

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 11 in West Chicago Industrial Center, being a subdivision in Section 32, Township 40 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded March 13, 1983 as Document No. R83-16724, in DuPage County, Illinois.

P.I.N.: 01-32-402-011.

## CITY OF WEST CHICAGO

### DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Second Amendment to a Special Use for a Car Wash  
Shell Gas Station  
1307 S. Neltnor Boulevard

Ordinance No. 18-O-0042

**AGENDA ITEM NUMBER:** 5.C.

**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:**

Sonni Nguyen, owner of the Shell Gas Station, is requesting the approval of a second amendment to an existing special use for a car wash. Specifically, the applicant is requesting an amendment to add five (5) manual detailing stations to the northwest corner of the site. The subject property is approximately 1.5 acres in area and is located at the southeast corner of Neltnor Boulevard and Dayton Drive. The property is currently zoned B-2, General Business district.

The City Council approved a special use for an automobile service station and car wash for the subject property in August of 1988. The facility was constructed with a four bay self-serve wash facility on the south half of the site and a small automatic wash facility on the east half of the site. In 2016 the City Council approved an amendment to demolish the self-serve facility, expand the automatic wash facility and add self-serve vacuum stations as the site currently exists today.

The subject property has an existing 2,100 square foot automatic car wash building in the northeast corner of the site. The site also has 26 existing self-serve vacuum stations along the south and east property lines. The applicant desires to add five (5) hand detailing stations on the existing paved area in the northwest corner of the site. The detailing stations would each have vacuums identical to the self-serve vacuum stations on-site and employees would perform services such as tire cleaning, towel drying, waxing, applying various chemical protectants, cleaning the floor mats and cleaning the vehicle's interior. While the customer's car is being serviced the customer will wait in seating areas provided both inside and outside on the north side of the adjacent convenience store. Based on current demand these detailing services are currently only offered on the weekends, but is subject to change based on change in demand.

While minimal to the site's overall operations, City staff does not view the proposed location of the detailing stations in the northwest corner of the site as ideal from a site aesthetics and functionality standpoint due to the high visibility of this portion of the site, the lack of landscape screening in that area of the site and the possibility of vehicles awaiting detailing service to congest the on-site traffic flow at the north end of the site. City staff suggested the applicant utilize the existing vacuum stations along the east and south property lines instead for this aspect of the business. The applicant has indicated that this is not a favorable suggestion because the clients prefer to monitor their vehicles while they are being serviced and that is not overly viable when using any of the existing vacuum stations on-site because of the greater proximity from the customer waiting area at the convenience store.

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 second amendment to a special use for a car wash at 1307 S. Neltnor Boulevard.

**COMMITTEE RECOMMENDATION:**

## **ORDINANCE NO. 18-O-0042**

### **AN ORDINANCE GRANTING A SECOND AMENDMENT TO A SPECIAL USE FOR A CAR WASH AT 1307 S. NELTNOR BOULEVARD**

WHEREAS, on or about May 3, 2018, Sonni Nguyen, (the “APPLICANT”), filed an application for a second amendment to a special use for a car wash, with respect to the property legally described on Exhibit “A” attached hereto and incorporated herein (the “SUBJECT REALTY”); and,

WHEREAS, the corporate authorities of the City of West Chicago granted the original gas station and car wash special use by Ordinance 88-O-2088 on August 15, 1988; and,

WHEREAS, the corporate authorities of the City of West Chicago granted a first amendment to the special use for a car wash by Ordinance 17-O-0012 on April 17, 2017; and,

WHEREAS, Notice of Public Hearing on said amendment 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; and,

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

WHEREAS, the corporate authorities of the City of West Chicago have received the recommendation of the Plan Commission/Zoning Board of Appeals which contains specific findings of fact, pursuant to Recommendation No.18-RC-0019, 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 second amendment to a special use for a car wash in conformance with Sections 5.5 and 10.3-4(D) of the Zoning Ordinance is hereby granted for the SUBJECT REALTY, subject to compliance with the following condition:

1. The SUBJECT REALTY shall be utilized in substantial compliance with the Site Plan Sheet S-1 prepared by Magner-Manalang, dated June 4, 2016, with a final revision date of January 4, 2017, a copy of which is attached hereto and incorporated herein as Exhibit “C”.

Section 2. 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 3. 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	_____
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Alderman J. Sheahan	_____	Alderman H. Brown	_____
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Alderman A. Hallett	_____	Alderman Ferguson	_____
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Alderman Birch Ferguson	_____	Alderman S. Dimas	_____
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Alderman K. Meissner	_____	Alderman M. Garling	_____
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Alderman R. Stout	_____	Alderman G. Garcia	_____
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Alderman N. Ligino-Kubinski	_____	Alderman B. Gagliardi	_____
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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”**

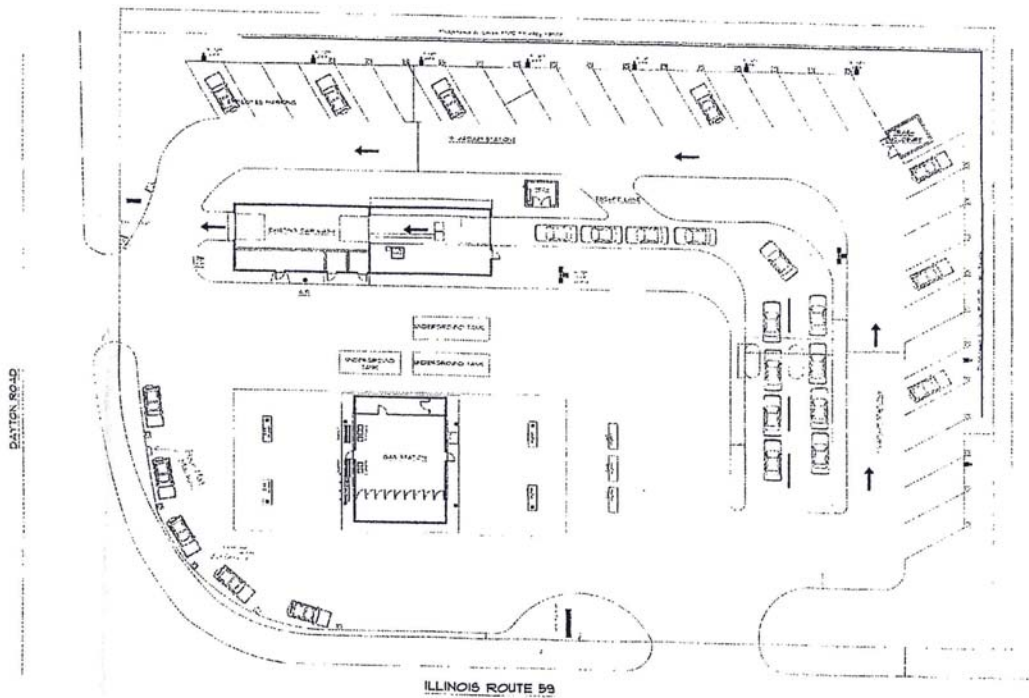
### **LEGAL DESCRIPTION**

Lot 1 in Sonni Nguyen Shell Resubdivision, being a subdivision located in 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 October 26, 2015 as Document No. R2015-118259, in DuPage County, Illinois.

P.I.N.: 04-15-400-009.

## **EXHIBIT “C”**

(Insert Site Plan here)



SITE PLAN  
SCALE

**MAGNER-MANALANG**

185 AUGUSTA STREET OAK PARK, ILLINOIS 60302	JOB NO. 16-222	DATE: 8-1-16	SHEET NO. 15-1
PROJECT: WEST CHICAGO CAR WASH	LOT ROUTE 59	REVISIONS: 1-16 5-17	
WEST CHICAGO, ILLINOIS			

## CITY OF WEST CHICAGO

### DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Request for Waiver of Appearance Code Requirements  
– Alteration of the Exterior Masonry Façade at  
1905 Franciscan Way  
BP Gas Station

Ordinance No. 18-O-0039

**AGENDA ITEM NUMBER:**5.D.**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:**

Cima Developers, who is the new property and business owner of the existing BP gas station located at the northwest corner of Route 59 and North Avenue, is requesting a waiver to the City's Appearance Code requirements to stain the brick façade of the existing building from an orange-red color to charcoal gray. The staining would only encompass the bricks and the other existing stone and concrete masonry features would remain as they exist. The staining request is part of a larger makeover to the site as part of the acquisition and rebranding of the site that includes other site improvements such as: updating the exterior of the building and fueling canopy, replacing all of the exterior lighting, replacing the car wash equipment and fuel pumps, updating the landscaping, adding a new restaurant where the former Subway was located and adding an outdoor seating area. The applicant strongly feels that the brick staining is an integral and important aspect to the rebranding of the site. Attached is a photo of the existing building, color renderings of the building depicting the proposed brick staining and product information from the stain manufacturer.

The applicable section of the Municipal Code is Section 7.13(C)(4), which is within the City's Appearance Code ("design standards and review") in Appendix A (Zoning). This Section, which prohibits any exterior brick or stone surfaces from being painted (or in this case stained), is intended to prevent potential long-term maintenance and degradation issues associated with continual repainting/restaining of brick or stone exteriors or preventing damage to the masonry if the paint/stain must ever be removed. The Appearance Code regulations are intended to promote high quality, cohesive developments that will enhance the overall long term appearance of the City. Paragraph (N) of the Appearance Code specifies that an appeal/waiver may be approved by the City Council.

**ACTIONS PROPOSED:**

Consideration of a waiver of the Appearance Code requirements for staining the brick exterior of the building located at 1905 Franciscan Way.

**COMMITTEE RECOMMENDATION:**

**ORDINANCE NO. 18-0-0039**

**AN ORDINANCE GRANTING A CERTAIN WAIVER TO SECTION  
7.13(C)(4), DESIGN STANDARDS AND REVIEW, OF THE ZONING CODE  
FOR 1905 FRANCISCAN WAY**

WHEREAS, on or about June 7, 2018, Cima Developers, (the "APPLICANT"), filed a request for a certain waiver to Section 7.13(C)(4), Design Standards and Review of Appendix A of the Zoning Code, with respect to the property legally described on Exhibit "A" attached hereto and incorporated herein (the "SUBJECT REALTY"); and,

WHEREAS, the APPLICANT proposes to stain certain masonry exterior elements on the subject building located at 1905 Franciscan Way, which is not permitted by Section 7.13(C)(4) of Appendix A of the Zoning Code; and,

WHEREAS, the existing exterior of the building is brick with limestone and masonry accents; and,

WHEREAS, the APPLICANT proposes to stain only the exterior brick elements of the existing building, monument sign, trash enclosure, fuel canopy, and any other ancillary site improvements constructed of the same brick material, which is not permitted by Section 7.13(C)(4) of Appendix A, Zoning Code, of the Municipal Code; and

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

Section 1. That a waiver from Section 7.13(C)(4), Design Standards and Review of the City of West Chicago Zoning Ordinance is hereby granted for the SUBJECT REALTY, subject to the following conditions of approval:

1. The APPLICANT is only permitted to stain the exterior brick elements of the existing building, monument sign, trash enclosure, fuel canopy, and any other ancillary site improvements constructed of the same brick material.
2. Painting or staining of any stone or masonry elements of the existing site improvements identified in Condition No. 1 on the SUBJECT REALTY is expressly prohibited and said stone and masonry elements shall remain in their natural unpainted state.
3. All of the existing exterior brick elements of the existing site improvements on the SUBJECT REALTY shall be stained the same color.

Section 2. 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 3. 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 M. Ferguson	_____
Alderman M. 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: \_\_\_\_\_  
City Attorney

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

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

ATTEST:

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

PUBLISHED: \_\_\_\_\_

Ordinance 18-O-0039

Page 2 of 3

Exhibit "A"

Legal Description

Lot 6 in Franciscan Way, being part of a planned unit development subdivision part of the Southeast Quarter of Section 28, Township 40 North, Range 9 East of the Third Principal Meridian according to the amended planned unit development subdivision plat thereof, recorded as Document No. R2004-065395, in DuPage County, Illinois.

P.I.N. 01-28-401-098





01 - FRONT ELEVATION



02 - SIDE ELEVATION



03 - SIDE ELEVATION



To Whom it May Concern:

The most common cause of paint failure is moisture accumulation beneath the film formed by paint on the surface of the substrate, in this case brick. Paint films have low vapor permeance, usually in the range from 0 to 20 Perms. Moisture evaporating from the substrate causes loss of adhesion and lifting of the paint from the underlying surface. Blisters are then formed causing cracking and peeling of the paint. Moreover, these films are subjected to aging due to the deterioration of polymeric chains of the paint binders.

Nawkaw's mineral stains, when installed by professional stain applicators, do not form films (Figure 1), they penetrate into the substrate (Figure 2). Upon silicification, which is a chemical reaction between NawTone-K's mineral binder and the components of the concrete or masonry, Nawkaw's stain permanently bonds with the substrate. NawTone-K binder, due to its mineral nature, is not subjected to UV damage. Water vapor permeance of 75-85 Perms assures high breathability. Those characteristics prevent blistering, cracking and peeling.

For further product description and properties please refer to the attached Technical Data Sheet.

Please do not hesitate to contact me should you have any questions.

Kind regards,

Kasia Purzycka, PhD  
Chief Science Officer  
Nawkaw Corporation

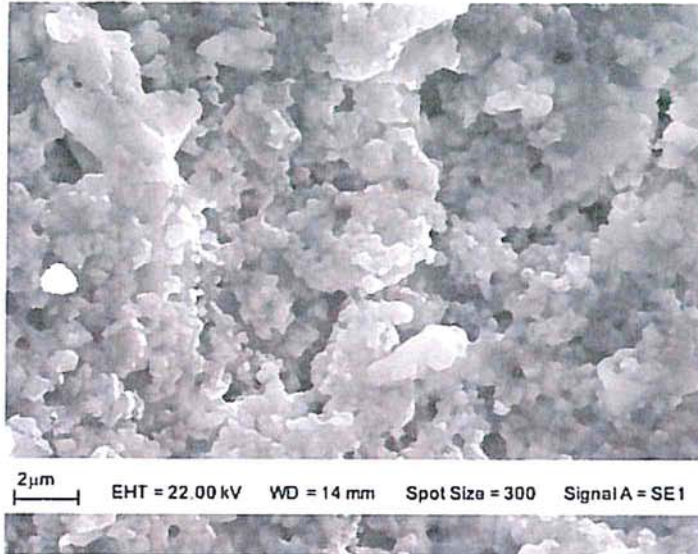


Figure 1. Microstructure of the NawTone-K coated surface observed under SEM.

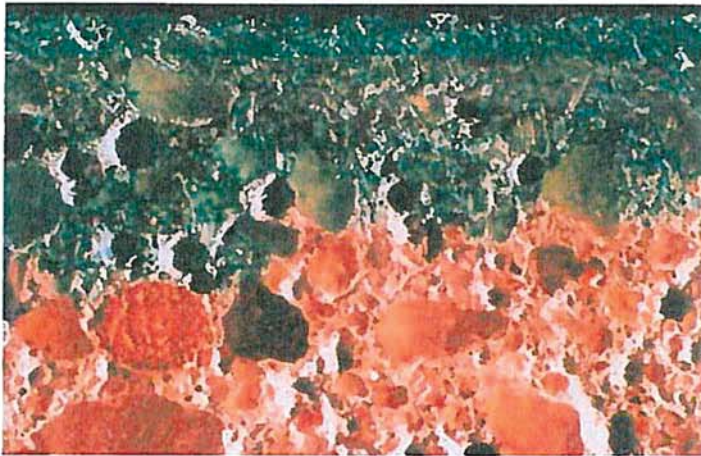
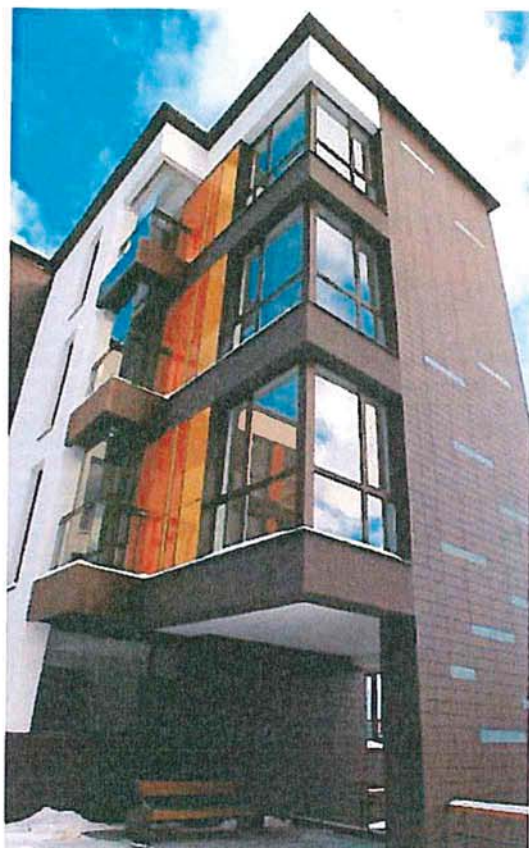


Figure 2. Cross section view of substrate (20x magnification) treated with NawTone-K binder enriched with the green dye for visualization purposes.

## Technical Data



# Nawkaw®

We change the color of masonry and concrete!

## NawTone®-K

NawTone-K is mineral stain that uses silicate as a binding agent to form a permanent chemical bond with substrates. The addition of lightfast, inorganic pigments enables a wide range of colors to be produced. NawTone-K exhibits the overall characteristics of being:

- UV resistant
- aspiratory
- weather resistant
- lightfast
- durable
- mold & mildew resistant
- penetrating
- odorless
- environmentally friendly

NawTone-K can be diluted with NawThinz-C for concrete surfaces or with NawThinz-M for masonry surfaces to create color-wash, semi-transparent, or opaque finishes. Our customized application techniques make NawTone-K a superior choice for new construction, renovation, restoration, and preservation.

Because NawTone-K chemically binds with concrete, it is ideal for use on precast and tilt-up projects. NawTone-K offers consistent color solutions for complete color changes, decorative applications, and solving color problems. This product is also very effective for blending away color variations that naturally occur in the manufacture of concrete. This includes correcting unsightly or mismatching patch repairs as well as skim coat finishes.

### Environmental & Safety Concerns

NawTone-K is water-based, nonflammable, nonhazardous and has **Zero VOC** content. Use of this product may help your projects qualify for L.E.E.D credits.

### Typical Specifications:

- **Viscosity:** (72° F) 60°-80° KU
  - **pH:** ~11
  - **Finish:** flat
  - **Nonflammable**
  - **VOC:** 0 g/L (ASTM D6886)
  - **Abrasion Resistance:** excellent
  - **Water Vapor Permeance:**  $4.5 \times 10^{-6}$  g/Pa s m<sup>2</sup>
  - **Water Diffusion Resistance:**  $s_d(H_2O) < 0.01$  m
  - **UV Resistant-Accelerated Weathering**  
(ASTM G154) : pass
  - **Application Temperature:** 41°-110°F (5°-43°C)
- Dry Time for Reapplication (if required):**  
12 hrs concrete / 24 hrs masonry
- **Shelf Life:** 12 months in factory sealed container

### Product Properties

- Penetrating
- Nonflammable
- Nontoxic
- Water-based
- Solvent-free
- Vapor-permeable
- Non-film-forming
- Zero VOC
- Water washup

### Color Selection

Nawkaw stains allow you the freedom to choose the colors you want from any color specifiers or actual samples.

Create all levels of color, from completely opaque to just a hint of color.



Ask about our 25-Year  
Warranty

### Surface Preparation

Prior to application ensure that substrate is clean, dry and free of dust. Remove loose and unstable material as a sound surface is required for external applications. Be sure to check for any presence of mold release residue from concrete forms. If present, remove according to manufacturer's guidelines.

Substrates that have been treated with acid/chemical wash must be neutralized prior to application.

Alkali or efflorescence should be treated with proper neutralizing compounds as recommended by manufacturers before application can begin.

### Application

NawTone-K can be applied by brush, roller, sponge and spray equipment. The product should be thoroughly mixed by stirring before use. The choice of application technique depends on the desired color and finish one wishes to achieve.

For translucent finishes, NawTone-K will be customized depending on the level of translucency required for the project. This may involve varying the number of applications required. Opaque finishes may require 2 or 3 applications.

When NawTone-K has been diluted with NawThinZ, be sure to keep it well stirred. ONLY DILUTE WITH NAWTHINZ.

It is important to maintain a wet edge at all times, and work to a natural break line.

### Limitations

Not suitable for application on synthetic surfaces such as silicone, urethane, epoxy or plastic. This coating cures to a hard finish and is not recommended for use on caulking joints.

### Coverage

Approximately 200-400 sq ft/gal (5-10 m<sup>2</sup>/l). Actual area covered depends on the porosity of the substrate and the application method(s) used.

### Cleaning of Application Equipment

Cleanup of equipment with water should be completed before the products have been allowed to dry. Spills or overspray should be cleaned with water and not allowed to dry.

The User of the product assumes all liability for product's use except in situations involving a manufacture's defect. This technical information is offered as advice based on knowledge and practical experience and does not constitute a warranty. Before application, the User shall determine the suitability of the product for its intended use. User should also ensure that the product is thoroughly mixed prior to application as the product may have settled during shipment or storage. Furthermore, it is recommended that the User test the product on a sample area before use. Nawkaw retains the right to make modifications as part of the product's development or improvement of their application, it is the User's duty to ensure they are aware of any such changes. This edition supersedes all earlier editions.

## Safety

- Protect eyes and skin from contact with NawTone-K.
- Do not swallow.
- Keep away from children.

**NOTE:**

See manufacturer's SDS sheet:  
[www.Nawkaw.com/downloads](http://www.Nawkaw.com/downloads)

# We change the color of concrete and masonry

Sure, we work with new construction. But we also do lots and lots of touch-up and repair work for remodeling and renovations for concrete and masonry. We manufacture a variety of stains and will help you select the appropriate product for your needs. Most importantly, when it comes to coloring concrete or masonry, **don't paint it!** Trust **NawTone™** brand stains, and Nawkaw's award winning color technicians for long lasting, zero-maintenance color solutions.

We can stain precast panels at your facility or on the job-site.



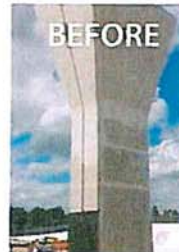
We apply a sample(s) to your project so you can see exactly the results that can be achieved.



Bring your tilt-up concrete projects to life with rich, natural looking color!

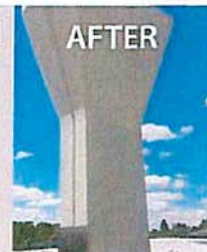


BEFORE



Badly discolored concrete? We can color it to look like new, saving you time and money!

AFTER



## Nawkaw®

*Changing the color of masonry and concrete!*

Nawkaw Corporation • 370 Commerce Blvd • Athens GA 30606 USA

When it comes to color...  
***We won't leave  
you hanging!***



*With thirty years experience  
you can rely on Nawkaw to  
deliver the colors specified  
for your project.  
We are keenly aware of  
job-site safety and strive to  
comply with all ordinances  
to keep your job on schedule.  
Our services come with a  
25-Year Warranty.*



*When color has to be right,  
there's only one call to make...*

**Nawkaw®**

*Changing the color of masonry and concrete!*

[www.Nawkaw.com](http://www.Nawkaw.com)

**1-866-4-NAWKAW**

**BEFORE**

Formed Concrete



**AFTER**

Formed Concrete colored by Nawkaw



## CITY OF WEST CHICAGO

### DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Request for Waiver of Appearance Code Requirements  
– Wall Signage at 1250 W. North Avenue

Ordinance No. 18-O-0040

**AGENDA ITEM NUMBER:**

5.E.

**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:**

Art Conte, who is the property owner, is requesting a waiver from the City's Appearance Code requirements to allow the use of non-channel letter wall signage on his multi-tenant commercial building located at 1250 W. North Avenue (the former Nissan dealership building located in front of Aspen Marketing). This 10,000 square foot former single user commercial building has been unoccupied for many years. The owner is currently remodeling the building to convert it into a multi-tenant building. As part of the remodeling he is removing all of the existing overhead doors on the building and installing new glass storefronts in the wall openings to accommodate additional tenant spaces. Above all of these new storefronts Mr. Conte desires to also install canvas skinned awnings that will match in appearance the existing metal awnings located on the northern portion of the building. The existing and proposed awnings will envelop a significant portion of the exterior building facades where tenant signage typically is placed. Therefore, Mr. Conte is requesting a waiver from the City's channel letter only wall sign requirement for multi-tenant commercial building because it would be very difficult to mount a channel letter signage to the awnings and it would not look aesthetically appealing. Please refer to the attached building renderings for specific details. If the waiver request is approved City staff is recommending a condition of approval that requires the use of Code compliant channel letter signage if the awnings are removed or a tenant desires to mount wall signage directly to the building's façade.

The applicable section of the Municipal Code is Section 7.13(l)(8), which is within the City's Appearance Code ("design standards and review") in Appendix A (Zoning). This Section, which prohibits the use of non-channel letter wall signage on multi-tenant commercial buildings, is intended to promote a uniform use and appearance of wall signage on multi-tenant buildings. In general, the Appearance Code regulations are intended to promote high quality, cohesive developments that will enhance the overall appearance of the City. Paragraph (N) of the Appearance Code specifies that an appeal/waiver may be approved by the City Council.

**ACTIONS PROPOSED:**

Consideration of a waiver of the Appearance Code requirements for allowing non-channel letter wall signage on the exterior of the building located at 1250 W. North Avenue.

## CITY OF WEST CHICAGO

**COMMITTEE RECOMMENDATION:**

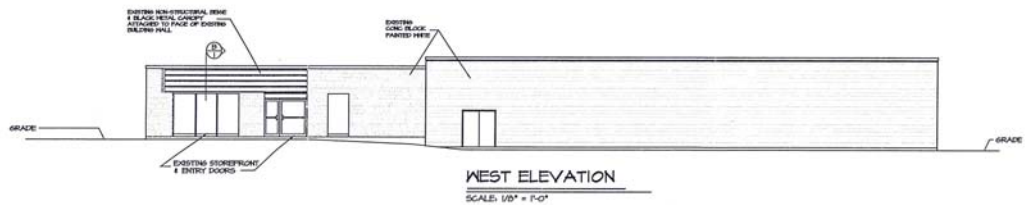
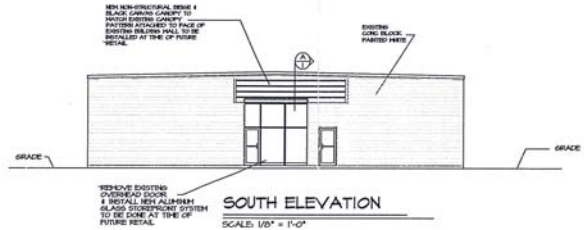
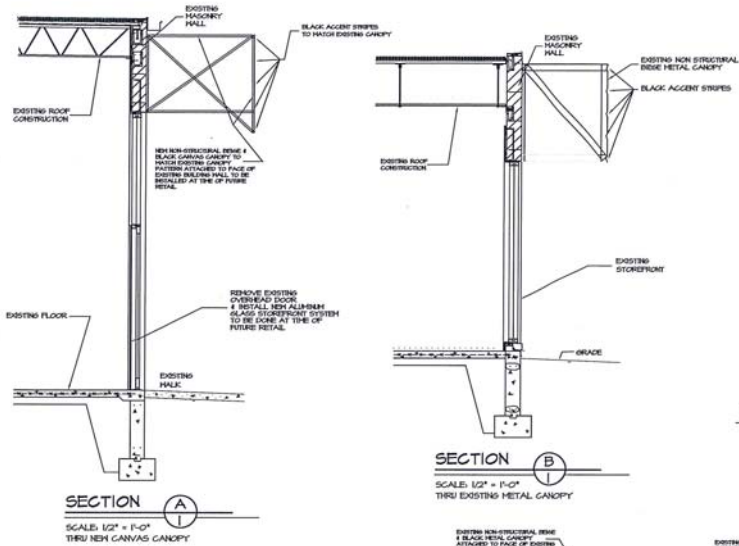


- 42" tall x 252" wide
- single sided
- 1/4" thick black composite aluminum
- flat (non-dimensional) white vinyl copy adhered to face of aluminum
- panels screwed directly (tight) to aluminum fascia using #10 self drilling stainless steel screws



**BANNER UP  
SIGNS**

1170 East State Street  
Sycamore, IL 60178  
(815) 899-9211  
[www.bannerupsigns.com](http://www.bannerupsigns.com)



**EXISTING & NEW CANOPIES  
for SIGNAGE at  
1250 NORTH AVENUE  
WEST CHICAGO, ILLINOIS**

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED  
UNDER MY SUPERVISION AND THAT THEY COMPLY TO  
THE BEST OF MY KNOWLEDGE WITH THE REQUIREMENTS  
OF THE BUILDING ORDINANCES OF WEST CHICAGO, IL.

ERNEST E. TERNOVITS JR.  
ARCHITECT  
6/6/18  
6/7/18  
6/8/18

REG. NO. 01-0075  
EXP. NOV. 30, 2018

ERNEST E. TERNOVITS JR.  
architects  
6888 ROSSELLE ROAD  
ROSSELLE, ILL. 60012  
AG 100 244-1208

SHEET 6  
1  
OF 305

**ORDINANCE NO. 18-0-0040**

**AN ORDINANCE GRANTING A CERTAIN WAIVER TO SECTION  
7.13(C)(4), DESIGN STANDARDS AND REVIEW, OF THE ZONING CODE  
FOR 1250 W. NORTH AVENUE**

WHEREAS, on or about June 13, 2018, Arturo Conte of ARA Conte Joint Venture, (the "APPLICANT"), filed a request for a certain waiver to Section 7.13(I)(8), Design Standards and Review of Appendix A of the Zoning Code, with respect to the property legally described on Exhibit "A" attached hereto and incorporated herein (the "SUBJECT REALTY"); and,

WHEREAS, the APPLICANT proposes to install non-channel lettering wall signage on the existing building located on the SUBJECT REALTY at 1250 W. North Avenue, which is not permitted by Section 7.13(I)(8) of Appendix A of the Zoning Code; and,

WHEREAS, the APPLICANT proposes to convert the existing 10,000 square foot former single use commercial building into a multi-tenant commercial building; and,

WHEREAS, several areas on the northern portion of the exterior of the building have existing metal awnings located above the storefront windows, which the APPLICANT desires to retain; and,

WHEREAS, as part of the conversion of the building into a multi-tenant building the APPLICANT desires to install additional canvas awnings over the remainder of the existing and proposed storefront windows; and,

WHEREAS, the proposed canvas awnings will match the existing metal awnings in appearance (i.e. height, shape and color) to give the building a uniform exterior appearance; and,

WHEREAS, any proposed tenant wall signage would most likely be desired to be mounted/adhered to the existing and proposed canopies; and,

WHEREAS, it is structurally difficult and aesthetically unappealing to require the use of channel letter wall signs in conjunction with the existing and proposed awnings; and,

WHEREAS, the APPLICANT desires to eliminate the requirement of the use of channel letter wall signs on multi-tenant commercial buildings due to the circumstances outlined herein above, which is not permitted by Section 7.13(I)(8) of Appendix A, Zoning Code, of the Municipal Code; and

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

Section 1. That a waiver from Section 7.13(I)(8), Design Standards and Review of the City of West Chicago Zoning Ordinance is hereby granted for the SUBJECT REALTY, subject to the following conditions of approval:

1. The waiver is only permitted for the tenant storefronts that will utilize the awnings and desire to install wall signage on said awnings. If the awnings are removed from a tenant space or the tenant desires to utilize wall signage that will be attached directly the exterior building façade/not attached to an awning, then Code compliant channel lettering signage shall be required.

Section 2. 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 3. 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 M. Ferguson	_____
Alderman M. 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: \_\_\_\_\_  
City Attorney

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

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

ATTEST:

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

PUBLISHED: \_\_\_\_\_

## Exhibit "A"

### Legal Description

That part of Lot 1 of Taylor's Assessment Plat of part of the southeast quarter of Section 29, Township 40 North, Range 9 East of the Third Principal Meridian, and part of the northeast quarter of Section 32, Township 40 North, Range 9, East of the Third Principal Meridian, according to the plat thereof, recorded March 19, 1947 as Document No. 517570, being more particularly described as follows: beginning at the northwest corner of said Lot 1; thence southerly along the west line of said Lot 1, 821.66 feet; thence east perpendicular to the west line of said Lot 1, 275.00 feet; thence north parallel with the west line of said Lot 1, 792.00 feet to the point of intersection with the north line of said Lot 1; thence northwesterly along the north line of said Lot 1, 276.72 feet to a point of beginning, in DuPage County, Illinois.

P.I.N. 01-29-402-006

## CITY OF WEST CHICAGO

### DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Conceptual discussion of the potential for a Zoning Map Amendment (Rezoning).  
Reliable Wheels  
1240 W. Roosevelt Road

**AGENDA ITEM NUMBER:** 5.F.**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:**

At its meeting on May 8, 2018, a question arose as to the potential suitability for a rezoning in conjunction with an existing used car dealership (Reliable Wheels) and its plans for expansion. Specifically, the possible rezoning from the ORI (Office, Research, Light Industrial) district to the B-2 (General Business) district arose.

Staff reviewed the requirements for rezonings relative to the property located at 1240 W. Roosevelt Road. A minimum area of one (1) acre is required to rezone land to B-2. The initial as-is phase falls short of that requirement, therefore also falling short of the two acre minimum needed for a used car dealership.

Other considerations include addressing the City's following findings of fact for a rezoning (responses are in *italics*). One caution: this is not the required public hearing itself, so the information below is offered only as a guideline for discussion:

- A. Existing use(s) and zoning of the property in question. *The existing subject use falls short of the minimum area requirements and only after a minimal amount of expansion is provided can the one acre minimum (but not the two-acre use-related requirement) be met. Other bulk requirements are met.*
- B. Existing use(s) and zoning of other lots in the vicinity of the property in question. *Neither the existing adjacent single family residence, nor the existing adjacent landscaper's storage yard on the property is allowed in the B-2 zoning district. The proposed phasing plan can provide no guarantee that these uses will be discontinued.*
- C. Suitability of the property in question for uses already permitted under existing regulations. *None of the existing uses are appropriate for the ORI zoning district.*
- D. Suitability of the property in question for the proposed use. *A used car dealership—meeting the newly adopted requirements for these dealerships—may be suitable for this location.*

- E. The trend of development in the vicinity of the property in question, including changes (if any) which may have occurred since the property was initially zoned or last zoned. *There is no "trend" measurable on the adjacent or nearby properties.*
- F. The effect the proposed rezoning would have on implementation of the Comprehensive Plan. *Any rezoning would not fulfill the goals of the Comprehensive Plan for this location, which calls for ORI type uses.*
- G. Impact on surrounding properties. *Any rezoning would potentially have an impact on the surrounding properties as the property and the adjacent properties to the west are considered to be blighted and are part of the newly created Roosevelt/Fabyan T.I.F. District.*
- H. Impact on health, safety and welfare of the community. *There are few, if any, negative impacts to health, safety and welfare of the community regarding the proposal. That said, the community relies on the predictability afforded by a community's land use rules and regulations. Each time a change is made, careful consideration of the findings of fact and the impacts on others' trust in the rules should be considered.*

In brief, the proposal does not currently meet the technical requirements for a rezoning, unless done coincident with full redevelopment (elimination of the single family residence and landscaper's storage yard along with expansion of the existing used car dealership) of the property in order to meet the requirements for used car dealerships in the B-2 zoning district.

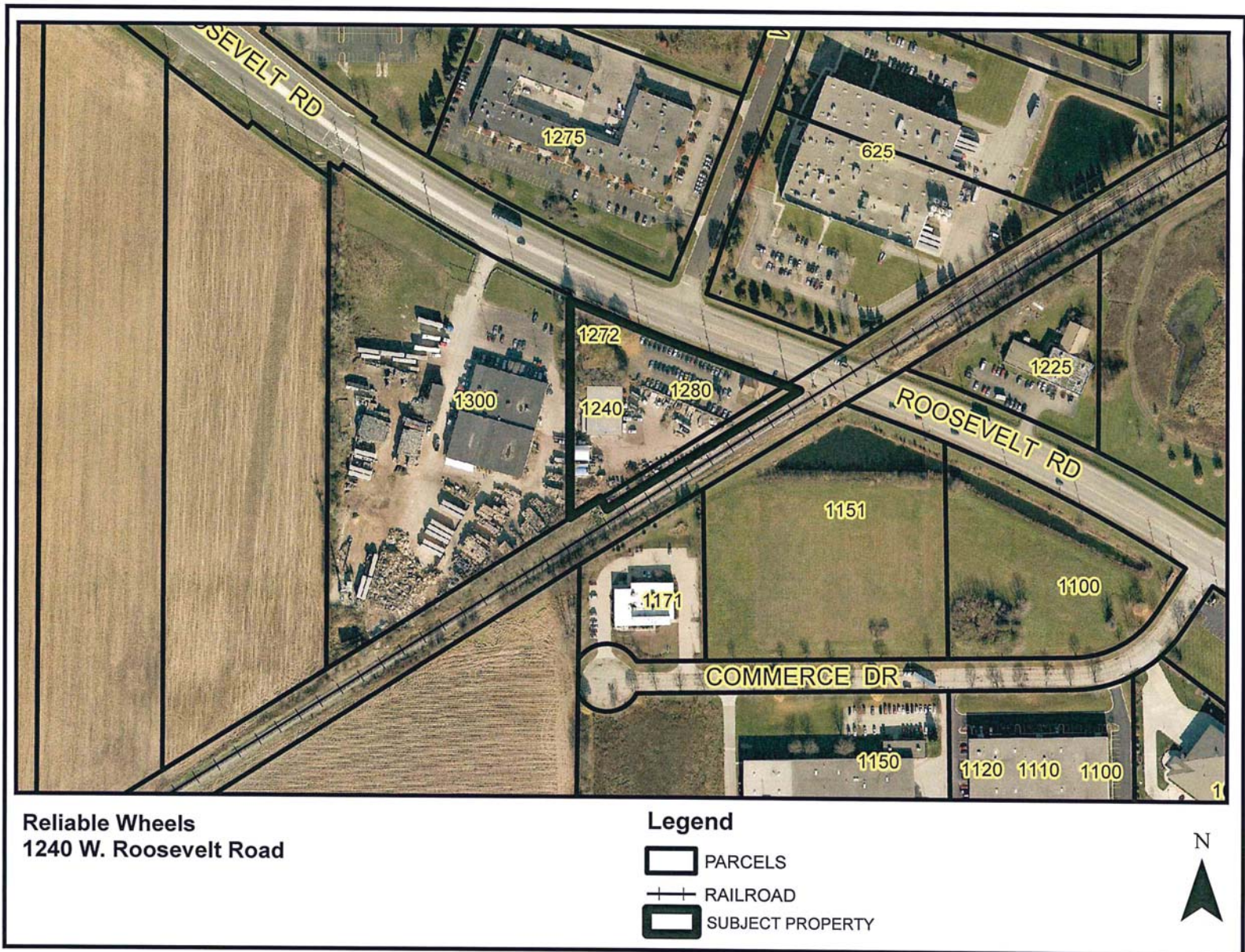
Aldermen may recall that the phasing aspects of the proposed use car dealership expansion caused some concern at the May 14<sup>th</sup> Development Committee meeting. The phasing also impacts the City's ability to carry out a rezoning to the B-2 district. Should Aldermen wish to recommend the rezoning, staff asks that it be conditioned on a coincident, more robust redevelopment that fully meets the use requirements of the recent approved used car dealership ordinance.

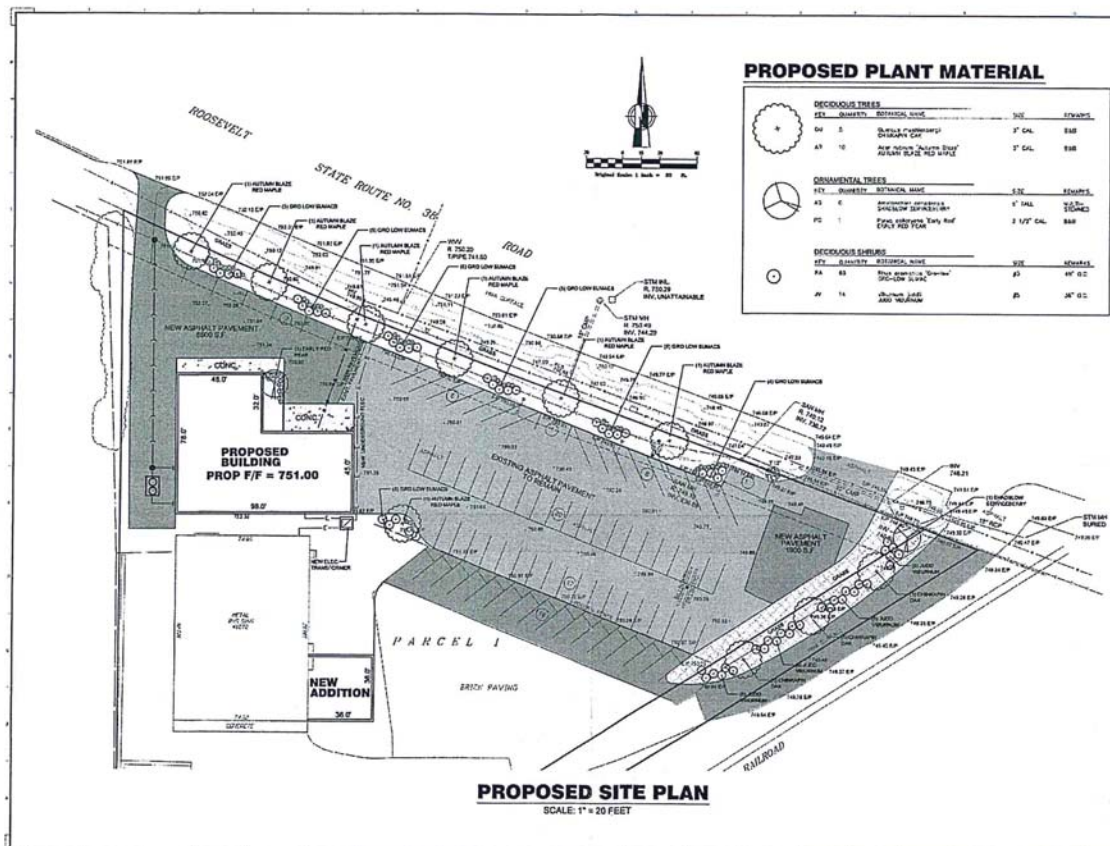
Pc: Aerial Photo of Area

**ACTIONS PROPOSED:**

Conceptual discussion of the potential for a rezoning of 1240 W. Roosevelt Road from the ORI zoning district to the B-2 zoning district.

**COMMITTEE RECOMMENDATION:**





**REMPE SHARPE**  
CONSULTING ENGINEERS  
604 WEST STATE STREET  
CHICAGO, ILLINOIS 60610  
Telephone: (312) 233-0317  
Fax: (312) 233-1070

**RELIABLE WHEELS, INC.**  
1100 WEST 11TH STREET  
CHICAGO, ILLINOIS 60607

DATE: DECEMBER 2017  
DESIGN/OWN: CDB  
APPROVED: JB  
SCALE: AS SHOWN

**PROPOSED SITE PLAN**

**C3**  
SHEET 3 OF 4



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