

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

DEVELOPMENT COMMITTEE

**Tuesday, November 13, 2018
7:00 P.M. - Council Chambers**

AGENDA

1. Call to Order, Roll Call, and Establishment of a Quorum
2. Approval of Minutes
 - A. October 8, 2018
3. Public Participation
4. Items for Consent
 - A. West Chicago Community High School District 94 – 326 Joliet Street – Special Use Amendment & Variance
 - B. RFS Group – 1450 W. North Avenue – Special Uses
5. Items for Discussion
 - A. Jigged Ventures PUD – 560 & 600 W. Roosevelt Road – Conceptual Review
6. Unfinished Business
7. New Business
8. Reports from Staff
 - A. Project and Economic Development Updates
9. Adjournment

Draft

MINUTES

DEVELOPMENT COMMITTEE

October 8, 2018, 7:00 P.M.

1. Call to Order, Roll Call, and Establishment of a Quorum.

Alderman Stout called the meeting to order at 7:00 P.M.

Roll call found Aldermen James Beifuss, Melissa Birch Ferguson, Michael Ferguson, Bonnie Gagliardi, Jayme Sheahan and Rebecca Stout present.

Also in attendance was Community Development Director, Tom Dabareiner.

2. Approval of Minutes.

A. September 10, 2018.

Prior to the start of the meeting, Alderman Garling had provided written comments to staff about a change to the minutes. Mr. Dabareiner read the change to be made aloud to the Committee.

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

3. Public Participation. None.

4. Items for Consent. None.

5. Items for Discussion.

A. Central Main Redevelopment Plan / CBBEL Stormwater Review.

Tom Dabareiner provided the members with an update of this item. Several questions remained about the stormwater portion of the Central Main Street Redevelopment Plan and thus Christopher B. Burke Engineering, Ltd. (CBBEL) was hired to address those questions. CBBEL's findings generally confirmed the stormwater calculations, but with a few variations, which Mr. Dabareiner proceeded to read aloud for the Committee. He added that their report noted the need for an overall stormwater master plan and provided information for potential offsite facilities along with cost estimates. He noted that the report will help to make more informed decisions as they move forward with the Plan. He indicated a representative of CBBEL, Mr. Luke Sherry, was present to answer any questions.

Alderman Beifuss asked about the engineering project cost, and Mr. Dabareiner answered they do not have a final figure, but that it would not surpass \$12,000. Alderman Beifuss asked about the recommendation for Block 1 in which the detention from there could be used to offset other areas. Luke Sherry affirmed that Block 1 reduces the net impervious area and so no stormwater management is needed. Therefore, if it were provided here, it would act as a credit for some of the other areas where stormwater management is required. Alderman Beifuss asked if vaults are proposed there and Mr. Sherry answered yes, that would be a possibility, but there are other more cost-effective options.

Alderman Beifuss affirmed that Block 2 is where the pocket park is supposed to go and asked about the detention facilities contemplated within the park. Mr. Sherry stated the idea in the Plan was to have a dry-bottom, bowl-like detention pond, which would also serve as an open green space. The problem, he indicated, is that with a lot of rain, it would be muddy and therefore not useable as a playing field. An underdrain system, however, would make it more useable. Alderman Beifuss mentioned a similar bowl feature in Reed Keppler Park for one of the soccer fields.

Block 3 was discussed. Alderman Beifuss asked about CBBEL's use of the utility atlases to look at the presence of storm sewers or water drains. Mr. Sherry responded they had and that sanitary sewers were also considered. While there were some areas with potential conflicts, for the most part, the utilities are located in the street, where they are far enough away from the bio-retention areas being contemplated in the parkways.

Alderman Beifuss asked about the 3 different offsite storage options for Block 5, given there is not enough onsite storage on that Block. He also asked about their assessment of a green roof being rather expensive. Mr. Sherry replied that while it is an option, it is not as cost-effective as some other measures. They briefly touched on some of the potential areas identified in the report for offsite storage, such as the existing Metra detention basin and Turner Court. Mr. Perry indicated that the stretch of Turner Court would lend itself well to permeable pavers, but at a higher cost and with less potential storage volume than

an underground storage vault. The existing detention basin of the library was also discussed, and Mr. Sherry explained the idea of flattening out the bottom of the green space to create storage, and then, by adding wetlands plantings, water quality benefits would be provided. Alderman Beifuss asked about how the water gets there. Mr. Sherry said that both of these facilities are constructed detention ponds with an existing tributary associated with them. By over-detaining water in these areas, they can account for loss elsewhere. Alderman Beifuss asked about the allowance for storm sewer and its associated cost and if directional drilling was assumed. Mr. Sherry explained how the storm sewer allowances were calculated and that they did not assume directional drilling as it is significantly costlier.

Alderman Beifuss asked about the offsite storage option of a detention basin at a future Public Works location and how the water would get to this area. Mr. Sherry replied there is a large trunk sewer down Washington Street that drains to the west. Some of the flow could be diverted and brought to this detention basin. Alderman Beifuss asked if another pipe is being added, and Mr. Sherry replied the pipe would be added from Washington Street and go to this detention basin and the cost would be based on the linear footage the path of the pipe would take. Alderman Beifuss asked if the detention basin would be further depressed and Mr. Sherry stated it is already depressed as it is a flood plain and also appears to be wetlands. Additional studies would need to be done to understand exactly what is there.

Alderman Beifuss asked if underground storage vaults were included in this report. Mr. Sherry indicated that vaults would be an alternative if the offsite stormwater storage sites were no longer on the table. There are more cost-effective options, he furthered, as vaults cost about a half a million dollars per acre-foot of storage.

Alderman Stout concluded there was no action to be taken at that time. She thanked Mr. Sherry for attending.

B. Forming America – 1200 N. Prince Crossing – Bi-Annual Progress Report.

Tom Dabareiner provided the Committee members with an item update. The original special use for an outside storage yard was approved in 2007 and included several site improvements to be completed by specific dates. As many of those improvements were not completed by the deadline, in 2011 an amendment to the special use was approved to adopt new completion deadlines. The owner failed to meet the deadlines approved in the first amendment, and in 2014, a second amendment was approved to establish a revised set of compliance deadlines. The second amendment deadlines were not met and a third amendment was approved in 2016 and another revised set of compliance deadlines was established. Forming America is currently non-compliant with the most recent site

improvement completion deadlines. They have expressed a desire to apply for a fourth amendment to the special use permit. Mr. Dabareiner reviewed three possible options identified by staff to work through the issue of non-compliance: 1) work with Forming America to establish a new schedule of deadlines and seek a fourth amendment to the special use, 2) send the items of non-compliance to code enforcement, which would result in having to appear in adjudication, and 3) revoke the special use permit, which would result in having to shut down the business. He stated that Mr. Langkamp was in attendance to answer any questions.

Alderman Beifuss asked about the applicant's intention to remove the clay stockpile from Zone 8 of his current site and place it on a 3.5-acre parcel, just north of their current site. He also asked whether it is a factor related to a possible fourth amendment and why the clay needs to be moved. Mr. Dabareiner replied that a special use permit would be required to expand the applicant's outside storage onto the 3.5-acre parcel, and that moving the clay is needed to fill in the poor soils. Alderman Beifuss asked if the applicant needed to move the clay in order to pave Zone 8 and if the 3.5-acre parcel is currently being used, and Mr. Dabareiner replied yes, but the clay could be moved elsewhere. He stated the parcel is not in use. Alderman Beifuss then asked for clarifications of the three options already identified by Mr. Dabareiner and went on to state that he would like to work with the applicant as they have been working with them all along. He asked why the paving had not been completed.

Mr. James Langkamp stated they just finished paving 35,000 square feet. He noted that Mr. Dabareiner visited their site and had some concerns about the material used for paving, which was a recycled asphalt application and not traditional hot asphalt. He stated they did a lot of research about the product and he brought a core sample in for staff to approve with the prior Director. He stated he was told if it looks and performs like asphalt, it should be fine. They currently have 5 of the 7 Zones completed, and in terms of square footage, they have almost 6 of the 7 Zones done. He indicated the clay pile needs to be moved in order to pave and that he bought the 3.5-acre parcel in 2011, but it needs 3 feet of fill. They hired a civil engineer to assess the land and applied for a grading permit with the City about 3 weeks ago. He recognized this parcel cannot be used without a special use permit. The amount of paving they have left is something they can take care of shortly.

Alderman Stout stated that it is her understanding that the recycled asphalt is not as durable as typical asphalt and she expressed concern that, with the semi-trucks moving in and out of this site, this product is not going to hold up. Mr. Langkamp said that he researched the product and visited an intermodal site in Chicago where this product was used and it has containers and trucks going in and out all day long. He stated that it gets harder and harder over time like concrete. He put in 5 inches of this product at a cost of

\$50,000. He indicated it is cost effective, but it is extremely durable. Alderman Stout reiterated her concern, stating she sees how highways can become rutted, and this recycled product does not seem to be as durable as typical asphalt.

Alderman Ferguson asked if the pavement used is the same as the PetroTac product described in the informational brochure the members were provided. Mr. Langkamp responded that is the same chemical, but the brochure is about dust control. In his case, they used asphalt grindings and stone, and he went on to describe in more detail the process of how it was laid. Alderman Ferguson asked if they used traditional hot mix asphalt and Mr. Langkamp confirmed they did not. Tom Dabareiner stated this is not the type of paving they would look for, and he expressed staff's concern about allowing something like this, which might set a precedent for elsewhere in the City.

Alderman Ferguson stated he wanted to work with the applicant, but asked if the extension were to be granted, what guarantees would they have since previous amendments had failed. Mr. Langkamp replied that he was close to losing his business in 2009, but he managed to keep his employees working and his business running. He is still recovering from that. However, his business is currently doing much better and he stated they are in a position to get the paving finished.

Alderman Gagliardi asked about an estimate on the extension timeframe. Mr. Langkamp responded the area that is part of the original special use would be completed by the end of next year, which is Zone 7. Alderman Beifuss asked about the size of Zone 8, and Mr. Langkamp responded that it is 1¾ acres. Tom Dabareiner stated that it is roughly the equivalent of 110,000 square feet.

Alderman Stout expressed wanting to work with the applicant with the caveat that the paving materials they thought they would be getting in the first place be used going forward. She recognized the current season for asphalt is coming to an end, and so they would have to wait until next year's construction season.

Alderman Beifuss asked about the recycled asphalt product used. Mr. Dabareiner stated they did not witness the thickness, but in the case of what they observed at the site, it appears to be less than 5 inches in thickness. They are not comfortable with the recent paving work that has been done, and is not the kind of pavement they would accept at any other place in the City. Mr. Langkamp added that he stands by the work at being a minimum of 5 inches, with some places with 8 to 10 inches. It is not like hot mix that solidifies quickly and can be driven on the next day. The product they used is a chemical process that cures and gets harder over time. He invited anyone who might want to look at it to come by. It also still needs to be seal-coated. He reiterated his research/site visit to the intermodal yard. He stated that he tried to do the right thing by coming to staff with

the sample before using it. He stated that it is too early to be overly concerned about it as it takes time to cure.

Alderman Stout stated that she wants staff to work with the applicant, but wants to see the work get done with regular asphalt. Alderman Beifuss concurred, and as long as this other product meets their requirements for functionality, he might be okay with the part they already did. He indicated that going forward, a lot more assurances are needed as they don't know what to expect. Mr. Dabareiner said they do know it would not be acceptable elsewhere in the City.

Discussion continued over the concern in setting a precedent about the use of this material. Alderman Beifuss asked if any public works facilities are using it. Tom Dabareiner replied that it is the equivalent of cold patching.

Alderman Gagliardi stated that she agrees with the materials, but has concerns about the extensions as the City has gone above and beyond. She stated that this extension needs to be the last one, and if not completed by a final date there would need to be repercussions. Alderman Stout concluded that staff would work with the applicant and would add language to that regard. Alderman Sheahan agreed.

6. **Unfinished Business.** None.

7. **New Business.** None.

8. **Reports from Staff.**

A. **Project and Economic Development Updates.** None.

9. **Adjournment.**

Alderman Birch Ferguson moved and Alderman Ferguson seconded the motion to adjourn the Development Committee meeting at 7:48 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:

Special Use Amendment for a Public High School &
a Fence Height Variance
West Chicago Community High School District 94
326 Joliet Street

Ordinance No. 18-O-0057

AGENDA ITEM NUMBER: 4.A.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: Nov. 13, 2018

COUNCIL AGENDA DATE: _____

STAFF REVIEW: Tom Dabareiner, AICP

SIGNATURE 

APPROVED BY CITY ADMINISTRATOR: Michael Guttman **SIGNATURE** _____

ITEM SUMMARY:

West Chicago Community High School District 94 is requesting a first amendment to an existing special use to expand the existing public high school at 326 Joliet Street. The School District is also requesting approval of a variance related to the replacement of the existing fencing enclosing the tennis courts on the east side of Wood Street.

The High School opened in 1926. Since that time the High School has gone through five major expansions; 1955, 1964, 1977, 1998, and 2004 with other ancillary improvements throughout the years for additional parking and athletics. The entire campus is now collectively 29 acres in area and is generally bound by Joliet Street to the east, Geneva Street to the north, the Wisconsin Central Railroad to the west, and Ann and George Streets to the south.

A western portion of the existing school, approximately 57,000 square feet in area, is currently only one story tall with a vast majority of the building being at least two stories tall. This single story portion of the building was originally designed to have a second story to accommodate future growth. The School District is now requesting zoning approval to construct the second story portion of the existing building. Along with the second story addition one of the existing entrances on the west side of the building will also be enhanced. This entry way enhancement will increase the footprint of the existing building by 380 square feet. The majority of the proposed building improvements are vertical in nature. Please refer to the attached Building Elevations for specific details.

The City's Zoning Code has several off-street parking calculation requirements that apply to high schools to account for student drivers, staff, and visitors. Taking the proposed building expansion into account the minimum number of parking spaces required for the campus is 629. The High School collectively has 660 total existing parking spaces at their disposal; therefore, they are in compliance with the City's minimum off-street parking requirements. No new parking improvements are proposed as part of this special use amendment request.

The existing tennis courts (4 total) on the east side of Wood Street at the northwest corner of the building are in need of a full replacement (new playing surface and fencing). The courts are currently enclosed by a ten foot tall legal non-conforming chain-link fence. By Zoning Code definition the courts are located within a cornerside yard (a side yard having street frontage). Fences located within a corner side yard are limited to six feet in height. When an existing legal non-conforming improvement is removed in its entirety it can only be replaced with a new improvement in conformance with current Code requirements, unless a variance is granted by the City Council. Because of the nature of the use (tennis courts) a taller fence is desired, therefore the School District is requesting a variance to allow the in-kind replacement of new ten foot tall chain-link fencing around the courts. The proposed location of the new courts and fencing will match that of the existing site conditions.

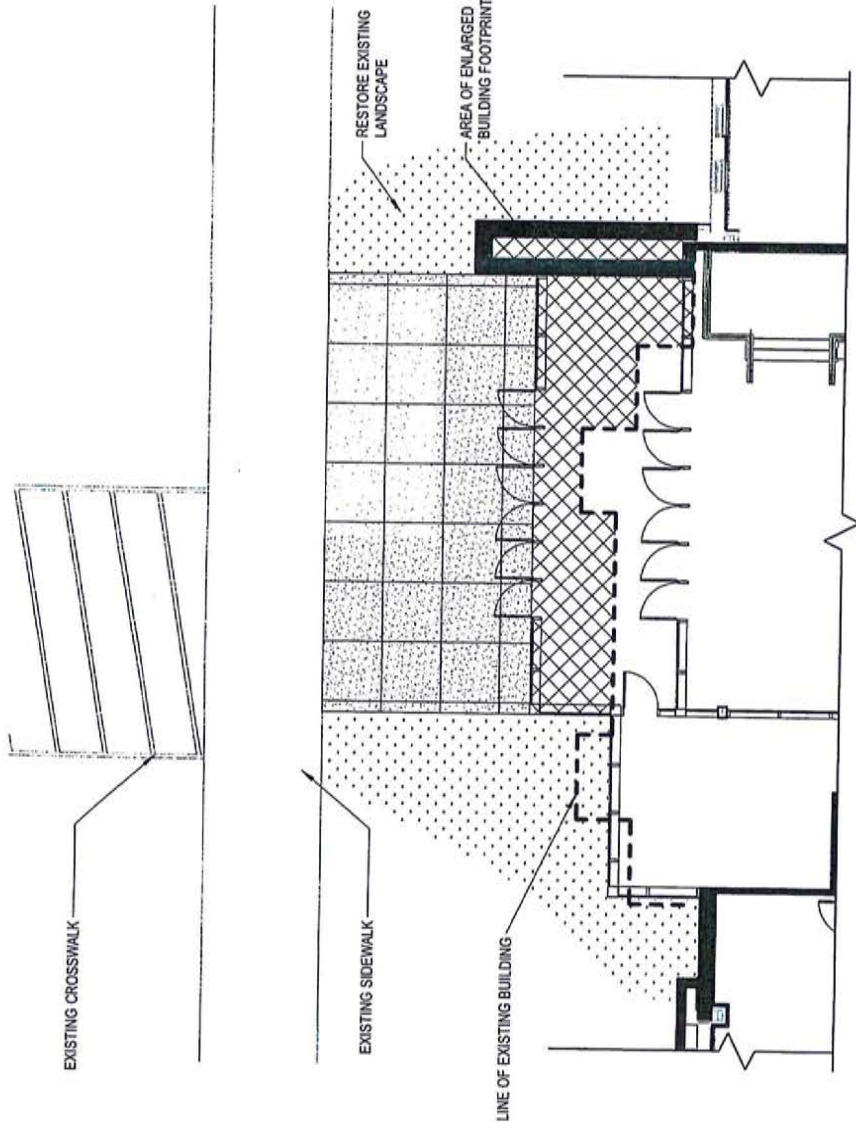
On November 5th, City staff received the attached objection letter from the residents at 322 Vine Street. The contents of the letter were read into the record during the public hearing at the November 6th Plan Commission meeting.

At its November 6, 2018 meeting, the Plan Commission/Zoning Board of Appeals (PC/ZBA) unanimously recommended approval of a first amendment to a special use for a public high school and a fence height variance at 326 Joliet Street by (5-0) votes. Their recommendation is included as Exhibit "B" of the attached ordinance.

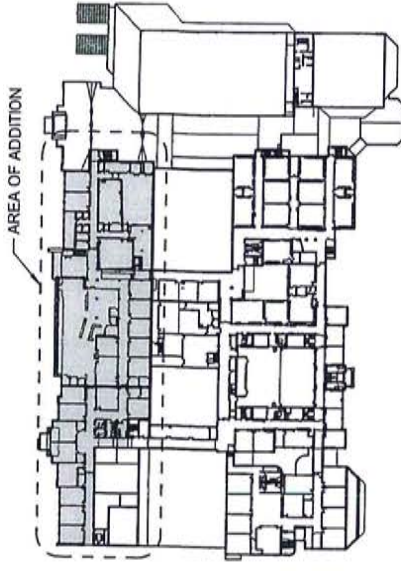
ACTION PROPOSED:

Consideration of a first amendment to a special use for a public high school and a fence height variance at 326 Joliet Street.

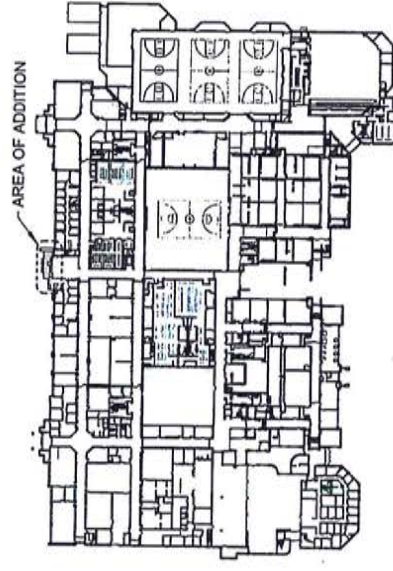
COMMITTEE RECOMMENDATION:



1 ARCHITECTURAL SITE PLAN
1" = 10'-0"



3 SECOND FLOOR MASTER PLAN
1" = 160'-0"



2 FIRST FLOOR MASTER PLAN
1" = 160'-0"

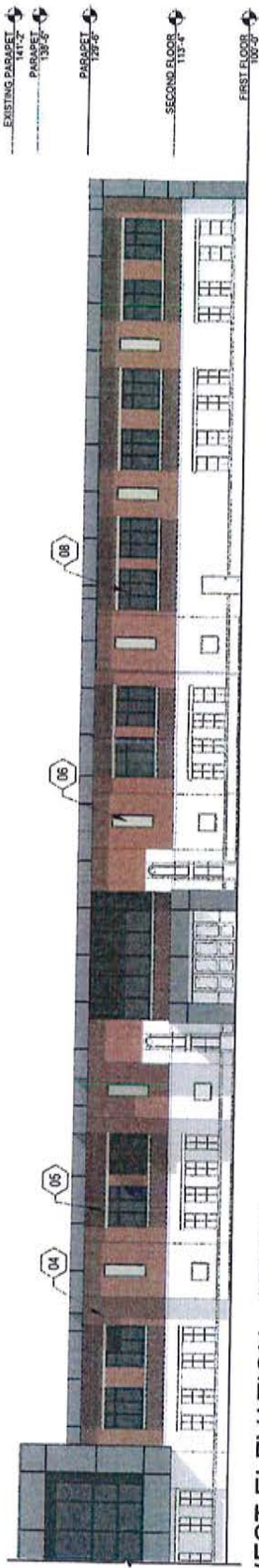
2019 ADDITION AND REMODELING - ENLARGED PLAN

WEST CHICAGO COMMUNITY HIGH SCHOOL

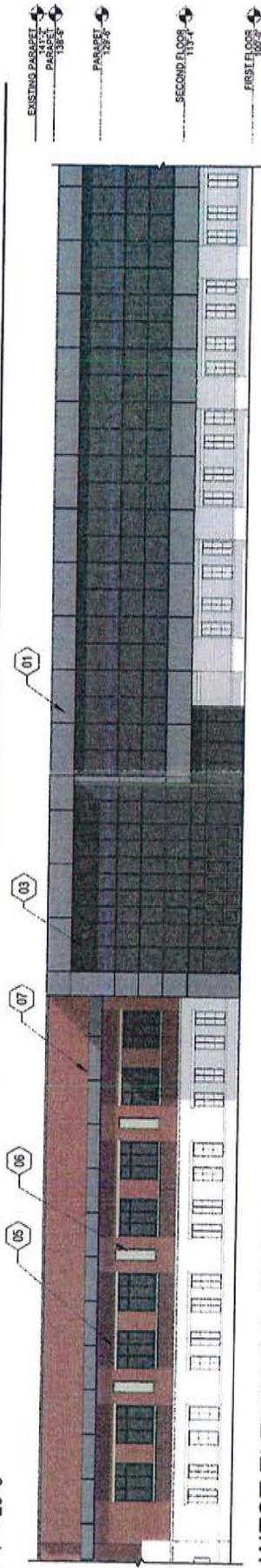
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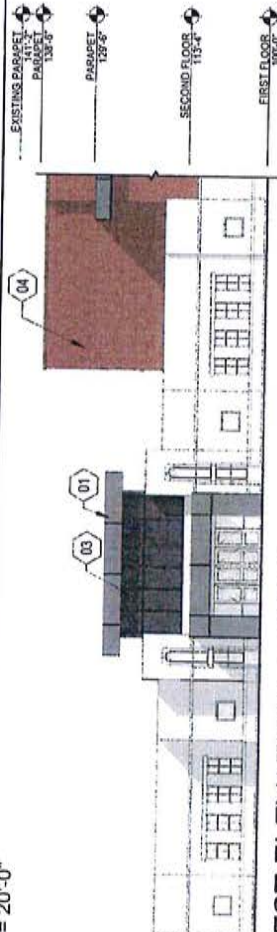
AP2



1 WEST ELEVATION - AREA 1
1" = 20'-0"

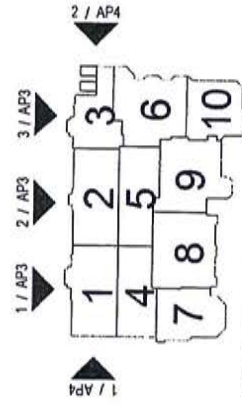


2 WEST ELEVATION - AREA 2
1" = 20'-0"



3 WEST ELEVATION - AREA 3
1" = 20'-0"

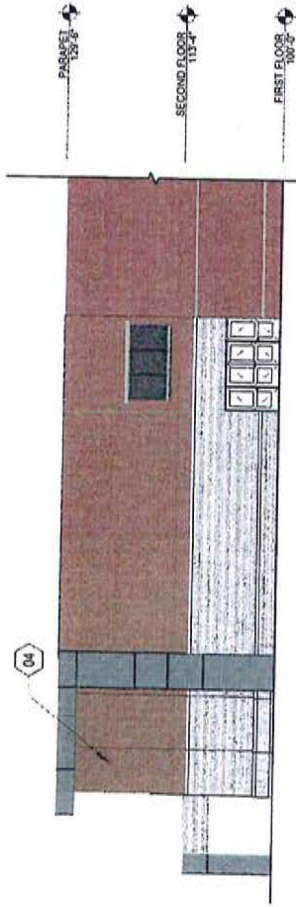
X	ELEVATION KEYNOTES
01	ENTERED STONE PANE - GRAY
02	ALUMINUM CURTAIN WALL
03	GLASS TO MATCH EXISTING
04	STONE MATCHING TO EXISTING
05	STONE MATCHING TO EXISTING
06	STONE MATCHING TO EXISTING
07	ALUMINUM CURTAIN WALL TO MATCH EXISTING
08	ALUMINUM STOREFRONT TO MATCH CURTAIN WALL



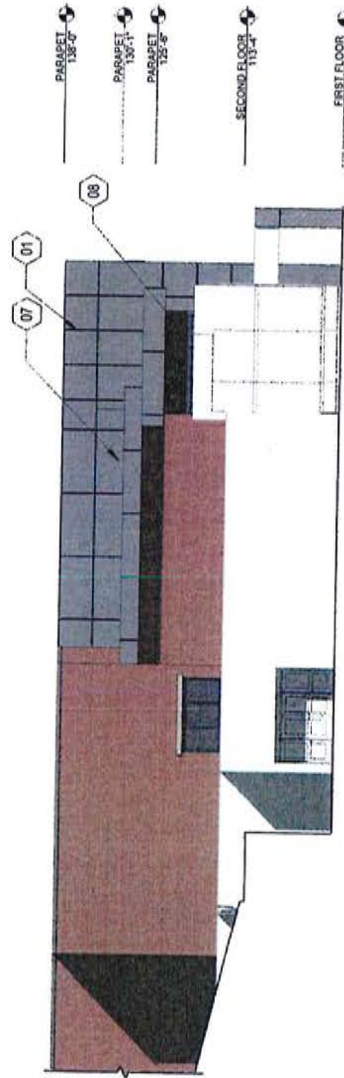
KEYPLAN
NOT TO SCALE

2019 ADDITION AND REMODELING - ELEVATIONS
WEST CHICAGO COMMUNITY HIGH SCHOOL
08/31/18
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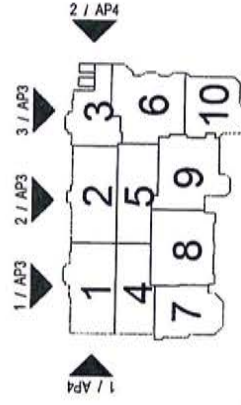
X	ELEVATION KEYNOTES
01	INTERIRED STONE PANE - GRAY
04	FACEBOOK TO MATCH EXISTING
07	ALUMINUM COPING TO MATCH CURTAIN WALL
08	ALUMINUM STOREFRONT TO MATCH CURTAIN WALL



1 SOUTH ELEVATION - AREA 1
1/16" = 1'-0"



2 NORTH ELEVATION - AREA 3
1/16" = 1'-0"



KEYPLAN
NOT TO SCALE

2019 ADDITION AND REMODELING - ELEVATIONS

WEST CHICAGO COMMUNITY HIGH SCHOOL

08/31/18

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November 5, 2018

To: Community Development Department
475 Main Street
West Chicago, Illinois 60185

From: Yvette Terrazas and Justina F. Terrazas
322 Vine Street
West Chicago, IL 60185

Regarding Case: PC 18-26

Dear Chairman of the Plan Commission:

I received your certified letter and I am not able to attend the public hearing on Tuesday, November 6, 2018 at 7:00 p.m.

I read the letter and I, Yvette Terrazas and my mother Justina F. Terrazas both vote against the special use amendment that would allow for an expansion of District 94, West Chicago Community High School at 326 Joliet Street's existing facilities and to replace the existing chain-link fencing around the tennis courts.

We vote no. Our property taxes and the cost of living have been increased. It is very hard to make our payments every month. The special use amendment and replacing the existing chain-link fencing around the tennis courts would raise our taxes even more.

Respectfully,

Yvette Terrazas
Justina F. Terrazas
Yvette Terrazas and Justina F. Terrazas

ORDINANCE NO. 18-O-0057

AN ORDINANCE APPROVING A FIRST AMENDMENT TO A SPECIAL USE FOR A PUBLIC HIGH SCHOOL AND-A FENCE HEIGHT VARIANCE AT 326 JOLIET STREET

WHEREAS, on September 19, 2018, West Chicago Community High School District 94 (the "APPLICANT"), filed an application for a first amendment to a special use for a public high school and an application for a fence height variance at the property located at 326 Joliet Street and legally described on Exhibit "A", which is attached hereto and incorporated herein as the "SUBJECT REALTY"; and,

WHEREAS, on May 3, 2004 the City Council of the City of West Chicago approved a special use for a public high school for the SUBJECT REALTY by Ordinance 04-O-0035; and,

WHEREAS, Notice of Public Hearing on said special use amendment and variance applications was published in the Daily Herald on October 22, 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 November 6, 2018, pursuant to said Notice; and,

WHEREAS, at the Public Hearing, the APPLICANT provided testimony in support of his applications, 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 amendment and variance which contains specific findings of fact, pursuant to Recommendation No. 2018-RC-0027, 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 first amendment to a special use for a public high school in conformance with Section 5.5 and Section 9.6-4(A) of the Zoning Ordinance is hereby granted for the SUBJECT REALTY, subject to compliance with the following condition:

1. The SUBJECT PROPERTY shall be developed in substantial conformance with the Architectural Site Plan prepared by DLA Architects, consisting of one sheet, dated August 31, 2018, a copy of which is attached hereto and incorporated herein as Exhibit "C".

Section 2. A variance to increase the maximum allowable fence height from six (6') feet to ten (10') feet in conformance with Section 5.4 and Section 7.1(C)(1)(a) of the Zoning Ordinance is hereby granted for the SUBJECT REALTY, subject to compliance with the following condition:

1. The variance shall only apply to the tennis court fencing enclosing the four courts located on the east side of Wood Street near the northwest corner of the building, as depicted on the Architectural Site Plan attached hereto as Exhibit "C".

Section 3. That all ordinances and resolutions, or parts thereof, shall, to the extent not expressly modified by the terms and conditions of this Ordinance, remain in full force and effect as therein provided.

Section 4. That this Ordinance shall be in full force and effect ten (10) days from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED this ____ day of _____ 2018.

Alderman J. Beifuss	_____	Alderman L. Chassee	_____
Alderman J. Sheahan	_____	Alderman H. Brown	_____
Alderman A. Hallett	_____	Alderman M. Ferguson	_____
Alderman M. Birch-Ferguson	_____	Alderman S. Dimas	_____
Alderman C. Swiatek	_____	Alderman M. Garling	_____
Alderman R. Stout	_____	6 th Ward - Vacant	_____
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

PARCEL 1 (P.I.N.: 04-09-222-037)

LOT 1 (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE EASTERLY, ALONG THE NORTHERLY LINE OF SAID LOT 1, 48 FEET; THENCE SOUTHWESTERLY TO A POINT ON THE WEST LINE OF SAID LOT 1 THAT IS 21 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE NORTH ON THE WEST LINE OF SAID LOT, 21 FEET TO THE POINT OF BEGINNING) AND ALL OF LOT 2 IN WINSLOW BROTHERS' FIRST ADDITION TO THE TOWN OF TURNER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 22, 1887 AS DOCUMENT 37796, IN DU PAGE COUNTY, ILLINOIS. ALSO THE EAST HALF OF A VACATED ALLEY LYING WEST OF SAID LOTS 1 AND 2 PER DOCUMENT NUMBER R2004-295217.

PARCEL 2 (P.I.N.: 04-09-228-014)

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 6 IN WINSLOW BROTHERS' FIRST ADDITION TO THE TOWN OF TURNER, AND RUNNING THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 6 AND SAID EAST LINE EXTENDED 330 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND NOW OWNED BY SCHOOL DISTRICT 33 AND KNOWN AS THE LINCOLN SCHOOL LOT; THENCE WESTERLY PARALLEL WITH THE SOUTH LINE OF GENEVA STREET AND ALONG AN EXTENSION WEST OF THE SOUTH LINE OF SAID LINCOLN SCHOOL LOT, 377.5 FEET TO THE EAST LINE OF WOOD STREET, WHERE SAID STREET RUNS NORTH AND SOUTH; THENCE NORTHERLY ALONG SAID EAST LINE 77 FEET TO THE SOUTH LINE OF THAT PORTION OF WOOD STREET THAT RUNS EAST AND WEST; THENCE EASTERLY ALONG SAID SOUTH LINE OF WOOD STREET, 214.1 FEET TO THE EAST LINE OF THE NORTH PORTION OF SAID WOOD STREET RUNNING NORTH AND SOUTH; THENCE NORTHERLY ALONG SAID EAST LINE OF WOOD STREET, BEING ALSO ALONG THE WEST LINE OF LOTS 3 AND 7 IN SAID WINSLOW BROTHERS' FIRST ADDITION, 251.7 FEET TO THE SOUTH LINE OF GENEVA STREET; THENCE EAST ALONG SAID SOUTH LINE, BEING ALONG THE NORTH LINE OF LOTS 3, 4, 5 AND 6 IN SAID WINSLOW BROTHERS' FIRST ADDITION, 162 FEET TO THE PLACE OF BEGINNING, SAID WINSLOW BROTHERS' FIRST ADDITION TO THE TOWN OF TURNER BEING A SUBDIVISION OF PART OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 22, 1887 AS DOCUMENT 37796 (EXCEPT THAT PART THEREOF LYING WEST OF THE WEST LINE OF SAID LOTS 3 AND 7 IN WINSLOW BROTHERS' FIRST ADDITION, EXTENDED SOUTH TO THE SOUTH LINE THEREOF) IN DU PAGE COUNTY, ILLINOIS. ALSO, THE NORTH 5.50 CHAINS OF THE WEST 3.25 CHAINS OF THE EAST 6.25 CHAINS OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS. ALSO, THE SOUTH 66 FEET OF THE EAST 6.25 CHAINS OF THE NORTH 6.50 CHAINS (EXCEPT THE EAST 198.07 FEET THEREOF) OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39

NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 3 (P.I.N.: 04-09-228-013)

THE WEST 214.1 FEET MEASURED ALONG THE NORTH LINE AND 214.4 FEET MEASURED ON THE SOUTH LINE OF THE NORTH 77 FEET MEASURED ON THE WEST LINE AND 77.1 FEET MEASURED ON THE EAST LINE OF THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH AND ADJOINING WOOD STREET, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 4 (P.I.N.: 04-09-228-004)

THE SOUTH 198 FEET OF THE NORTH 561 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF WOOF STREET AND EXCEPTING THE EAST 412.50 FEET, THEREOF, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 5 (P.I.N.: 04-09-22-228-015)

LOT 1 IN MERIAMS ASSESSMENT PLAT OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 6 (P.I.N.: 04-09-224-008)

LOT 2 IN MERIAMS ASSESSMENT PLAT OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 7 (P.I.N.: 04-09-224-007)

THE EAST 198.07 FEET OF THE SOUTH 66 FEET OF THE EAST 6.25 CHAINS OF THE NORTH 6.50 CHAINS LYING WEST OF JOLIET STREET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 8 (P.I.N.: 04-09-228-009)

THE WEST 165 FEET OF THE EAST 412.5 FEET OF THE SOUTH 66 FEET OF THE NORTH 561 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 9 (P.I.N.: 04-09-224-009)

THE EAST 412.50 FEET OF THE SOUTH 66 FEET OF THE NORTH 561 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL, EXCEPT THE WEST 165 FEET THEREOF, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 10 (P.I.N.: 04-09-228-010)

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EAST OF WOOD STREET AND EXCEPTING THE NORTH 561 FEET THEREOF, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 11 (P.I.N.: 04-09-222-014)

A 60 FOOT BY 74 FOOT PARCEL OF LAND DESCRIBED IN BOOK 353 OF DEEDS PAGE 392 IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, , IN DU PAGE COUNTY, ILLINOIS.

PARCEL 12 (P.I.N.: 04-09-222-038)

LOTS 1 THROUGH 10 IN BLOCK 1 OF JAMES CONLEY'S ADDITION TO WEST CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DU PAGE COUNTY, ILLINOIS. ALSO THE WEST HALF OF A VACATED ALLEY LYING EAST OF SAID LOT 1 PER DOCUMENT NUMBER R2004-295217.

PARCEL 13 (P.I.N.: 04-09-222-011)

THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE E.J. & E RAILROAD RIGHT OF WAY AND SOUTHERLY OF ATCHERSONS ADDITION AND WESTERLY OF JAMES CONLEYS ADDITION AND NORTHERLY OF GEORGE STREET ADDITION, EXCEPTING A 33 FOOT STRIP OF LAND IN THE NORTHWEST CORNER THEREOF, ALL IN DU PAGE COUNTY, ILLINOIS.

PARCEL 14 (P.I.N.: 04-09-222-012)

THAT PART OF BLOCK 2 IN GEORGE STREET ADDITION LYING NORTH OF THE NORTH LINE OF LOT 10 OF JAMES CONLEYS ADDITION TO WEST CHICAGO EXTENDED WESTERLY, IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 15 (P.I.N.: 04-09-222-039)

BLOCK 2 IN GEORGE STREET ADDITION EXCEPT THAT PART LYING NORTH OF THE NORTH LINE OF LOT 10 OF JAMES CONLEYS ADDITION TO WEST CHICAGO EXTENDED WESTERLY, IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS ALSO THE NORTH HALF OF A VACATED ALLEY LYING SOUTH OF SAID BLOCK 2 PER DOCUMENT NUMBER R2004-295217

PARCEL 16 (P.I.N.: 04-09-222-040)

LOTS 1 THROUGH 9 IN BLOCK 1 OF GEORGE STREET ADDITION TO WEST CHICAGO AS WELL AS THE SOUTH HALF OF A VACATED ALLEY LYING NORTH OF SAID LOTS 1 THROUGH 9 PER DOCUMENT NUMBER R2004-29527, IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 17 (P.I.N.: 04-09-434-006 & 04-09-434-017)

LOTS 6,7,8,9,10 AND 11 IN BLOCK ONE OF JOLIET STREET ADDITION TO TURNER, (NOW WEST CHICAGO), IN THE NORTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION NINE, TOWNSHIP THIRTY NINE NORTH, RANGE NINE, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE NORTH HALF OF THE VACATED ALLEY LYING SOUTH OF SAID LOTS, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20, 1894 IN BOOK 5 OF PLATS, PAGE 20 AS DOCUMENT 56775, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 18 (P.I.N.: 04-09-223-006)

LOT 3 IN BLOCK 1 IN WINSLOW'S ADDITION TO THE TOWN OF JUNCTION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 18, 1857 AS DOCUMENT 11467, IN DUPAGE COUNTY, ILLINOIS.

EXHIBIT “B”

RECOMMENDATION NO. 2018-RC-0027

TO: The Honorable Mayor and City Council

SUBJECT: PC 18-26
Special use amendment for a public high school and a fence height variance
West Chicago Community High School District 94
326 Joliet Street

DATE: November 6, 2018

DECISION: The Plan Commission/Zoning Board unanimously recommended approval of the first amendment to a special uses for a public high school on the SUBJECT REALTY by a (5-0) vote, subject to the following condition of approval:

1. The site shall be developed in substantial conformance with the Architectural Site Plan prepared by DLA Architects, consisting of one sheet, dated August 31, 2018.

The Plan Commission/Zoning Board unanimously recommended approval of the fence height variance on the SUBJECT REALTY by a (5-0) vote, subject to the following condition of approval:

1. The variance shall only apply to the tennis court fencing enclosing the four courts located on the east side of Wood Street near the northwest corner of the building, as depicted on the Architectural Site Plan prepared by DLA Architects, consisting of one sheet, dated August 31, 2018.

RECOMMENDATION

After review of the requested first amendment to a special use for a public high school on the SUBJECT REALTY, the Plan Commission/Zoning Board of Appeals (PC/ZBA) recommended approval based on the following findings of fact.

(1) Is necessary for the public convenience at that location or, the case of existing nonconforming uses, a special use permit will make the use more compatible with its surroundings:

(This standard should be interpreted as indicating whether or not the proposed use is good for the public at that particular physical location, and not whether or not the use itself is *needed* there).

The proposed expansion to the High School is considered integral to the School District’s objective of providing adequate educational facilities to the community.

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

The portion of the High School in question was originally designed to have the second story as proposed, so completing the proposed improvements is in keeping with the District's previously evaluated long term goals. Adequate parking is already provided on-site for the expected increase in use. The structural and functional use of the facilities is also regulated by the State.

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

The proposed improvements are a relatively minor expansion to the larger existing campus and thus should have a minimal impact on the surrounding community.

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

The use of the subject property for an institutional use is listed as a special use, per Section 9.6-4 (A) of the Zoning Code.

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

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

The subject property is unique in that due to its large area it is bound on all sides by public streets. Lot lines and yards that have street frontage are more heavily regulated to encourage an aesthetic streetscape. The subject property is further limited by the fact that it was originally developed under less restrictive or different regulations than what is applied by today's standards.

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

The requested variance could be applied to other lots in the same zoning district if their properties had street frontage on all sides and had a use (the tennis courts) that necessitated the use of taller fencing. This is circumstance is most likely very unique though.

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

The applicant has created this hardship as part of the long term development of the campus. However, the petitioner is limited by the fact that the campus was originally developed under less restrictive or different regulations than what is applied by today's standards.

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

The granting of the variance should not be expected to be detrimental to the public welfare or surrounding neighborhood given the existing tennis courts are already enclosed by a fence of the same height as being requested with the variance.

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

The requested variance should not result in the negative effects listed above given the proposed fencing is chain-link, thus not hindering the supply of light or air.

(6) *The proposed variance complies with the spirit and intent of the restrictions imposed by this code:*

The requested variance complies with the spirit and intent of the Code to limit fence heights in corner side yards by only providing fencing around the area of need (the tennis courts) and not the entire side yard, as typical with most fence installations.

Respectfully submitted,

Steve Hale
Vice Chairperson

VOTE:

For
Faught
Henkin
Dettman
Devitt
Hale

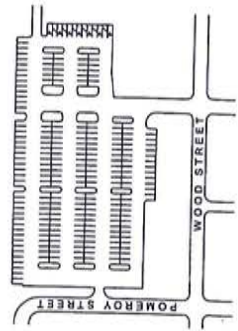
Against

Abstain

Absent
Laimins
Kasprak

EXHIBIT “C”

(insert Architectural Site Plan here)



2 OFF-SITE CITY LOT
1" = 200'-0"

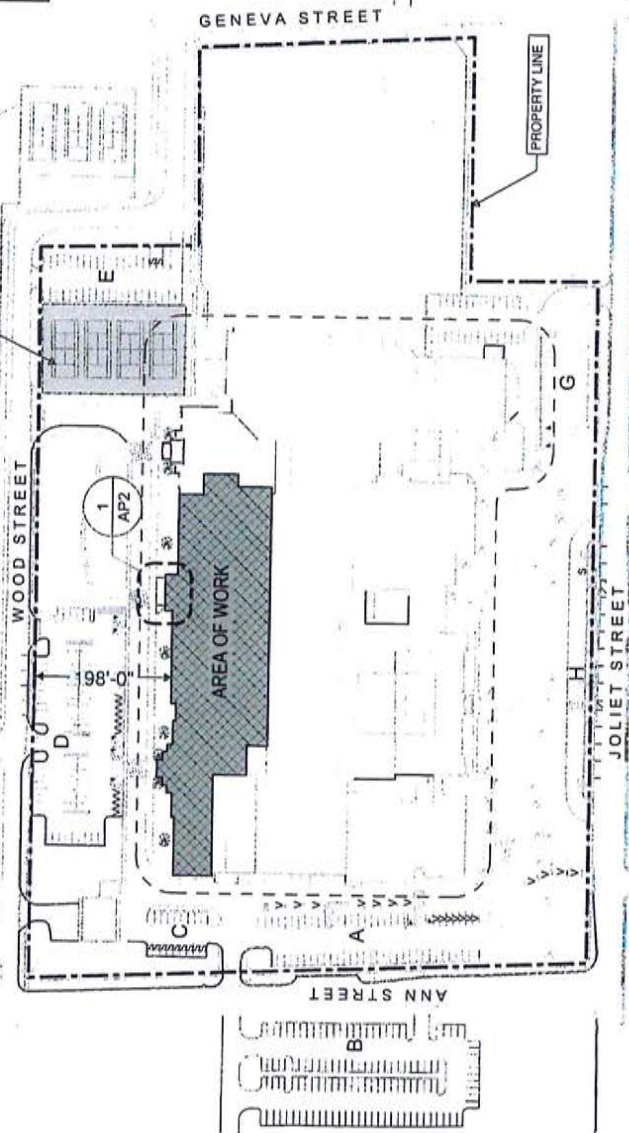
PARKING LOT MATRIX				
LOT	Student	Staff	Accessible	Motorcycle
A	0	43	2	
B	0	115	0	
C	0	8	0	
D	23	58	5	
E	0	36	0	
F	34	0	0	
G	54	0	2	
H	12	0	0	
Joliet St	12			
Wood St	13			
Off-site	224		6	
City Lot				
Total	372	260	15	
				38

Parking Requirements per Zoning Code:	
1 Per Full Time Staff (255 Employees)	Required: 255
	Actual: 260
1 Per 6 Students (2100 Students)	Required: 350
	Actual: 372
4 Visitors Per 1000 SF of Office Space (Approximately 5900 SF for District and School Administration Offices)	Required: 24
	Actual: 28



LEGEND

- S SCHOOL VEHICLE PARKING
- V VISITOR PARKING



1 ARCHITECTURAL SITE PLAN
1" = 160'-0"

2019 ADDITION AND REMODELING - SITE PLAN

WEST CHICAGO COMMUNITY HIGH SCHOOL

08/31/18

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CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Special Uses for a Cartage and Freight Terminal &
a Truck Repair Facility
RFS Group, Inc.
1450 (31W351) W. North Avenue

Ordinance No. 18-O-0056

AGENDA ITEM NUMBER: 4. B.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: Nov. 13, 2018

COUNCIL AGENDA DATE: _____

STAFF REVIEW: Tom Dabareiner, AICP

SIGNATURE 

APPROVED BY CITY ADMINISTRATOR: Michael Guttman

SIGNATURE _____

ITEM SUMMARY:

The applicant, RFS Group, Inc., is requesting the approval of two special uses to operate a cartage and freight facility (truck terminal) with ancillary truck repair at 1450 W. North Avenue (formerly known as 31W351 North Avenue). The subject property is approximately 6 acres and located on the south side of North Avenue and east of the Union Pacific and Wisconsin Central Railroads.

The subject property was forcibly annexed into the City limits in 2010 and zoned Manufacturing District upon annexation. At the time of its annexation the subject property was built out as it exists today and was occupied by Traffic Control and Protection (TCP), who used the bulk of the site for outdoor storage of traffic and construction related barriers and signage. TCP vacated the site in 2017 and it remains unoccupied.

RFS Group is a trucking company currently operating in Bensenville, Illinois. They haul dry freight throughout the Midwest and eastern United States. RFS Group has 20 drivers and will have 15 office staff working out of the subject property.

The subject property has an existing 38,000 square foot building on-site and a large, secure storage yard. The existing building has 29,700 sq. ft. of warehousing and dock space, 4,100 sq. ft. of office, and a 3,400 sq. ft. vehicle repair facility. The site has two access points, both of which are off of the North Avenue frontage road. The site has two existing wetlands on-site as well as a large stormwater detention pond along the west property line.

The property is currently zoned Manufacturing District. Cartage and freight terminals and any type of motor vehicle repair are allowed by special use in the Manufacturing zoning district. The applicant's principal proposed use will be as a cartage and freight terminal. The applicant proposes to install 41 parking stalls (12" x 73') along the south property line that will accommodate a full sized semi-truck and attached trailer. Large portions of the existing storage yard are unpaved. As part of this zoning request the applicant is proposing to either pave or remove all of the existing gravel portions of the yard to comply with City's prohibition on gravel parking surfaces. There are also 25 standard parking spaces that are paved and located outside of the secured yard that will be for employees and visitors. The applicant's truck drivers will park their cars in the semi-truck parking spaces while they are on the

road with the trucks.

The applicant's accessory proposed use of the subject property will be a truck repair facility. At this time the applicant only intends to repair their own fleet vehicles, but is requesting approval to have the ability expand to outside party repair work without requiring additional zoning approval in the future. The existing building has three existing repair bays in the northwest corner of the building. The use of the repair bays will be for standard vehicle maintenance (i.e. tire replacement, oil changes, brakes, tune ups, etc.).

In an effort to bring some of the legal non-conforming aspects of the site into compliance with current City Code, City staff is recommending approval of the following site improvements as a condition of approval of this zoning request. These improvements shall all be completed prior to a final certificate of occupancy being granted.

1. All barbed wire on the existing fencing shall be removed.
2. Handicap accessible parking shall be installed in the parking areas outside of the storage yard enclosure per Illinois Accessibility Code requirements.
3. The two existing storage unit containers centrally located on the north side of the building shall be removed in their entirety. The underlying areas shall either be restored to turf or paved surfaces shall be installed to access the existing overhead doors on the building.
4. The existing parking areas located outside of the storage yard enclosure shall be restriped in accordance with City Code.
5. The vegetated areas of the frontage road and the non-wetland areas of the subject property shall be properly manicured in conformance with City Code.

At its November 6, 2018 meeting, the Plan Commission/Zoning Board of Appeals (PC/ZBA) unanimously recommended approval of special uses for a cartage and freight terminal and a truck repair facility at 1450 W. North Avenue by a (5-0) vote. Their recommendation is included as Exhibit "B" of the attached ordinance.

ACTION PROPOSED:

Consideration of special uses for a cartage and freight terminal and a truck repair facility at 1450 W. North Avenue.

COMMITTEE RECOMMENDATION:

ORDINANCE NO. 18-O-0056

AN ORDINANCE APPROVING SPECIAL USES FOR A CARTAGE AND FRIEGHT TERMINAL AND A TRUCK REPAIR FACILITY AT 1450 W. NORTH AVENUE

WHEREAS, on September 14, 2018, RFS Group, Inc. (the "APPLICANT"), filed an application for special uses for a cartage and freight terminal (a trucking company) and a truck repair facility for the property located at 1450 W. North Avenue 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 October 22, 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 November 6, 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-0026, 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. Special uses for a cartage and freight terminal and a truck repair facility in conformance with Section 5.5, Section 11.2-4(C), and Section 11.2-4(G) of the Zoning Ordinance is hereby granted for the SUBJECT REALTY, subject to compliance with the following conditions:

1. The SUBJECT REALTY shall be improved, maintained, and used in substantial conformance with the Site Plan Sheet C1.1 prepared by Craig R. Knoche & Associates, dated July 20, 2018 with a last revision date of October 30, 2018, attached hereto and incorporated herein as Exhibit "C".
2. The truck repair use on the SUBJECT REALTY shall remain an ancillary use to the principal cartage and freight (truck terminal) use.
3. No parking shall be permitted in the frontage road right-of-way with the exception of those existing striped parking areas northeast of the building, as identified on the Site Plan.
4. All barbed wire on the existing fencing shall be removed prior to the issuance of the final certificate of occupancy.
5. Handicap accessible parking shall be installed in the parking areas outside of the storage yard enclosure per Illinois Accessibility Code requirements prior to the issuance of the final certificate of occupancy.

6. The two existing storage unit containers centrally located on the north side of the building shall be removed in their entirety. The underlying areas shall either be restored to turf or paved surfaces shall be installed to access the existing overhead doors on the building. This condition shall be satisfied prior to the issuance of the final certificate of occupancy.
7. The existing parking areas located outside of the storage yard enclosure shall be restriped in accordance with City Code prior to the issuance of the final certificate of occupancy.
8. The vegetated areas of the frontage road and all non-wetland areas of the SUBJECT REALTY shall be properly manicured in conformance with City Code.
9. The existing unincorporated site address of 31W351 North Avenue shall be discontinued in use and a new City issued address of 1450 W. North Avenue shall be utilized beginning with the occupancy of the subject property.
10. The pavement improvements depicted on the Site Plan shall be completed prior to the issuance of a final certificate of occupancy.

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 M. Ferguson	_____
Alderman M. Birch-Ferguson	_____	Alderman S. Dimas	_____
Alderman C. Swiatek	_____	Alderman M. Garling	_____
Alderman R. Stout	_____	6 th Ward - Vacant	_____
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

That part of the south half of Section 29, Township 40 North, Range 9, East of the Third Principal Meridian, described by commencing at the center of said Section 29 and running thence south 0 degrees 09 minutes east, along the quarter section line, 1,332.75 feet to the division line for a point of beginning; thence south 88 degrees 24 minutes west, along said division line, 66.45 feet to the easterly right-of-way line of the Elgin, Joliet and eastern Railroad; thence north 20 degrees 08 minutes west along said right-of-way line 465 feet to the southerly right-of-way line of State Highway Route 64; thence south 78 degrees 48 minutes along said southerly right-of-way line, 910.5 feet to the east line of the west half of the northwest quarter of the southeast quarter of Section 29; thence south 0 degrees 06 minutes east, 239.7 feet to an iron stake in the division line; thence south 88 degrees 24 minutes west, along said division line 667.3 feet to the point of beginning (except the east 66 feet thereof, measured at right angles with the east line) in DuPage County, Illinois; excepting therefrom that part taken by The Department of Transportation of the State of Illinois in Case 2001ED000001, described as follows: commencing at the intersection of the southerly right-of-way line of Illinois Route 64 (North Avenue) and the west line of the southeast quarter of said Section 29; thence south 78 degrees 10 minutes 29 seconds east 249.62 feet along said southerly right-of-way line to the point of beginning; thence continuing south 78 degrees 10 minutes 29 seconds east 363.33 feet along said southerly right-of-way line; thence north 78 degrees 10 minutes 29 seconds west, 54.54 feet; thence north 73 degrees 05 minutes 25 seconds west, 315.95 feet to the point of beginning.

P.I.N.: 01-29-401-005.

EXHIBIT “B”

RECOMMENDATION NO. 2018-RC-0026

TO: The Honorable Mayor and City Council

SUBJECT: PC 18-24
Special uses for a cartage and freight terminal and a truck repair facility
RFS Group, Inc.
1450 W. North Avenue

DATE: November 6, 2018

DECISION: The Plan Commission/Zoning Board unanimously recommended approval of the special uses for a cartage and freight terminal and a truck repair facility on the SUBJECT REALTY by a (5-0) vote, subject to the following conditions of approval:

1. The subject property shall be improved, maintained, and used in substantial conformance with the Site Plan Sheet C1.1 prepared by Craig R. Knoche & Associates, dated July 20, 2018 with a last revision date of October 30, 2018.
2. The truck repair use on the subject property shall remain an ancillary use to the principal cartage and freight (truck terminal) use.
3. No parking shall be permitted in the frontage road right-of-way with the exception of those existing striped parking areas northeast of the building, as identified on the Site Plan.
4. All barbed wire on the existing fencing shall be removed prior to the issuance of the final certificate of occupancy.
5. Handicap accessible parking shall be installed in the parking areas outside of the storage yard enclosure per Illinois Accessibility Code requirements prior to the issuance of the final certificate of occupancy.
6. The two existing storage unit containers centrally located on the north side of the building shall be removed in their entirety. The underlying areas shall either be restored to turf or paved surfaces shall be installed to access the existing overhead doors on the building. This condition shall be satisfied prior to the issuance of the final certificate of occupancy.
7. The existing parking areas located outside of the storage yard enclosure shall be restriped in accordance with City Code prior to the issuance of the final certificate of occupancy.
8. The vegetated areas of the frontage road and all non-wetland areas of the subject property shall be properly manicured in conformance with City Code.
9. The existing unincorporated site address of 31W351 North Avenue shall be discontinued in use and a new City issued address of 1450 W. North Avenue shall be utilized beginning with the occupancy of the subject property.
10. The pavement improvements depicted on the Site Plan shall be completed prior to the issuance of a final certificate of occupancy.

RECOMMENDATION

After review of the requested special uses for a cartage and freight terminal and a truck repair facility for the SUBJECT REALTY, the Plan Commission/Zoning Board of Appeals (PC/ZBA) recommended approval based on the following findings of fact.

- (1) Is necessary for the public convenience at that location or, the case of existing nonconforming uses, a special use permit will make the use more compatible with its surroundings:*

(This standard should be interpreted as indicating whether or not the proposed use is good for the public at that particular physical location, and not whether or not the use itself is *needed* there).

The subject property is currently zoned industrial and is located within an industrial based area, was previously occupied by an industrial use, and is situated off of the North Avenue frontage road. Therefore, the subject property is an appropriate location for the proposed uses.

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

The proposed trucking related uses are designed to protect the public’s health, safety and welfare by designating specific parking areas on-site for any trucks and segregating the truck traffic from the car traffic.

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

The proposed trucking related uses should not have a negative impact on the surrounding neighborhood in which it is located given that the site is currently zoned industrial and is located within an industrial based area, was previously occupied by an industrial use, and is situated off of the North Avenue frontage road.

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

The proposed motor vehicle repair and cartage and freight terminal uses are listed as a special uses, per the M, Manufacturing District regulations established in Section 11.2-4 (C) and (G) of the Zoning Code.

Respectfully submitted,

Steve Hale
Vice Chairperson

VOTE:

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

EXHIBIT “C”

(insert Site Plan here)

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Conceptual Review of Amending the Permitted
Uses List for Jigged Ventures PUD
560 & 600 W. Roosevelt Road

AGENDA ITEM NUMBER: 5.A.**FILE NUMBER:** _____**COMMITTEE AGENDA DATE:** Nov. 13, 2018**COUNCIL AGENDA DATE:** _____**STAFF REVIEW:** Tom Dabareiner, AICP**SIGNATURE** **APPROVED BY CITY ADMINISTRATOR:** Michael Guttman**SIGNATURE** _____**ITEM SUMMARY:**

The Jigged Ventures mixed use PUD was approved in 2003 with an amendment and expansion of the development approved in 2008. The PUD entails industrial uses with outside storage yards south of Topsoil Drive. This portion of the development is zoned Manufacturing. The northern portion of the PUD was intended to have commercial/light industrial uses with high end multi-tenant buildings on the lots between Roosevelt Road and Topsoil Drive. This portion of the development is zoned ORI. A specific list of permitted and prohibited uses, a copy of which is attached, for each portion of the development was also approved to help reinforce the desired buildout of the development.

The 10,000 square foot contractors equipment sales and leasing facility with an ancillary outside storage yard was constructed at 490 Topsoil Drive for Atlas Bobcat in 2006. Atlas Bobcat's use is a permitted use only on a Manufacturing zoned lot within the development per the PUD's approved uses list.

Per the terms of the current PUD the existing building at 560 W. Roosevelt Road must be demolished by the end of 2020 and two new multi-tenant ORI compliant buildings must be constructed on the 560 and 600 W. Roosevelt Road lots. Please refer to the attached map for specific details. Per the attached narrative from the developer, there is very limited demand in the current real estate market for ORI based uses permitted per the PUD, thus making compliance with pre-recession buildout requirements of the PUD unlikely. Therefore, the developer is requesting evaluation of another amendment to the PUD to modify the permitted uses list and the buildout requirements for the 560 and 600 W. Roosevelt Road lots.

The proposed PUD amendment entails: 1) modifying the ORI permitted uses list to add contractors equipment sales and leasing with ancillary outside storage; and 2) increasing the maximum ancillary warehousing permitted from 50% of a building's floor area up to 80%. Approval of these amendments, along with approval of site specific development plans for each lot via final PUDs, would allow Atlas Bobcat to construct a new 12,000 square foot facility at 600 W. Roosevelt Road and allow Groebner to build a new 16,000 square foot facility at 560 W. Roosevelt Road. Groebner is currently leasing 12,000 square feet at 450 Fenton Lane in West Chicago. Both businesses have been continually growing and need to expand their facilities to accommodate anticipated future growth. Please refer to attached letters from both businesses for specific details. Also attached are conceptual site plans for each lot representing the desired buildouts. The developer is also agreeable to still building

the higher end building facades required per the current PUD so that the enhanced street facade of the development is maintained.

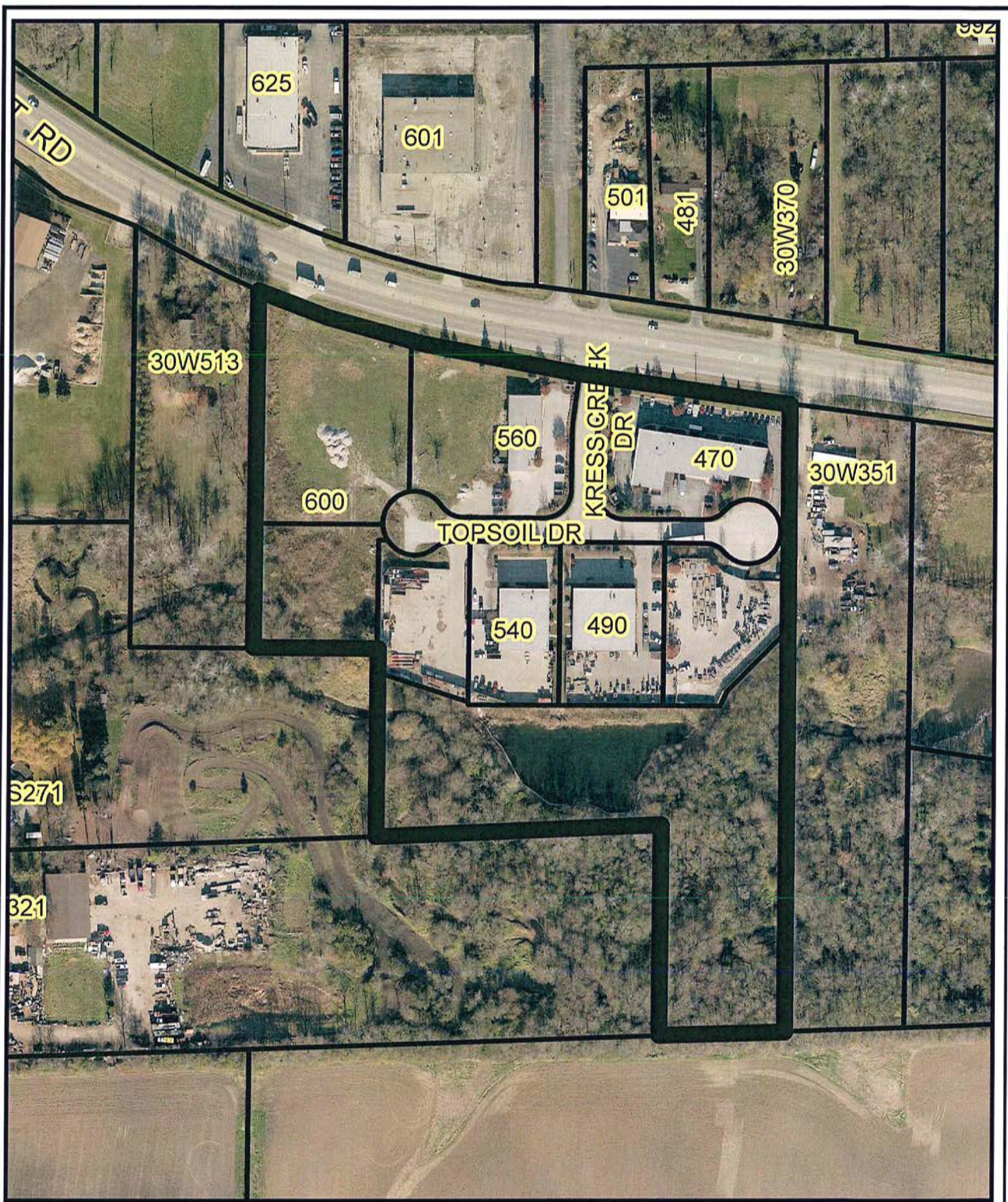
Atlas Bobcat and Groebner's uses are best suited for the City's Manufacturing district because of their industrial nature (i.e. outside storage and large areas of interior warehousing). These uses are generally not appropriate in an ORI zoning district based on the City's established ORI zoning district standards (i.e. no outside storage, limited areas of interior warehousing). Rezoning these lots to Manufacturing to accommodate Atlas Bobcat and Groebner is also considered counterproductive to the City's goals of limiting Manufacturing zoning along the Roosevelt Road corridor.

In City staff's opinion, the best option for all parties involved is to amend the PUD as proposed. This allows the City to get the enhanced Roosevelt Road corridor development that is desired while continuing to limit industrial based uses within the Corridor. It also allows the two existing businesses to remain in the community, expand their operations, and provides greater employment and tax revenue for the City. Lastly, it allows the developer to complete the buildout of the development, which started out very strong in 2003, but has languished since the Recession occurred.

ACTION PROPOSED:

Conceptual review and commentary of amending the Jigged Ventures PUD.

COMMITTEE RECOMMENDATION:



Jigged Ventures PUD



Exhibit C
Ord. 03-0-0072

Permitted and Prohibited Use List
Jigged Ventures, LLC.
Planned Unit Development

Permitted uses for lots zoned ORI

1. Bakeries
2. Banks and financial institutions, including drive-in and drive-through facilities.
3. Computer and data processing centers.
4. *Electronic and communications industries.*
5. Engineering, research and testing laboratories and offices.
6. Funeral establishments
7. Health clubs.
8. Hotels and motels.
9. Light manufacturing.
10. Maintain the existing use of Lot 3 as a contractor's office with outside storage until a temporary or final occupancy is granted for Lot 1, 4, 5, or 6, or 18 months after final PUD approval is approved for Lot 2 and 7, whichever comes first.
11. Medical and dental clinics.
12. Nursery schools and day care facilities.
13. Offices.
14. Pharmaceutical industries.
15. Printing and publishing facilities
16. Production of prototype products.
17. *Radio and television broadcasting and recording studios*
18. Restaurants, excluding drive-thru facilities.
19. Retail and accessory retail sales operations.
20. Schools, commercial or trade, including those teaching music, dance, business, commercial or technical subjects.
21. Showroom space, excluding auction houses.
22. Telemarketing centers.
23. Veterinary clinics, excluding outdoor kennels.
24. Warehousing ancillary to a permitted use up to 50% of the building floor area

Prohibited Uses on lots zoned ORI

1. Automobile repair facility.
2. Automobile service station.
3. Automobile body shop.
4. *Employment services.*
5. Outside storage except on Lot 3 as indicated above.
6. Places of assembly.
7. Places of worship.
8. Satellite or cellular antenna tower.
9. Towing services.

Permitted uses on lots zoned M

1. Abrasive manufacture
2. Adult educational facilities including commercial or trade, such as those teaching music, dance, business, commercial or technical subjects.
3. Apparel and other products manufactured from textile
4. Assembly, production, processing, wholesaling, warehousing or manufacturing facilities.
5. Bakeries
6. Banks and financial institutions, including drive-in and drive-through facilities.
7. Bedding manufacture
8. Bicycle manufacture
9. Boot and shoe manufacture
10. Bottling companies
11. Carpet and rug cleaning
12. Chemical processing and manufacture, excluding outside storage
13. Cleaning, pressing and dyeing plants, excluding outside storage
14. Cold storage plants
15. Computer and data processing centers.
16. Contractor's equipment sales and leasing.
17. Contractor's office with yard.
18. Dairy products processing
19. Distribution
20. Dry cleaning establishments and laundries, excluding outside storage.
21. Electronic and communications industries.
22. Electronic and scientific precision instruments manufacture
23. Engineering, research and testing laboratories and offices.
24. Food storage and manufacture, packaging and processing
25. Furniture manufacture
26. Glass products production and sales
27. Health clubs.
28. Hotels and motels.
29. Ice plants
30. Landscaping contractors
31. Light manufacturing.
32. Maintain the existing use of Lot 4 as a contractor's office with outside storage until a temporary or final occupancy is granted for Lot 1, 4, 5, or 6, or 18 months after final PUD approval is approved for Lot 2 and 7, whichever comes first.
33. Medical and dental clinics.
34. Metal stamping, polishing and plating
35. Nursery schools and day care facilities.
36. Offices including outside storage.
37. Paper products manufacture
38. Pharmaceutical industries.
39. Plastics processing
40. Printing and publishing facilities
41. Production of prototype products.
42. Public utility and public service stations
43. Radio and television broadcasting and recording studios.
44. Restaurants, excluding drive-thru facilities.

45. Retail and accessory retail sales operations.
46. Showroom space, excluding auction houses or outside storage.
47. Telemarketing centers.
48. Veterinary clinics, excluding outdoor kennels.
49. Outside storage shall be allowed ancillary to a permitted use listed above provided that it shall comply with the following requirements:
 1. Be on a paved surface
 2. Not interfere with required parking and circulation
 3. Be fully enclosed by fence a maximum of 8 feet in height and/or landscaping which provides opaque screening
 4. Be neatly stacked no higher than the height of the fence
 5. Ancillary to the principal use of the building on the lot.
 6. Shall not be permitted in the actual front yard of the lot.
 7. Shall not include any waste material or byproduct, unless stored in a covered container.

Prohibited Uses on lots zoned M

1. Adult Uses
2. Alternative electric suppliers unless ancillary to a permitted or special manufacturing use
3. Asphalt and concrete plants.
4. Automobile body shops.
5. Automobile repair station
6. Automobile service station
7. Businesses which utilize explosives
8. Cogeneration facilities unless ancillary to a permitted or special manufacturing use
9. Dwelling units for watchmen's quarters.
10. Fuel storage, sales and manufacturing.
11. Governmental agency laboratories for the testing of radioactive materials from the City of West Chicago or the surrounding portions of the County of Du Page, over which the Illinois Department of Nuclear Safety, Illinois Environmental Protection Agency, United States Nuclear Regulatory Commission and/or the United States Environmental Protection Agency have jurisdiction, provided that such laboratories comply with all applicable laws, ordinances, codes, rules and regulations in their construction, use, operation and maintenance.
12. Livestock businesses.
13. Moving and storage facilities
14. Outside storage of any hazardous material.
15. Self service storage facility
16. Storage and distribution of flammable liquids, fats or oils unless ancillary to a permitted or special manufacturing use
17. Towing facilities.
18. Waste transfer stations, including those for landscaping, household or construction material.

Jigged Ventures, LLC

NARRATIVE

Jigged Ventures LLC, owner of Lots 1 and 2 in the Jigged Ventures Resubdivision, ("Lots 1 and 2") desires to amend the use list in its planned unit development ("PUD") to i) amend the permitted use list for Lot 1 to include contactor's equipment sales and leasing to accommodate the relocation of Atlas Bobcat from its current location on Topsoil Drive in West Chicago to Lot 1, which has frontage along Roosevelt Road ; ii) amend permitted use number 24 for ORI zoned lots to permit Lots 1 and 2 to use 80% of the floor area for warehousing and the remaining 20% of the floor area for any other listed permitted use in the ORI district uses listed on the permitted use list. This would accommodate a potential future user on Lot 2, Groebner, Inc. or other potential users on Lot 2.

Enclosed with this narrative is a letter from Atlas Bobcat explaining their desire to move to Lot 1. In summary, Atlas Bobcat requires better exposure to the public by having frontage along Roosevelt Road. If they cannot relocate to this lot, they likely move out of the development. Also enclosed is a proposed site plan for this lot. The architecture will be compatible with the existing architecture located in the office/warehouse condos to the east.

Under the Third Amendment of the Jigged Ventures PUD the existing building on Lot 2, which currently contains the Hightails Hideaway dog care facility, needs to be demolished by December 31, 2020. A proposed site plan for the redevelopment of this lot is included in this narrative. Architecture will be compatible with the existing architecture located in the office/warehouse condos to the east. Groebner and Associates, Inc. ("Groebner") is interested in relocating its current business located at 450 Fenton Lane in West Chicago. Groebner provides materials and tools for natural gas utilities and their partners. Enclosed with this narrative is a letter from Groebner explaining their desire to move to Lot 2. Also enclosed is a proposed site plan for this lot. A small 20 foot by 50 foot fenced in area behind the building is noted to store some of their inventory outside. A picture of the inventory that would be stored in this area is also attached to this narrative.

Under the current PUD, Lot 1 and 2 can contain up to 67% warehouse. The market for office/warehouse has continued to change over the past decade. Potential owners or tenants are not heavily staffing offices in these facilities given the trend in on line sales and ordering. Also, more employees are working out their home remotely rather than in the office itself. Requiring these units to contain up to 33% office space makes them not marketable. Groebner, for instance, will not consider relocating to Lot 2 if the building can only contain 67% warehousing. Consequently, Jigged Ventures LLC requests the permitted use list in its PUD for Lots 1 and 2 be amended to permit up to 80% of the floor area for warehousing and the remaining 20% of the floor area for any other listed permitted use in the ORI district uses listed on the permitted use list.



Atlas Bobcat

Headquarters
Elk Grove Village
1160 McCabe Avenue
Elk Grove Village, IL 60007
847.678.3633

Mokena
19245 Blackhawk Parkway
Mokena, IL 60448
708.596.8050

Wauconda
552 South Rand Road
Wauconda, IL 60084
847.526.4255

West Chicago
490 Topsoil Drive
West Chicago, IL 60185
630.293.0606

Yorkville
106 E Beaver St
Yorkville, IL 60560
630.553.0150

Merrillville, IN.
8209 Grand Blvd.
Merrillville, IN., 46410
219.381.3006

Atlas Toyota Material
Handling

Atlas International Lift
Trucks

Atlaslift West

Atlas First Access

10/9/18

Re: Atlas Bobcat Relocation West Chicago

To whom it may concern,

Atlas Bobcat has been an equipment distributor in the Chicagoland area since 1967, being originally based in Schiller Park, Illinois.

Approximately 29 years ago, Atlas Bobcat expanded to cover the Western Suburbs by opening a branch store in West Chicago off Rt. 64 in the Conte industrial park.

After experiencing growth at that location and seeking a more impressive facility, Atlas relocated to its current location 12 years ago on Topsoil Drive in West Chicago.

Surviving a horrible recession, our industry has begun to rebound, and we are looking once again, to take our business to the next level.

To accomplish this, we feel we need to have better exposure to the public by having a frontage road location.

In conversation with our current landlord, Jim Beavers, he and I discussed the potential of utilizing the empty lot on Rt. 38 to relocate our facility.

By moving to a higher visibility location, we are expecting to see an increase in all revenues by 10-20 %.

Atlas Bobcat West Chicago total taxable sales for 2017 were \$6,161,164.77

Our intentions are to remain in West Chicago, and with frontage road exposure it would allow us to remain here.

We feel it is in best interest to all involved, to have Atlas Bobcat relocate to the new facility proposed, so our growth may continue.

Sincerely,

Bob Loula

VP Operations

Atlas Bobcat



www.atlasbobcat.com



GROEBNER
POWERED BY EXPERIENCE

TEL: 800-638-8322 • FAX: 612-930-0930 • www.groebner.com

Date 10/18/2018

Re: GROEBNER Distribution Relocation West Chicago

To whom it may concern;

GROEBNER has been a Distribution Company working in the Natural Gas arena for more than 40 years.

20 years ago this December, GROEBNER moved into an office/warehouse in West Chicago and has operated out of that location ever since. 450 Fenton Lane Suite 902, West Chicago

Until now and through September of 2019 GROEBNER has rented the above mentioned location. With our recent growth we have been experiencing at this location we feel that it is in GROEBNER best interest to own our building instead of renting.

With the great success GROEBNER has experienced we feel that we can continue to grow in a location with better exposure to the public.

In talking with our realtor, Steve Morken, the proposed building plan at 560 Roosevelt Road would allow us to do that. We believe that it would allow us to retain the 10 employees we currently have on staff and to grow by two to three people.

Groebner's annual sales has grown greatly companywide but especially out of our West Chicago location resulting in well over 25 million in sales. This new location will help us continue to grow this branch.

Our intentions are to build a new facility and we hope to remain in West Chicago. This location at 560 Roosevelt Road would allow us to do that according to the site plan attached with this letter.

We feel it is the best interest of all involved, to have GROEBNER stay in West Chicago and build a new facility at 560 Roosevelt Road. This would allow us to grow our business both in sales and employees.

Sincerely,
GROEBNER

Matthew J Dvorak
Vice President of Sales

LOCATIONS:

21801 Industrial Blvd.
Rogers, MN 55374

450 Fenton Lane, Suite 902
West Chicago, IL 60185

19935 West 161st Street, Suite A
Olathe, KS 66062

