 2018, with a last issue date of June 15, 2018.
2. The Building Elevations Plan A5.0a prepared by Heitman Architects, Inc., dated May 21, 2018, with a last issue date of June 15, 2018.

Section 2. That all resolutions, or parts thereof, in conflict with the provisions of this Resolution are, to the extent of such conflict, expressly repealed.

Section 3. 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 Site Plan and Building Elevations Plan here)





CONCEPTUAL BUILDING RENDERING

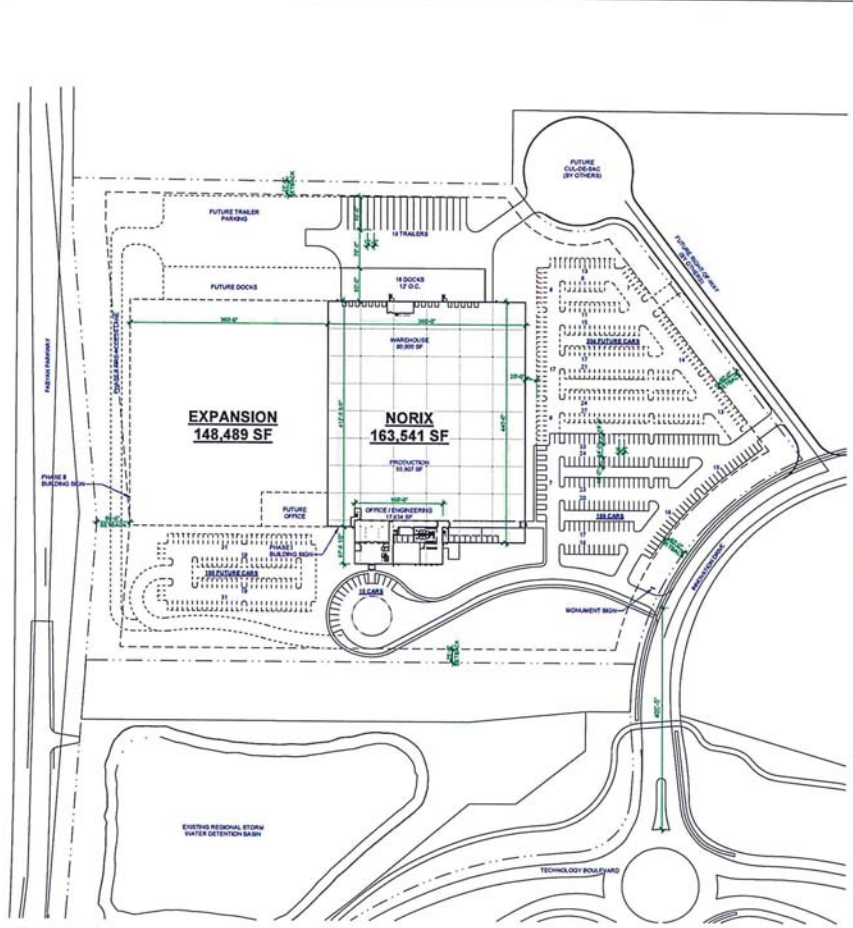


VICINITY MAP

SITE INFORMATION		GLAZING CALCULATIONS	
SITE AREA	22.18 ACRES	NORTH ELEVATION TOTAL GLAZING	18,232 SF / 8%
EXISTING BUILDING AREA	15,541 SF	EAST ELEVATION TOTAL GLAZING	12,422 SF / 30%
OFFICE	17,434 SF	SOUTH ELEVATION TOTAL GLAZING	18,433 SF / 8%
MANUFACTURING	8,107 SF		
WAREHOUSE	8,107 SF		
FUTURE EXPANSION AREA	148,489 SF		
DRIVE-THRU DOCKS	1 DOCK @ 18 DOCK @ 18 TRAILER		
TRAILER PARKING	18 TRAILER		
CAR PARKING	PHASE 1 44 CARS (145 LANDMARKED - 101 TOTAL) 7 CARS @ 10 SPACES FUTURE 384 CARS (145 LANDMARKED - 239 TOTAL) 48 CARS @ 8 CARS @ 10 SPACES FUTURE		
EAST ELEVATION PERCENTAGE	PHASE CARES 29,934 - 87% FUTURE CARES 23,488 - 67% TOTAL 53,422 - 76%		
NORTH ELEVATION PERCENTAGE	PHASE CARES 12,014 - 6% FUTURE CARES 10,904 - 3% TOTAL 22,918 - 2%		

ZONING ANALYSIS	
STATEMENTS OF COMPLIANCE	
THE BEST OF BOTH PROJECTS KNOWLEDGE AND BELIEF AND TO THE EXTENT OF CONTRACTUAL SOLUTIONS, THE CONCEPT PLANS ARE IN COMPLIANCE WITH THE BULK AND APPLICABLE ZONING REQUIREMENTS BASED UPON THE INFORMATION CURRENTLY KNOWN RELATIVE TO APPLICABLE LAWS.	
A - SUPPORT DISTRICT (LIGHT INDUSTRIAL)	
MAXIMUM ALLOWABLE HEIGHT	PLANNED 2 STORIES (8' (WHICHEVER IS LESS))
MINIMUM ZONING LOT AREA	PLANNED 2 ACRES (AT 132 SF) ACTUAL 22 ACRES
MINIMUM ZONING LOT FRONT	PLANNED 200' ACTUAL 872'
MINIMUM FRONT & EXTENSION	BACK YARD 20' SIDE YARD 10' FRONT YARD 217' ACTUAL 20' 10' 217'
MINIMUM INTERIOR REAR YARD	PLANNED 20' ALLOWED 10' ACTUAL 10' 20'
MINIMUM REAR YARD	PLANNED 20' ALLOWED 10' ACTUAL 10' 20'
MAXIMUM FAR	ALLOWED 1:1 ACTUAL .38

**PARKING REQUIREMENTS**  
 PARKING: THE PARKING COMPLEX WITH THE WEST CHICAGO ZONING ORDINANCE, THE PARKING RETAINS COMPLIANCE WITH THE DATA MINIMUM DESIGN BY CHICAGO (MINIMUM 2). THE FULL PHASE 1 AND PHASE 2 PARKING ON THE NORTH SIDE OF THE BUILDING FRONT PARKING ACCESS TO SITE WILL EXCEED THE ALLOWABLE PERCENTAGE OF FRONT YARD PARKING BY 46%. A VARIANCE IS BEING REQUESTED FOR THIS ELEMENT OF THE SITE PLAN DESIGN.



1 SITE PLAN  
 A1.0a 1" = 80'-0"

**DESIGN REVISIONS**  
 NOT FOR CONSTRUCTION

**HEITMAN ARCHITECTS INCORPORATED**  
 333 FORTSHELLA, SUITE 100  
 IRVING, ILLINOIS 60138 USA  
 TEL: 630.372.2111  
 FAX: 630.372.2144

HEITMAN ARCHITECTS INCORPORATED  
 333 FORTSHELLA, SUITE 100  
 IRVING, ILLINOIS 60138 USA  
 TEL: 630.372.2111  
 FAX: 630.372.2144

**norix**  
 FURNITURE  
 NEW OFFICE & MANUFACTURING FACILITY  
 1 INNOVATION DRIVE  
 WEST CHICAGO, IL

ISSUE DATE  
 05/21/2018 CONCEPT PLAN APPROVAL  
 06/15/2018 CONCEPT PLAN COMMENTS

SHEET TITLE  
 SITE PLAN

DATE  
 05/21/18

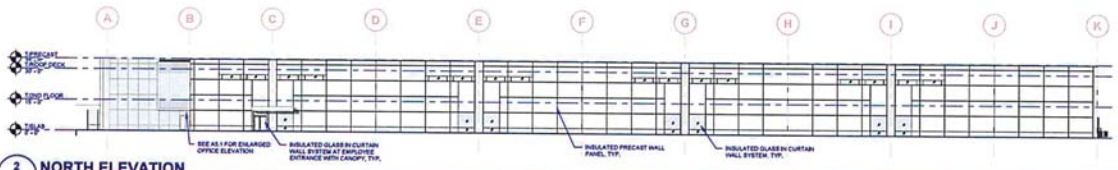
PROJECT NUMBER  
 21004

SHEET NUMBER  
**A1.0a**

Notes to Client: This drawing is a conceptual design. It is not intended to be used for construction. The architect is not responsible for the accuracy of the information provided. The client is responsible for the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided. The client is responsible for the accuracy of the information provided.



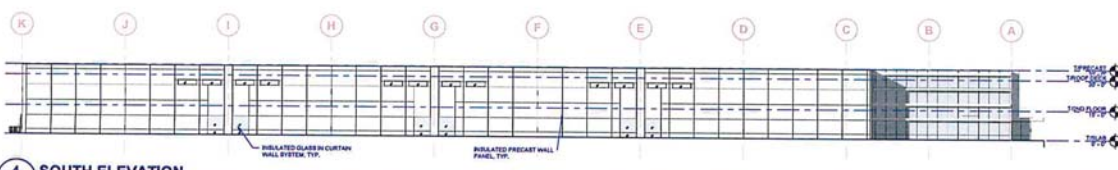
**1 EAST ELEVATION**  
 A5.0a 3/4" = 1'-0"



**2 NORTH ELEVATION**  
 A5.0a 3/4" = 1'-0"



**3 WEST ELEVATION**  
 A5.0a 3/4" = 1'-0"



**4 SOUTH ELEVATION**  
 A5.0a 3/4" = 1'-0"

**DESIGN DRAWING**  
 NOT FOR CONSTRUCTION

ISSUE DATE: 05/21/2018  
 06/15/2018  
 CONCEPT PLAN APPROVAL  
 CONCEPT PLAN COMMENTS

DATE: 05/21/18  
 PROJECT NUMBER: 21054  
 SHEET NUMBER: **A5.0a**

## CITY OF WEST CHICAGO

### DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Special Use for a Car Wash  
Clean Car Wash  
705 E. Roosevelt Road

Ordinance No. 18-O-0041

**AGENDA ITEM NUMBER:** 5.A.

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

**COMMITTEE AGENDA DATE:** July 9, 2018

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

**STAFF REVIEW:** Tom Dabareiner

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

**APPROVED BY CITY ADMINISTRATOR:** Michael Guttman

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

**ITEM SUMMARY:**

The applicant and contract purchaser of the subject property petitions the City of West Chicago for a special use for a car wash. The 2.1 acre vacant subject property is located at the northeast corner of Neltnor Boulevard (IL Route 59) and Roosevelt Road (IL Route 38). The applicant desires to construct an automatic car wash facility. The facility will have 3 pay stations and vacuum parking spaces that will have an open-air decorative canopy above each space. The facility will have in excess of 18 stacking spaces leading up to the pay stations. The proposed development has a somewhat unique layout due to the irregular shape of the lot and the severe grade change resulting from the adjacent Route 59 overpass.

The subject property has two existing access points from the former development of the site that will be reused. Limited right-in, right-out access to northbound Route 59 is proposed in the northwest corner of the site. Full access to Roosevelt Road is proposed in the southeast corner of the site. Once on-site all traffic is funneled towards the center of the site where the stacking lanes that lead to the pay stations are located. An emergency bypass point is provided after the pay stations and before the entrance to the car wash. The applicant is proposing to stripe 23 total parking spaces on the subject property, which will exceed the City's minimum off-street parking requirements. Seventeen (17) of those parking spaces will double as vacuum accessible spaces.

The applicant is proposing landscaping around the perimeter of the site, along the building foundation, and in the parking lot islands as required per the City's Zoning Code. All of the proposed landscaping complies with the City's minimum landscaping requirements.

The applicant is proposing a masonry exterior building with varying architectural features and building materials. The proposed building will have a decorative tower at each end. The tower roofs will be standing seam metal. The proposed canopies over the pay stations and vacuum parking spaces will also have a standing seam metal roof. The proposed trash enclosure will be constructed of the same materials as the building.

Final Engineering has not been approved to date. 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.

Due to the 4<sup>th</sup> of July holiday the July 9<sup>th</sup> Development Committee meeting packets had to be distributed prior to the commencement of the July 3<sup>rd</sup> Plan Commission meeting where this matter will be discussed. Therefore, City staff will verbally inform the Development Committee of the results of the Plan Commission proceedings on the night of the Development Committee meeting.

**ACTION PROPOSED:**

Consideration of a special use for a car wash at 705 E. Roosevelt Road.

**COMMITTEE RECOMMENDATION:**

## ORDINANCE NO. 18-O-0041

### AN ORDINANCE APPROVING A SPECIAL USE FOR A CAR WASH AT 705 E. ROOSEVELT ROAD

WHEREAS, on March 15, 2018, Janvier Decise (the "APPLICANT"), filed an application for a special use for a car wash for the property located at 705 E. Roosevelt Road 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 June 18, 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 July 3, 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 which contains specific findings of fact, pursuant to Recommendation No. 2018-RC-0018, 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 a car wash in conformance with Section 5.5 and Section 10.3-4(D) 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 Geometric Plan C-3 prepared by Terra Consulting Group, dated February 7, 2018, with a last revision date of April 30, 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 Plan Z-SUP 2 prepared by Neri Architects, dated April 25, 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 Plans Z-SUP 4 and Z-SUP 5 prepared by Neri Architects, dated April 25, 2018, a copy of which is attached hereto and incorporated herein as Exhibit "E".

Section 2. 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 3. 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

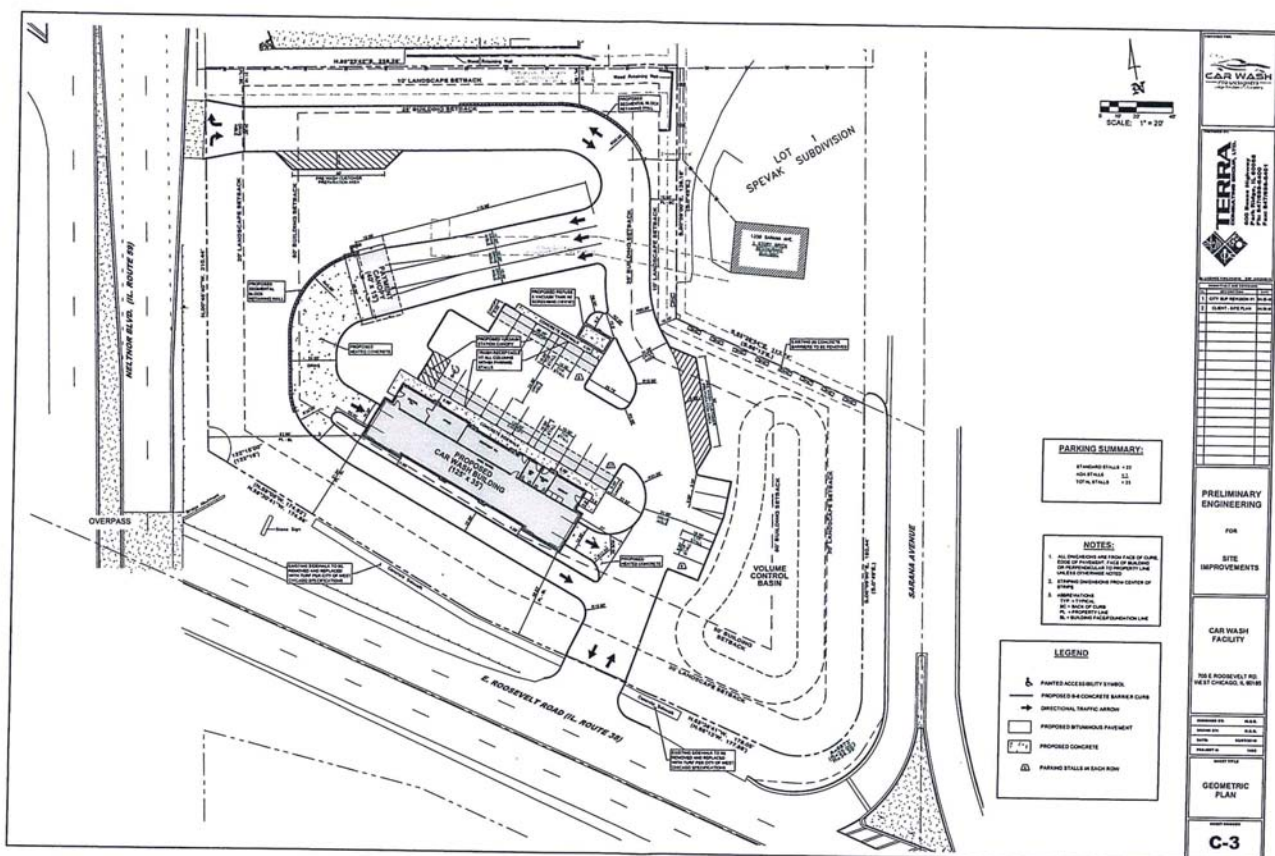
Lot 3 in Spevak Subdivision, being a subdivision of part of the southeast quarter of Section 15, Township 39 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded February 1, 1977 as Document No. R77-007732, in DuPage County, Illinois.

P.I.N.: 04-15-400-005.

**EXHIBIT “C”**

(Insert the Geometric Plan here)





**PARKING SUMMARY:**

STANDARD STALLS - 20
ADA STALLS - 2
TOTAL STALLS - 22

- NOTES:**
1. ALL DIMENSIONS ARE FROM FACE OF CURB, EDGE OF PAVEMENT, FACE OF WALL OR INTERSECTION OF STRUCTURE UNLESS OTHERWISE NOTED.
  2. EXISTING DIMENSIONS FROM CENTER OF DRIVE.
  3. DIMENSIONS:
    - 10' - FINISH
    - 10' - 6" - FINISH
    - 10' - 0" - FINISH
    - 10' - 0" - FINISH
    - 10' - 0" - FINISH
  4. FINISH ELEVATION LINE

**LEGEND**

	PAVED ACCESSIBILITY SYMBOL
	PROPOSED 8-IN CONCRETE BARRIERS CURB
	DIRECTIONAL TRAFFIC ARROW
	PROPOSED 8-IN CONCRETE PAVEMENT
	PROPOSED CONCRETE
	PARKING STALLS IN EACH ROW

**CAR WASH**

**TERRA**  
 TERRA ENGINEERING & ARCHITECTURE  
 1000 N. LAUREL STREET  
 CHICAGO, IL 60610  
 TEL: 312.467.1000  
 FAX: 312.467.1001  
 WWW.TERRA-ENG.COM

PROJECT NO.	10000000000000000000
CITY OF CHICAGO	10000000000000000000
CLIENT PROJECT	10000000000000000000
DATE	10000000000000000000
SCALE	10000000000000000000
DESIGNED BY	10000000000000000000
CHECKED BY	10000000000000000000
DATE	10000000000000000000

**PRELIMINARY ENGINEERING**

FOR

**SITE IMPROVEMENTS**

**CAR WASH FACILITY**

1000 ROOSEVELT RD. WEST CHICAGO, ILLINOIS

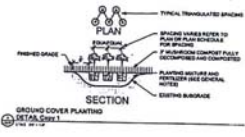
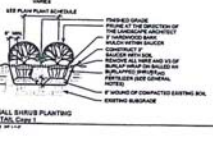
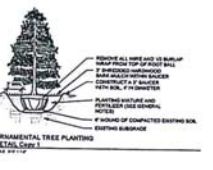
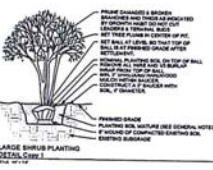
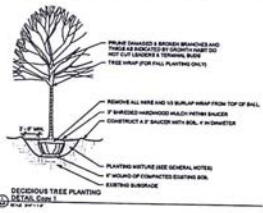
DESIGNED BY: [Name]  
 CHECKED BY: [Name]  
 DATE: [Date]

**GEOMETRIC PLAN**

**C-3**

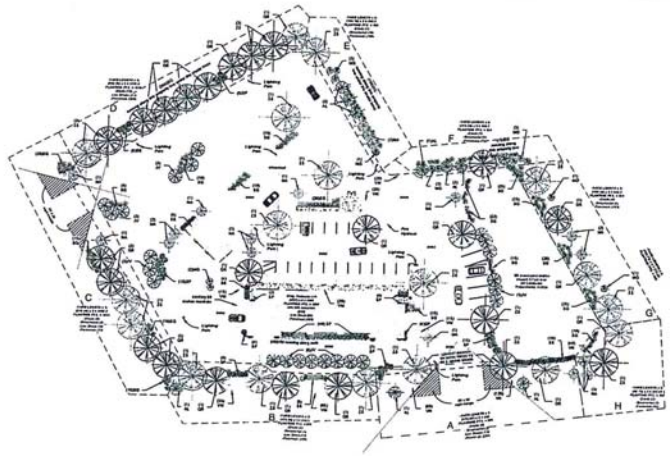
## **EXHIBIT “D”**

(Insert Landscape Plan here)



**Planting Schedule**

LEGEND	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES/SPECIAL CONDITIONS
<b>DECIDUOUS SHRUB TREES</b>					
QR	21	Quercus Rubra	Red Oak	2" caliper (20" in base of the F top)	
ZS	20	Zakona Excelsa	Japanese Zakona	2" caliper (20" in base of the F top)	
<b>DECIDUOUS ORNAMENTAL TREES</b>					
MS	10	Magnolia Speciosa	Star Magnolia	8" in	BAK, Clump
AL	10	Amelanchier Lancea	Sourwood	8" in	BAK, Clump
MA	10	Magnolia x 'Star'	Star Magnolia	8" in	BAK, Clump
<b>BIWURTS (TALL) - w/ LANDSCAPE MULCHED BED</b>					
JL	20	Jungfern Upphalsa Styrskot	Auntie Styrskot	2" in	
<b>BIWURTS (LOW) - w/ LANDSCAPE MULCHED BED</b>					
TM	0	Taxus x media Trevinor	Dark Year - tall	3" sp.	3" x 1.5"
BS	40	Salix humilis	Burnald Salix	3" sp.	BAK
SP	80	Salix japonica	Little Princess Salix	3" sp.	BAK
<b>PERENNIALS &amp; GROUND COVER PLANTS - w/ LANDSCAPE MULCHED BED</b>					
BS	500	Panicum stipulum Heavy Mat	Switch Grass	3" sp.	BAK
VS	240	Virginia Indica	Sahle (Black)	2" pot	CO
VM	300	Vicia minor	Penelope	2" pot	CO



**NERI ARCHITECTS, PC**  
1100 N. LAKE STREET, SUITE 1000, CHICAGO, IL 60610  
TEL: 312.427.1000 FAX: 312.427.1001

**NEW AUTOMATED CAR WASH FACILITY**  
705 E. ROOSEVELT RD.  
THE CITY OF WEST CHICAGO

PROJECT: 1724  
DATE: 04.25.18

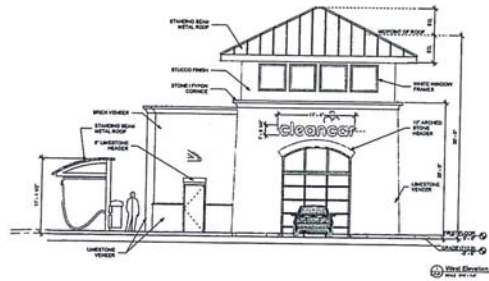
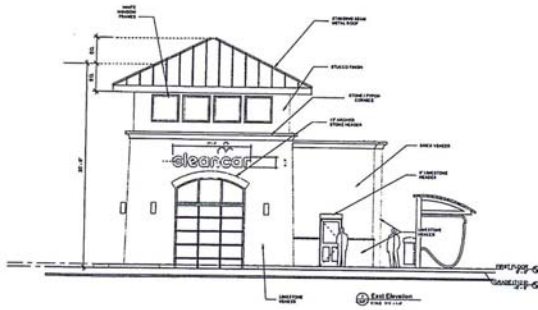
DESIGNED BY: NERI ARCHITECTS, PC  
CHECKED BY: NERI ARCHITECTS, PC  
APPROVED BY: NERI ARCHITECTS, PC  
SCALE: AS SHOWN  
DESCRIPTION: LANDSCAPE PLAN

SHEET NO. Z-SUP 2

SKL LANDSCAPE  
1100 N. LAKE STREET, SUITE 1000, CHICAGO, IL 60610  
TEL: 312.427.1000 FAX: 312.427.1001

## **EXHIBIT “E”**

(Insert Exterior Building Elevations Plan here)



**NERI ARCHITECTS, PC**

PROJECT # 1724

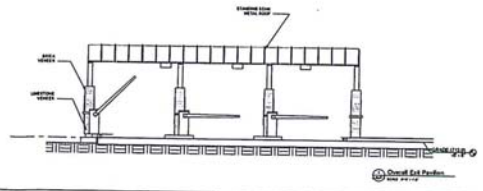
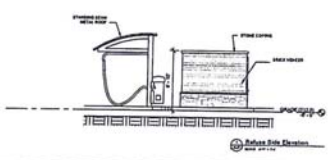
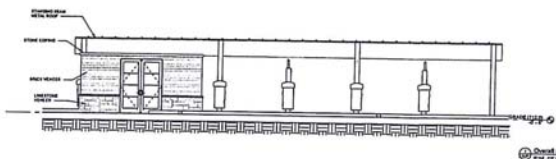
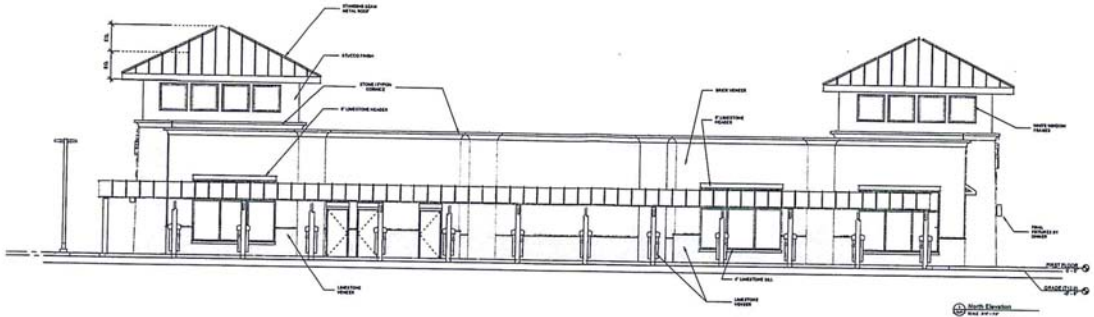
DATE 04.25.18

**NEW AUTOMATED CAR WASH FACILITY**

705 E. ROOSEVELT RD.  
THE CITY OF WEST CHICAGO

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**Z-SUP 4**



**N E R I**  
ARCHITECTS, PC  
1115 N. LAUREL STREET, SUITE 200  
CHICAGO, IL 60610

PROJECT # 1724  
DATE 04.25.14

**NEW AUTOMATED CAR WASH FACILITY**  
705 E. ROOSEVELT RD.  
THE CITY OF WEST CHICAGO

NO.	REVISION
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Sheet No. **Z-SUP 5**

# CITY OF WEST CHICAGO

## DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Special Use for a Truck Repair Facility  
American Highway Truck Service  
1401 Harvester Road

Ordinance No. 18-O-0044

**AGENDA ITEM NUMBER:** 5.B.

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

**COMMITTEE AGENDA DATE:** July 9, 2018

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

**STAFF REVIEW:** Tom Dabareiner

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

**APPROVED BY CITY ADMINISTRATOR:** Michael Guttman

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

**ITEM SUMMARY:**

The applicant, Andy Koczvara of American Truck Service, is requesting the approval of a special use to operate a truck repair facility in conjunction with his existing cartage and freight facility (truck terminal) located at 1401 Harvester Road. The subject property is approximately 6.2 acres in area and is located on the north side of Harvester Road between Hawthorne Lane and Nuclear Drive.

The subject property is located in the middle of an established industrial area centralized near the intersection of Powis Road and Hawthorne Lane. The subject property was originally developed as a truck terminal, but was not occupied for several years prior to 2006 when the applicant reestablished his trucking company use on-site. In 2016 the applicant received zoning approval to expand his trucking operations by adding an 8,000 square foot addition onto the existing 9,200 square foot building and increasing the semi-truck parking on-site to 65 total spaces.

The property is currently zoned Manufacturing District. Any type of motor vehicle repair is allowed by special use in the Manufacturing zoning district. The applicant's existing building has three (3) pass through semi-truck repairs bays that were added onto the existing facility as part of the 2016 building expansion. The use of the repair bays were originally intended for repair of only the applicant's own fleet vehicles as an ancillary use to the truck terminal operations. The applicant now desires to offer basic repair services (i.e. tire replacement, oil changes, brakes, tune ups, etc.) to outside parties utilizing his existing repair facilities on-site that will be a stand-alone business from his existing truck terminal operations. As part of this proposed repair service expansion request the applicant will also be designating four (4) existing truck parking spaces along the west side of the site to park any outside party trucks that would be awaiting repairs. Designating these four specific parking spaces will ensure that there is always adequate space available on-site for any unexpected repair work or for repair work that may take an extended period of time so that any trucks being repaired are not unnecessarily parked inside the repair facility or in non-designated parking areas on-site.

Due to the 4<sup>th</sup> of July holiday the July 9<sup>th</sup> Development Committee meeting packets had to be distributed prior to the commencement of the July 3<sup>rd</sup> Plan Commission meeting where this matter will be discussed. Therefore, City staff will verbally inform the Development Committee of the results of the Plan Commission proceedings on the night of the Development Committee meeting.

**ACTION PROPOSED:**

Consideration of a special use for a truck repair facility at 1401 Harvester Road.

**COMMITTEE RECOMMENDATION:**



## ORDINANCE NO. 18-O-0044

### AN ORDINANCE APPROVING A SPECIAL USE FOR A TRUCK REPAIR FACILITY AT 1401 HARVESTER ROAD

WHEREAS, on March 28, 2018, Andy Koczwarra of American Highway Truck Service (the "APPLICANT"), filed an application for a special use for a truck repair facility for the property located at 1401 Harvester Road 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 June 18, 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 July 3, 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 which contains specific findings of fact, pursuant to Recommendation No. 2018-RC-0020, 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 a truck repair facility in conformance with Section 5.5 and Section 11.2-4(C) of the Zoning Ordinance is hereby granted for the SUBJECT REALTY, subject to compliance with the following condition:

1. The truck repair use on the SUBJECT REALTY shall remain an ancillary use to the principal cartage and freight (truck terminal) use.

Section 2. 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 3. 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.