CITY OF
WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

DEVELOPMENT COMMITTEE

Monday, November 11, 2019
7:00 P.M. - Council Chambers

AGENDA

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

2. Approval of Minutes

   A. October 14, 2019

3. Public Participation

4. Items for Consent

   A. **28W700 Purnell Road and 28W571 Roosevelt Road** – Pulte Builders seeks approval for a Preliminary Plat of Subdivision for a residential development outside of the City.

   B. **622 Town Road** – Ball Horticultural seeks approval of a Resolution for a Plat of Consolidation.

   C. **622 Town Road** – Ball Horticultural seeks approval of an Ordinance for an Amendment to the Preliminary and Final PUD.

5. Items for Discussion

   A. **705 E. Roosevelt Road** – A proposed car condominium business is seeking Development Committee consideration for its concept, which would require a text amendment to the B-2, General Business zoning district to make it a Special Use.

6. Unfinished Business

   A. **McAuley School Discussion**

7. New Business

8. Reports from Staff

9. Adjournment

475 Main Street
West Chicago, Illinois
60185

T (630) 293-2200
F (630) 293-3028
www.westchicago.org

Ruben Pineda
MAYOR

Nancy M. Smith
CITY CLERK

Michael L. Guttman
CITY ADMINISTRATOR

Draft

MINUTES

DEVELOPMENT COMMITTEE

October 14, 2019, 7:00 P.M.

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

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

Roll call found Aldermen James Beifuss, Michael Ferguson, Matt Garling, Jayme Sheahan and Rebecca Stout present.

Also in attendance was Community Development Director, Tom Dabareiner.

2. Approval of Minutes.

A. September 9, 2019.

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

3. Public Participation.

Diane Ferguson, 30W276 Pomeroy, provided an update to the members regarding McAuley School. She stated she met with the West Chicago Historical Society last week. Prior to that, they established a subcommittee of fact finders of which she is a member. Also, they intend to have a structural engineer take a look at the building to assess current condition since the last inspection. The president indicated that, while not a deal breaker, this inspection may be impactful on their decision. The subcommittee plans to meet again soon, and she hopes to be back in front of the Development Committee again in November. This would hopefully put them on track for City Council in December. They were encouraged to go forward at the meeting. They will be creating a 501(c) for the school, but there are other legal issues to be worked out and lots of questions to be answered, but she reiterated it is moving in a positive direction.

Alderman Garling asked for clarification on the Historical Society's interest pending the structural inspection results. Ms. Ferguson replied that the inspection would not be a deal breaker, but they want to go in with their eyes wide open regarding the school's condition.

4. Items for Consent.

A. 110 East Roosevelt Road – Petitioner is seeking approval of variances from the Zoning Code related to the proposed reconfiguration of the existing drive-through and escape lanes which serves the existing Dunkin' business.

B. 30W680 Lee Road – Petitioner is requesting approval of a Zoning Map Amendment to rezone the subject property from ER-1 Estate Residence to M Manufacturing. The draft Ordinance denies the rezoning.

Alderman Beifuss moved and Alderman Garling seconded a motion to approve this Item for Consent. Voting Aye: Aldermen Beifuss, Ferguson, Garling, Sheahan and Stout. Voting Nay: 0.

5. Items for Discussion.

A. 808 Discovery Drive, Pilot Project – Pilot Project is a code name for a well-known, Fortune 500 company seeking Final Development Plan approval for a last-mile distribution facility.

Tom Dabareiner updated the members about this proposed building of 145,000 square feet, occupying 39 acres in the DuPage Business Center. The use is allowed in the Airport (A) Zoning District, and while no variances are requested, a deviation is being sought for parking to meet their demand of about 1,170 stalls. There are four curb cuts to help segregate the on-site circulation between office and distribution activities. The applicant has met all building requirements, such as smooth precast wall panels and window glazing. The terms of the IGA require the City Council to approve the final development, and City staff has reviewed all controlling documents and confirm that everything complies.

Alderman Beifuss asked if the additional parking is needed because there is no backyard, and Mr. Dabareiner confirmed that is the case as there is only front yard. Alderman Beifuss asked about the canopies. Mr. Dabareiner answered that delivery vehicles will be loaded under canopies on two sides of the building. This is to protect them from the elements. He also confirmed that there are no variances and no other deviations.

Alderman Beifuss mentioned that going forward with these types of buildings that have long interrupted surfaces with small windows, they ought to consider adding some more façade elements to make them more attractive. He has noted some of the buildings going in like this, and expressed they look rather monotonous. He suggested they be broken up with some structural glass or other architectural details, which would help make the business/industrial parks more attractive. They do have an impact on how people view industrial parks in general. Mr. Dabareiner agreed, but stated that they are the Airport's design standards that would need to be changed. Alderman Beifuss added that original design of this area was intended to be more of an office/research park, but it has become more manufacturing and warehouse. The consequence is that the aesthetics have not been updated.

Alderman Ferguson noted that, in terms of glazing, given this particular building will be used for warehousing and distribution, there are likely to be pallet jacks that could lead to safety concerns if there is an increased amount of glazing. He understands the concern for enhanced aesthetics, but it would be better to break up the building with concrete wall patterns and/or landscaping. Alderman Beifuss stated he was thinking more about the ends of the buildings where the offices would be located.

Alderman Garling asked if the number parking stalls was needed for the same number of employees. Mr. Dave Riefe of Seefried Industrial Properties was recognized to speak on behalf of the applicant. He displayed a map to illustrate parking stalls and traffic flow. They will have 282 stalls for car parking spots for office associates, and the remainder will be van and car parking combined. He explained how and where the drivers would arrive, park their cars, and then take a van out for deliveries. He mentioned that the client estimates somewhere around 500 employees.

Alderman Ferguson moved and Alderman Sheahan seconded a motion to approve this Item for Consent. Voting Aye: Aldermen Beifuss, Ferguson, Garling, Sheahan and Stout. Voting Nay: 0.

6. **Unfinished Business.** None.

7. **New Business.**

A. McAuley School Update.

Alderman Beifuss stated that he had recused himself from the Committee's last discussion on this topic. However, after discussing the matter with City staff and attorneys, he will no longer be required to recuse himself from further discussions.

Mr. Dabareiner indicated one of the concerns raised at their last meeting, was if the City would be held responsible for bringing the building up to code at any point in the transfer of property from the School District to the City, and then from the City to the Historical Society. He confirmed that the City would not be responsible to do so in the mere transfer of ownership. However, that responsibility would come about when the use changes and evolves. This burden would then fall on the Historical Society as the final recipient.

Alderman Stout indicated that tonight's discussion was held for informational purposes only, and they are not looking for a recommendation at this point. They can expect to have them back again in November.

Alderman Garling asked Mr. Dabareiner if the intent for the November meeting is for all three parties to have come together by then, and Mr. Dabareiner indicated that he hoped so. Alderman Stout added that they want to have all of the information in front of them before making a decision.

Ms. Ferguson asked if it would be sufficient for the School District to provide their position in writing, and Mr. Dabareiner said yes. Alderman Garling clarified that what he had meant was that he is looking for City staff to have confirmed the intentions from all concerned parties by the November meeting.

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

9. **Adjournment.**

Alderman Ferguson moved and Alderman Beifuss seconded the motion to adjourn the Development Committee meeting at 7:25 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: Preliminary Plat of Subdivision Pulte Homes 28W700 Purnell Rd. / 28W571 Roosevelt Rd. Resolution 19-R-0060	**AGENDA ITEM NUMBER:** 4.A. **FILE NUMBER:** _____ **COMMITTEE AGENDA DATE:** Nov. 11, 2019 **COUNCIL AGENDA DATE:**
STAFF REVIEW: Tom Dabareiner, AICP	**SIGNATURE** _____
APPROVED BY CITY ADMINISTRATOR: Michael Guttman	**SIGNATURE** _____

ITEM SUMMARY:

Pulte Home Company, LLC. Is proposing to build an 84 home subdivision southeast of the City of West Chicago, and between Purnell Road and Roosevelt Road, on the property previously occupied by Planters Palette. Because the development is within the City's planning area it is subject to the City's subdivision code of regulations.

The homes will be designed to appeal to older residents. Access would be at two locations along Purnell Road. Utilities would follow Garys Mill Road, Purnell Road and Roosevelt Road. Pulte also seeks a Pre-Annexation Agreement, intended to go before City Council for a public hearing November 18, 2019.

Staff confirms that the Preliminary Plat meets the City's Subdivision Code requirements and recommends approval.

ACTION PROPOSED:

Consideration of Resolution 19-R-0060 to approve a Preliminary Plat of Subdivision.

COMMITTEE RECOMMENDATION:

PC: Preliminary Plat of Subdivision
Resolution 19-R-0060

RESOLUTION NO. 19-R-0060

A RESOLUTION APPROVING A PRELIMINARY PLAT OF SUBDIVISION
FOR PULTE HOME COMPANY, LLC
28W700 PURNELL ROAD AND 28W571 ROOSEVELT ROAD

BE IT RESOLVED BY THE City Council of the City of West Chicago, in regular session assembled as follow:

Section 1. That the Preliminary Plat of Subdivision, as prepared by CemCon, Ltd., consisting of one (1) sheet attached hereto and incorporated as Exhibit "A", be and the same is hereby approved and that the Mayor and City Clerk and all other necessary and appropriate officers of the City are authorized to execute said plat.

Section . That the following deviations from the West Chicago Subdivision Regulations Code have been identified on said Plat and are hereby approved:

A. A deviation from Section 10.2-5 of the Subdivision Regulations Code to allow a minimum radii of curvature on a minor street centerline to be as little as ninety (90) feet in lieu of the minimum required 250 feet.

Section 3. That the recommendation and findings of the Plan Commission, pursuant to Recommendation No. 19-RC-0015, a copy of which is attached hereto and incorporated herein as Exhibit "B" be and the same are hereby adopted as the findings of the City Council.

Section 4. That all resolutions or parts thereof in conflict with the provisions of this Resolution are, to the extent of such conflict, expressly repealed.

Section 5. That this Resolution shall be in full force and effect from and after its adoption and approval as provided by law.

APPROVED this _____ day of _____, 2019.

AYES: _____

NAYES: _____

ABSTAIN: _____

ABSENT: _____

Mayor Ruben Pineda

ATTEST:

City Clerk Nancy M. Smith

EXHIBIT "A"

Insert Preliminary Plat

PRELIMINARY SUBDIVISION PLAT AND P.U.D.
FOR
TRILLIUM FARM
DUPAGE COUNTY, IL

BEING A PART OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

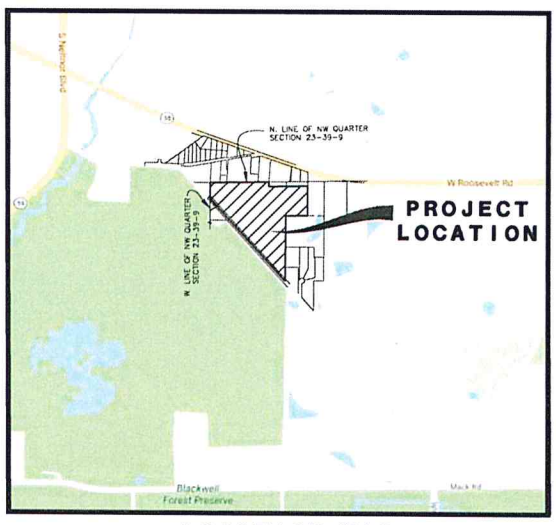
EXHIBIT "A"

N

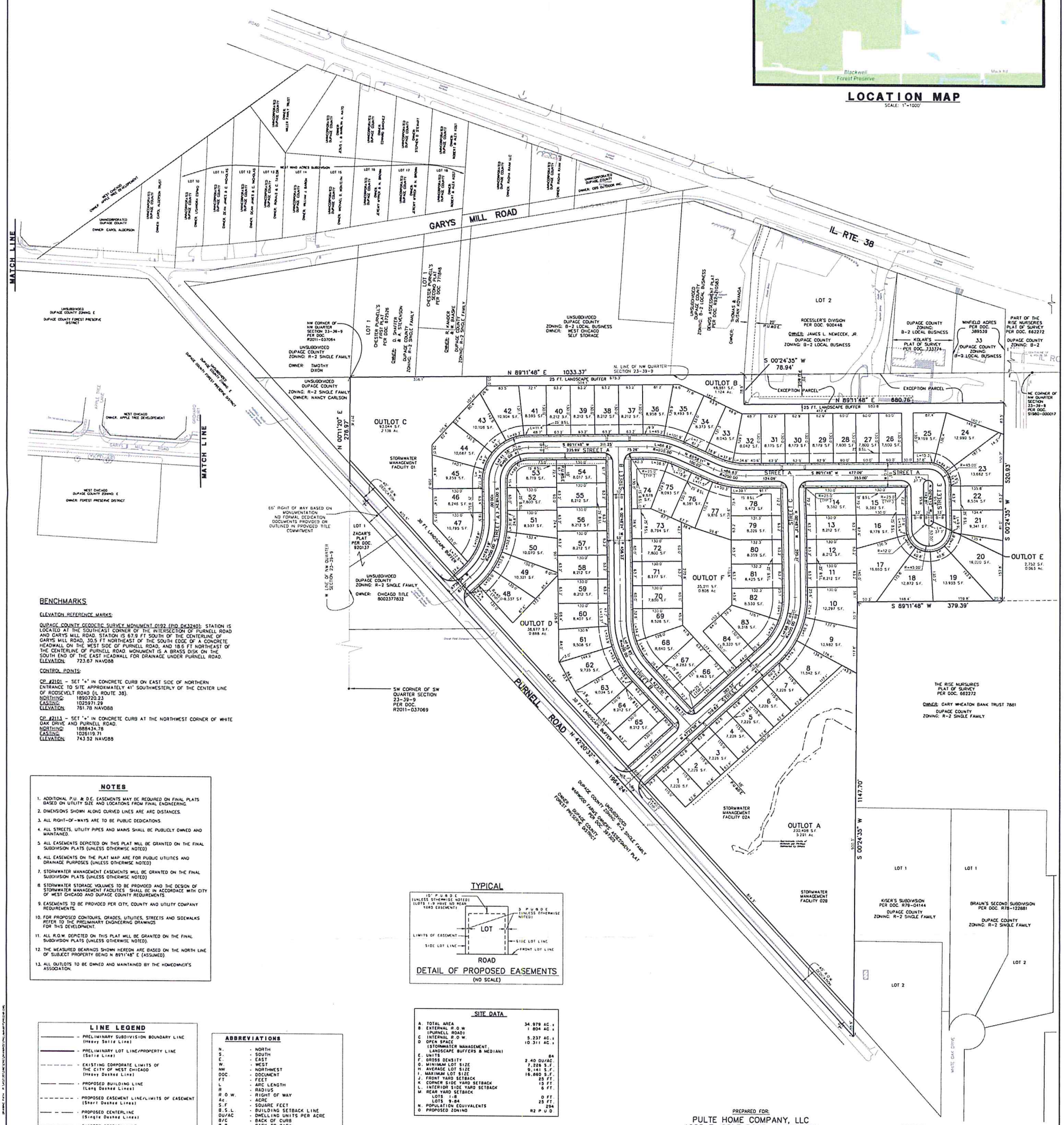
80 40 0 80
SCALE: 1" = 80'

TOTAL AREA OF SUBDIVISION
34.979 ACRES
(MORE OR LESS)

PARCEL INDEX NUMBER
04-23-101-002
04-23-101-017
04-23-101-027
04-23-101-028
DUPAGE COUNTY, ILLINOIS



LOCATION MAP
SCALE: 1"=1000'



BENCHMARKS

ELEVATION REFERENCE MARKS:

DUPAGE COUNTY GEODETIC SURVEY MONUMENT 0192 (PID DK3240): STATION IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF PURNELL ROAD AND GARYS MILL ROAD. STATION IS 67.9 FT SOUTH OF THE CENTERLINE OF GARYS MILL ROAD, 30.5 FT NORTHEAST OF THE SOUTH EDGE OF A CONCRETE HEADWALL ON THE WEST SIDE OF PURNELL ROAD, AND 18.6 FT NORTHEAST OF THE CENTERLINE OF PURNELL ROAD. MONUMENT IS A BRASS DISK ON THE SOUTH END OF THE EAST HEADWALL FOR DRAINAGE UNDER PURNELL ROAD.
ELEVATION: 723.67 NAVD88

CONTROL POINTS:

CP #2101 - SET '+' IN CONCRETE CURB ON EAST SIDE OF NORTHERN ENTRANCE TO SITE APPROXIMATELY 41' SOUTHWESTERLY OF THE CENTER LINE OF ROOSEVELT ROAD (IL ROUTE 38).
NORTHING: 1890720.23
EASTING: 1025971.29
ELEVATION: 761.78 NAVD88

CP #2113 - SET '+' IN CONCRETE CURB AT THE NORTHWEST CORNER OF WHITE OAK DRIVE AND PURNELL ROAD.
NORTHING: 1888434.78
EASTING: 1026119.71
ELEVATION: 743.52 NAVD88

NOTES

1. ADDITIONAL P.U. & D.E. EASEMENTS MAY BE REQUIRED ON FINAL PLATS BASED ON UTILITY SIZE AND LOCATIONS FROM FINAL ENGINEERING.
2. DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DISTANCES.
3. ALL RIGHT-OF-WAYS ARE TO BE PUBLIC DEDICATIONS.
4. ALL STREETS, UTILITY PIPES AND MAINS SHALL BE PUBLICLY OWNED AND MAINTAINED.
5. ALL EASEMENTS DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED)
6. ALL EASEMENTS ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES (UNLESS OTHERWISE NOTED)
7. STORMWATER MANAGEMENT EASEMENTS WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED)
8. STORMWATER STORAGE VOLUMES TO BE PROVIDED AND THE DESIGN OF STORMWATER MANAGEMENT FACILITIES SHALL BE IN ACCORDACE WITH CITY OF WEST CHICAGO AND DUPAGE COUNTY REQUIREMENTS.
9. EASEMENTS TO BE PROVIDED PER CITY, COUNTY AND UTILITY COMPANY REQUIREMENTS.
10. FOR PROPOSED CONTOURS, GRADES, UTILITIES, STREETS AND SIDEWALKS REFER TO THE PRELIMINARY ENGINEERING DRAWINGS FOR THIS DEVELOPMENT.
11. ALL R.O.W. DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
12. THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SUBJECT PROPERTY BEING N 89°11'48" E (ASSUMED)
13. ALL OUTLOTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

TYPICAL

DETAIL OF PROPOSED EASEMENTS
(NO SCALE)

LINE LEGEND

- PRELIMINARY SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- PRELIMINARY LOT LINE/PROPERTY LINE (Solid Line)
- EXISTING CORPORATE LIMITS OF THE CITY OF WEST CHICAGO (Heavy Dashed Line)
- PROPOSED BUILDING LINE (Long Dashed Lines)
- PROPOSED EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- PROPOSED CENTERLINE (Single Dashed Lines)
- QUARTER SECTION LINE (Double Dashed Lines)
- SECTION LINE (Triple Dashed Lines)
- APPROX. SCALED LIMITS OF ZONE A AS SHOWN ON DUPAGE COUNTY FIRM

ABBREVIATIONS

N.	- NORTH
S.	- SOUTH
E.	- EAST
W.	- WEST
NW	- NORTHWEST
DOC.	- DOCUMENT
FT	- FEET
L	- ARC LENGTH
R	- RADIUS
R.O.W.	- RIGHT OF WAY
Ac.	- ACRE
S.F	- SQUARE FEET
B.S.L.	- BUILDING SETBACK LINE
DU/AC	- DWELLING UNITS PER ACRE
B/C	- BACK OF CURB
B-B	- BACK TO BACK
E-E	- EDGE TO EDGE
P.U.& D.E.	- INDICATES PUBLIC UTILITIES AND DRAINAGE EASEMENT
P.U.D.	- PLANNED UNIT DEVELOPMENT

SITE DATA

A. TOTAL AREA	34.979 AC.±
B. EXTERNAL R.O.W. (PURNELL ROAD)	1.804 AC.±
C. INTERNAL R.O.W.	5.237 AC.±
D. OPEN SPACE (STORMWATER MANAGEMENT, LANDSCAPE BUFFERS & MEDIAN)	10.311 AC.±
E. UNITS	84
F. GROSS DENSITY	2.40 DU/AC.
G. MINIMUM LOT SIZE	7,226 S.F.
H. AVERAGE LOT SIZE	9,141 S.F.
I. MAXIMUM LOT SIZE	16,860 S.F.
J. FRONT YARD SETBACK	25 FT.
K. CORNER SIDE YARD SETBACK	15 FT.
L. INTERIOR SIDE YARD SETBACK	6 FT.
M. REAR YARD SETBACK	
LOTS 1-8	0 FT.
LOTS 9-84	25 FT.
N. POPULATION EQUIVALENTS	294
O. PROPOSED ZONING	R2 P.U.D.

LOT DIMENSIONS, DEDICATION, BUILDING LINE & LAND AREAS ARE APPROXIMATIONS & COULD VARY SLIGHTLY AT TIME OF FINAL SUBDIVISION PLATTING.

PREPARED FOR:
PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
(847) 230-5400

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 402135 FILE NAME: PREOVR
DRAWN BY: LAL FLD. BK. / PG. NO.: DB3\26-29 & DB3\43-46
COMPLETION DATE: 08-23-19 JOB NO.: 402.135
09-23-19/LAL: REVISED PER MEETING w/CITY OF WEST CHICAGO
10-09-19/LAL: REVISED PER 10/4/19 MEETING w/CITY OF WEST CHICAGO PREPLAT

PRELIMINARY SUBDIVISION PLAT AND P.U.D. FOR TRILLIUM FARM

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF COOK)

THIS IS TO CERTIFY THAT PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER, HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID

DATED THIS ____ DAY OF _____ A.D., 2019.

PULTE HOME COMPANY LLC, A
MICHIGAN LIMITED LIABILITY COMPANY
1900 E. SCHAUMBURG ROAD
SUITE 300
SCHAUMBURG, IL 60173

OWNER: _____
ATTEST: _____
TITLE: _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF COOK)

I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT, _____AND _____, PERSONALLY KNOWN TO ME TO BE TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE AFORESAID INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____,2019.

_____
NOTARY PUBLIC

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)

APPROVED BY THE CITY COUNCIL OF THE CITY OF WEST CHICAGO, DUPAGE COUNTY, ILLINOIS.

DATED AT CITY OF WEST CHICAGO, ILLINOIS, THIS ___ DAY OF _____ A.D., 19____.

BY: _____
CITY CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)

I, _____, AS CHAIRMAN OF THE PLANNING COMMISSION OF THE CITY OF WEST CHICAGO, ILLINOIS, DO HEREBY CERTIFY THAT THIS DOCUMENT HAS BEEN APPROVED BY SAID PLANNING COMMISSION THIS ____ DAY OF _____, A.D., 19___.

PLANNING COMMISSION, CITY OF WEST CHICAGO

_____
CHAIRMAN

CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)

I, _____, AS CITY ENGINEER OF THE CITY OF WEST CHICAGO, ILLINOIS, DO HEREBY CERTIFY THAT THIS DOCUMENT IS APPROVED UNDER MY OFFICES THIS _____, DAY OF _____, A.D., 19___.

_____
CITY ENGINEER

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
SS.
COUNTY OF DU PAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE FUTURE CONSTRUCTION OF THE PROPOSED FUTURE SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE FUTURE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE FUTURE CONSTRUCTION OF THE SUBDIVISION

DATED THIS ___ DAY OF _____, A.D., 20___.

_____ _____
ENGINEER OWNER OR ATTORNEY

MY LICENSE EXPIRES ON NOVEMBER 30, 2021

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, PETER A. BLAESER, AN ILLINOIS REGISTERED LAND SURVEYOR, HAVE SURVEYED THE FOLLOWING DESCRIBED PROPERTY:

THE NORTH 370 FEET OF THE WEST 379.30 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION AFORESAID; THENCE WEST ALONG THE NORTH LINE OF SAID QUARTER SECTION 663.8 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 512.87 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION, 669.2 FEET; THENCE NORTH 512.87 FEET TO THE NORTH LINE OF SAID QUARTER SECTION; THENCE EAST 669.2 FEET TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS, EXCEPTING THEREFROM THE NORTH 78.92 FEET THEREOF.

THE SOUTH 229.73 FEET OF THE NORTH 599.73 FEET OF THE WEST 379.3 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST ¼ OF SECTION 23 AFORESAID; THENCE WEST ALONG THE NORTH LINE OF SAID QUARTER SECTION 663.8 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 512.87 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION 669.2 FEET; THENCE NORTH 512.87 FEET TO THE NORTH LINE OF SAID QUARTER SECTION; THENCE EAST 669.2 FEET TO THE POINT OF BEGINNING; AND THAT PART OF LOT 1, EXCEPT THAT PART THEREOF LYING SOUTH OF THE NORTH LINE OF LOT 2 EXTENDED WESTERLY TO THE WEST LINE OF LOT 1 OF WILLIAM A. MOYER'S ASSESSMENT PLAT OF PART OF SECTION 23, AFORESAID, RECORDED MAY 10, 1951 AS DOCUMENT 622994, ALL IN DU PAGE COUNTY, ILLINOIS.

THAT PART OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 23 AND RUNNING THENCE NORTH 88 DEGREES 23 MINUTES 19 SECONDS EAST ON THE NORTH LINE OF SAID SECTION 23, 1334.75 FEET; THENCE SOUTH 0 DEGREES 24 MINUTES 13 SECONDS EAST ALONG AN OLD FENCE LINE AND ALONG THE WEST LINE OF W. A. MOYER'S ASSESSMENT PLAT, 1747.56 FEET TO THE CENTER LINE OF PURNELL ROAD; THENCE NORTH 43 DEGREES 09 MINUTES WEST ALONG SAID CENTER LINE, 1964.24 FEET TO THE WEST LINE OF SAID SECTION 23; THENCE NORTH 0 DEGREES 39 MINUTES 13 SECONDS WEST ALONG SAID WEST LINE, 276.96 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS, EXCEPTING THEREFROM THE NORTH 78.92 FEET OF THE EAST 301.31 FEET THEREOF.

AS SHOWN BY THE ATTACHED PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND PROPOSED SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. I CERTIFY THAT ALL REGULATIONS ENACTED BY THE COUNTY BOARD RELATIVE TO A PRELIMINARY PLAT OF SUBDIVISION HAS BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT AND THAT SAID PLAT IS NOT WITHIN THE CORPORATE LIMITS OF ANY CITY OR VILLAGE, BUT IS LOCATED WITHIN ONE AND ONE-HALF (1-1/2) MILE OF THE CITY WEST CHICAGO. I FURTHER CERTIFY THAT THE PARCELS INCLUDED IN THIS PLAT ARE NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ACCORDING TO THE FLOOD RATE MAP, PANEL NO. 17043C0406H, DATED DECEMBER 16, 2004, ZONE X. NOTE: THIS DOES NOT GUARANTEE THAT THE SUBJECT PROPERTY WILL OR WILL NOT FLOOD.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS

THIS 23RD. DAY OF AUGUST, A.D., 2019.

_____
PETER A. BLAESER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3072
MY REGISTRATION EXPIRES ON NOVEMBER 30, A.D., 2020.
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937
EXPIRES ON APRIL 30, 2021

CERTIFICATE OF DATA PROCESSING DEPARTMENT (GIS SECTION)

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)

APPROVED THIS _____ DAY OF _____, _____.

BY: _____
MANAGER OF GEOGRAPHIC INFORMATION SYSTEMS
DATA PROCESSING DEPARTMENT

CERTIFICATE OF TOWNSHIP HIGHWAY COMMISSIONER

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)

APPROVED THIS _____ DAY OF _____, _____.

BY: _____
TOWNSHIP HIGHWAY COMMISSIONER

CERTIFICATE OF HEALTH DEPARTMENT

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)

APPROVED THIS _____ DAY OF _____, _____.

BY: _____
ENVIRONMENTAL ENGINEER

CERTIFICATE OF COUNTY DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL CONCERNS

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)

I, _____, DIRECTOR FOR THE DUPAGE COUNTY DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL CONCERNS, DO HEREBY CERTIFY THAT THIS PRELIMINARY PLAT, AND THE PLANS AND SPECIFICATIONS FOR THE PROPOSED IMPROVEMENTS THEREOF, MEET THE REQUIREMENTS OF THE DUPAGE COUNTY DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL CONCERNS.

DATED AT WHEATON, DUPAGE COUNTY, ILLINOIS THIS _____ DAY OF _____ 20 ___.

BY: _____

CERTIFICATE OF PLAT OFFICER

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)

APPROVED THIS _____ DAY OF _____, _____.

BY: _____
PLAT OFFICER, DUPAGE COUNTY

DUPAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)

I, _____, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS.

THIS ____ DAY OF _____, 20___.

_____
COUNTY CLERK

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DU PAGE)

THIS INSTRUMENT _____, WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D., 19____ AT _____ O'CLOCK ___ M. AND WAS RECORDED IN BOOK _____ OF PLATS ON PAGE _____.

_____
RECORDER OF DEEDS

PREPARED FOR:
PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
(847) 230-5400

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 402135 FILE NAME: PREOVR
DRAWN BY: LAL FLD. BK. / PG. NO.: 083\26-29 & 083\43-46
COMPLETION DATE: 08-23-19 JOB NO.: 402.135

PRECERTS

EXHIBIT "B"

RECOMMENDATION NO. 2019-RC-0015

TO: Honorable Mayor and City Council

SUBJECT: PC 19-15
Preliminary Plat of Subdivision with a deviation from the West Chicago Subdivision Regulations Code for 28W541 Roosevelt Road and 28W700 Purnell Road.

DATE: October 1, 2019

DECISION: With a vote of five (5) "yes" and zero (0) "no", a motion to recommend approval of the request was carried by the Plan Commission/Zoning Board of Appeals.

RECOMMENDATION:

After review of the proposed Preliminary Plat of Subdivision with a deviation from the West Chicago Subdivision Regulations Code for 28W541 Roosevelt Road and 28W700 Purnell Road, the Plan Commission/Zoning Board of Appeals (PC/ZBA) recommends approval of the request.

There are no specific findings of fact for subdivision consideration. Rather, the PC/ZBA verifies that the submitted plat of subdivision complies with the City's Subdivision Regulations Code. The PC/ZBA finds that the plat does comply with the exception of the requested deviation.

Respectfully submitted,

Barbara Laimins
Chairperson

VOTE:

For	Against	Abstain	Absent
Dettman			Hale
Kasprak			Faught
Devitt			
Henkin			
Laimins			

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE
AGENDA ITEM SUMMARY

ITEM TITLE:

Plat of Consolidation and
Preliminary and Final PUD Amendment
Ball Horticultural, 622 Town Road

Resolution 19-R-0061
Ordinance 19-O-0037

AGENDA ITEM NUMBER: 4. B & C.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: Nov. 11, 2019

COUNCIL AGENDA DATE:

STAFF REVIEW: Tom Dabareiner, AICP **SIGNATURE**_____

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

ITEM SUMMARY:

Ball Horticultural is requesting two items, (1) a Plat of Consolidation and (2) an Amendment to the Preliminary and Final PUD, for their headquarters at 622 Town Road. Although this requires two separate votes, a single Item Summary was prepared.

The project represents a significant investment and expansion of their research and development activities in West Chicago. It includes a 30,300 square foot innovation center, a 4,056 square foot addition to an existing maintenance and grounds building, a 3,492 square foot addition to an existing head house, and a new Quonset complex consisting of six structures totaling 17,280 square feet. To accomplish this an Amendment to the Preliminary and Final PUD is required along with a Plat of Consolidation. As part of the Plat of Consolidation, a 33 foot prescriptive right-of-way west of the centerline of Town Road will be dedicated, to match the dedicated right-of-way on the east half of Town Road.

Once completed Ball's headquarters will contain about 90,000 square feet of office space. The property provides more than the required number of parking spaces. Ball will also provide substantial landscaping around the innovation center, which has significant amounts of glazing to create and open-air feel to the interior.

At the Plan Commission's November 5, 2019, meeting, members voted unanimously (5-0) in support of both agenda items.

ACTION PROPOSED:

Consideration of Resolution 19-R-0061 to approve a Plat of Consolidation and of Ordinance 19-O-0037 to approve the Amendment to the Preliminary and Final PUD.

COMMITTEE RECOMMENDATION:

PC: Resolution 19-R-0061
Plat of Consolidation
Ordinance 19-O-0037
Plans

RESOLUTION NO. 19-R-0061

A RESOLUTION APPROVING BALL HORTICULTURAL PLAT OF CONSOLIDATION 622 TOWN ROAD

BE IT RESOLVED BY THE City Council of the City of West Chicago, in regular session assembled as follow:

Section 1. That the Ball Horticultural Plat of Consolidation, as prepared by IMEG, Inc., consisting of one (1) sheet attached hereto and incorporated as Exhibit "A", be and the same is hereby approved and that the Mayor and City Clerk and all other necessary and appropriate officers of the City are authorized to execute said plat.

Section 2. That the recommendation and findings of the Plan Commission, pursuant to Recommendation No. 19-RC-0016, a copy of which is attached hereto and incorporated herein as Exhibit "B" be and the same are hereby adopted as the findings of the City Council.

Section 3. That all resolutions or parts thereof in conflict with the provisions of this Resolution are, to the extent of such conflict, expressly repealed.

Section 4. That this Resolution shall be in full force and effect from and after its adoption and approval as provided by law.

APPROVED this _____ day of _____, 2019.

AYES: _____

NAYES: _____

ABSTAIN: _____

ABSENT: _____

_____
Mayor Ruben Pineda

ATTEST:

_____
City Clerk Nancy M. Smith

EXHIBIT "A"

Insert Plat of Consolidation

EXHIBIT "B"

RECOMMENDATION NO. 2019-RC-0017

TO: Honorable Mayor and City Council

SUBJECT: PC 19-15
Lot Consolidation
Ball Horticultural
622 Town Road

DATE: November 5, 2019

DECISION: By a vote of five (5) "yes" and zero (0) "no", the Plan Commission/Zoning Board of Appeals recommended approval of a Plat of Consolidation for three (3) adjacent parcels.

RECOMMENDATION:
After a review of the proposed Ball Horticultural Plat of Consolidation, the Plan Commission/Zoning Board of Appeals recommends approval of the proposed Lot Consolidation.

There are no specific findings of fact for consideration of a Lot Consolidation. Rather, the PC/ZBA verifies that the submitted Plat of Consolidation complies with the City's Subdivision Regulations. The PC/ZBA finds that the Plat of Consolidation complies with these regulations.

Respectfully submitted,

Barbara Laimins
Chairperson

VOTE:

For	Against	Abstain	Absent
Laimins			Henkin
Hale			Devitt
Kasprak			
Faught			
Dettman			

PLAT OF CONSOLIDATION
AND
RIGHT-OF-WAY-DEDICATION
OF

EXHIBIT "A"

LOT 1 (PARCELS 1, 2 AND 3):

THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, EXCEPTING 33 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED BY COMMENCING AT A POINT IN THE EAST LINE OF SAID SECTION THAT IS 1 SOUTH-WEST QUARTER, 42.5000 AND 3 LINKS NORTH OF THE SOUTHEAST CORNER OF SAID WEST HALF; THENCE WEST 64 RODS; THENCE 1 DEGREE 34 MINUTES EAST 91 RODS AND 23 LINKS TO THE RIGHT-OF-WAY OF CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY; THENCE NORTH 44 1/2 DEGREES EAST ALONG SAID RIGHT-OF-WAY TO THE EAST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER; THENCE SOUTH ALONG SAID LINE TO THE PLACE OF BEGINNING, EXCEPT THAT PART THEREOF INCLUDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY 320.96 FEET NORTHEASTERLY ON THE WEST SECTION LINE OF SAID SECTION, AS MEASURED ALONG THE SAID RIGHT-OF-WAY LINE, ON SAID RAILROAD COMPANY WHICH POINT IS THE NORTHEAST CORNER OF PROPERTY DESCRIBED AS PARCEL 1 IN QUIT CLAIM DEED FROM CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY TO THE BOARD OF EDUCATION OF WEST CHICAGO COMMUNITY HIGH SCHOOL DISTRICT NO. 94, DATED SEPTEMBER 14, 1976 IN THE RECORDER'S OFFICE IN DU PAGE COUNTY, ILLINOIS, AS DOCUMENT NO. 2214147; THENCE SOUTH 10 DEGREES 33 MINUTES WEST ALONG THE EASTERLY LINE OF SAID CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY TO A POINT 24.75 FEET NORTH OF THE SOUTH 42.5000 AND 3 LINKS OR 694.65 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION WHICH IS 294 FEET EAST OF THE WEST SECTION LINE OF SAID SECTION, MEASURED AT RIGHT ANGLES THEREOF; THENCE EAST ALONG SAID NORTH LINE OF THE SOUTH 42.5000 AND 3 LINKS OR 694.65 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9, 1344.9 FEET; THENCE NORTHERLY ALONG A PERPENDICULAR LINE 320.96 FEET TO A POINT WHICH IS 1664.76 FEET EAST OF THE WEST SECTION LINE OF SAID SECTION, MEASURED AT RIGHT ANGLES THEREOF; THENCE SOUTH-WESTERLY 1,065.12 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID RAILROAD COMPANY WHICH IS 142.54 FEET NORTHEASTERLY OF THE POINT OF BEGINNING MEASURED ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID RAILROAD COMPANY; THENCE SOUTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID RAILROAD COMPANY 142.54 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

AREA= 1,310,021 SqFt= (30.09Ac.±)

PIN: 04-09-301-002
PIN: 04-09-301-006
PIN: 04-09-301-009

ADDRESS: 422 TOWN ROAD, WEST CHICAGO, IL 60185

TOWN ROAD (RIGHT-OF-WAY DEDICATION):

THE EAST 33 FEET OF LOT 1 DESCRIBED AS FOLLOWS:
THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT A POINT IN THE EAST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER, 42.5000 AND 3 LINKS NORTH IN THE SOUTHEAST CORNER OF SAID WEST HALF; THENCE WEST ALONG THE NORTH LINE OF THE SOUTH 42.5000 AND 3 LINKS TO A POINT 33 FEET WEST OF AFORESAID EAST LINE (AS MEASURED AT RIGHT ANGLES THEREOF); THENCE NORTH ALONG A LINE 33 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE WEST HALF OF SECTION 9, 694.65 FEET MORE OR LESS, TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY; THENCE NORTH 44 1/2 DEGREES EAST ALONG SAID RIGHT-OF-WAY TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER; THENCE SOUTH ALONG SAID LINE, 1,065.76 FEET MORE OR LESS, TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

CONTAINING 64,614 SQ. FT= (1.25 Ac.±)

OWNER'S CERTIFICATE–GRANTOR

STATE OF ILLINOIS)
) SS
COUNTY OF)

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF PART OF THE PROPERTY DESCRIBED HEREON, AND HAS CAUSED THE SAME TO BE DIVIDED AS SHOWN BY THE PLAT HEREON, EXCEPT FOR THE LOTS AND PURPOSES THEREIN SET FORTH OR ALLUDED AND ENTITLED, AND THAT SAID CONSOLIDATION AND DEDICATION AS SHOWN, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

IN WITNESS WHEREOF, _____ HAS CAUSED THIS CERTIFICATE TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICERS AND ITS CORPORATE SEAL TO BE AFFIXED THIS _____ DAY OF _____, A.D., 20____.

BY: _____ ATTEST: _____
SIGNATURE SIGNATURE

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF)

I, _____, A NOTARY PUBLIC IN AND FOR, AND COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AS SUCH OFFICERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACTS, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, A.D., 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

CITY OF WEST CHICAGO MAYOR & CITY COUNCIL APPROVAL CERTIFICATE–GRANTEE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

MAYOR AND CITY COUNCIL OF THE CITY OF WEST CHICAGO, COUNTY OF DUPAGE, STATE OF ILLINOIS, HEREBY CERTIFY THAT THE SAID COUNCIL HAS DULY APPROVED THE PLAT OF CONSOLIDATION AND DEDICATION ATTACHED HERETO BY RESOLUTION NO. _____ DULY ENTERTAINED AS PASSED THIS ____ DAY OF _____, A.D., 20____.

_____
(MAYOR)

ATTEST:

_____
(CITY CLERK)

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D., 20____, AT _____ O'CLOCK ____ M. AND WAS RECORDED IN BOOK _____ OF PLATS ON PAGE _____.

RECORDER OF DEEDS

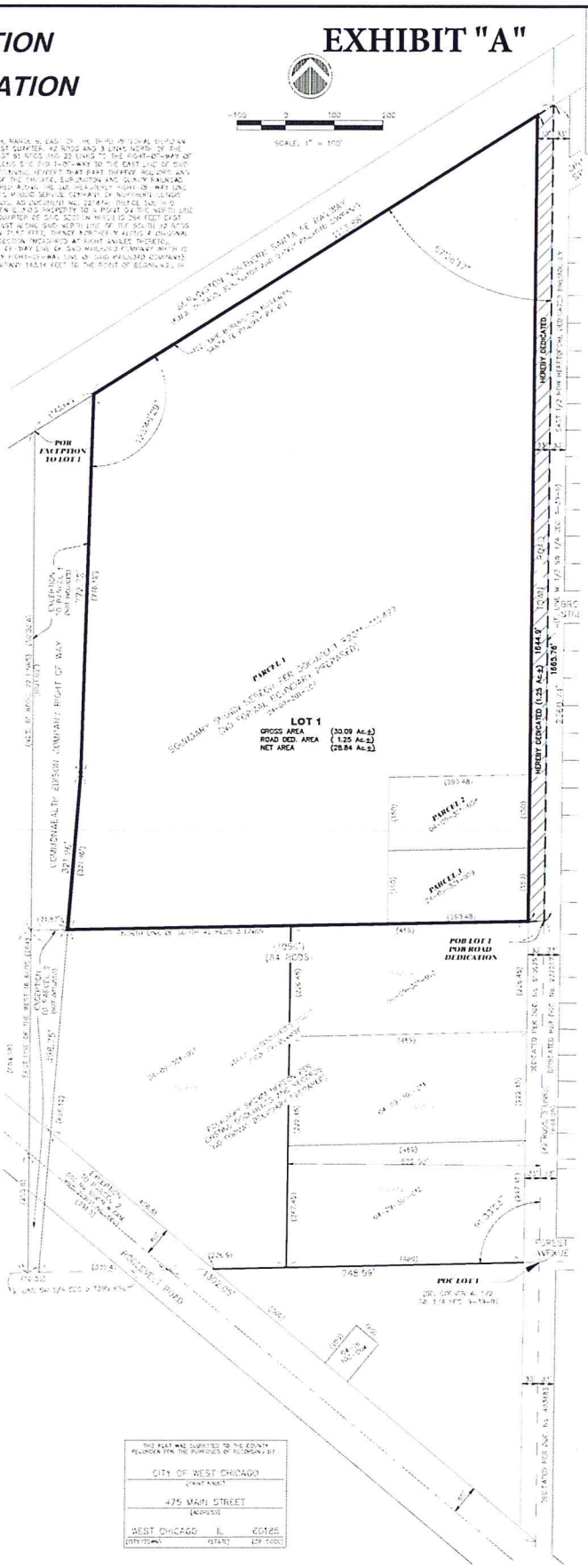
DUPAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

_____, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEMPTABLE TAX SALES AGAINST ANY OF THE LANDS INCLUDED IN THIS PLAT OF CONSOLIDATION AND DEDICATION. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THIS PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____.

_____
COUNTY CLERK



SURVEYOR'S CERTIFICATE:
THIS IS TO CERTIFY THAT I, HARLAN M. DOLAND, A PROFESSIONAL LAND SURVEYOR WITH IMEG, HAVE PREPARED THIS PLAT OF CONSOLIDATION AND DEDICATION FOR THE PROPERTY DESCRIBED HEREON, LOCATED WITHIN THE CITY OF WEST CHICAGO, DU PAGE COUNTY, ILLINOIS.
THIS MAP WAS PREPARED FROM EXISTING MAPS, RECORDS AND DOCUMENTS.

I AUTHORIZE A REPRESENTATIVE OF THE CITY OF WEST CHICAGO TO RECORD THIS PLAT

DATE: _____

SIGNED: _____

Harlan M. Doland, P.E., PLS
Illinois Professional Land Surveyor No. 35-03121
License Expires 11/30/20
IMEG
4660 GRAND AVE.
DOWNER, IL 60515
847-336-7109
harlan.m.doland@imegcorp.com

THIS PLAT WAS SUBMITTED TO THE COUNTY RECORDER FOR THE PURPOSES OF RECORDING BY:

CITY OF WEST CHICAGO
(PRINT NAME)

475 MAIN STREET
(ADDRESS)

WEST CHICAGO IL 60185
(CITY/TOWN) (STATE) (ZIP CODE)

Sheet 1 of 1	1	IMEG Project No: 180035711.00
	Date: 10/02/19	File Name:
	Checked By: HMD	Drawn By: TEM
		Field Book No: ####

BALL HORTICULTURE
WEST CHICAGO

PLAT OF CONSOLIDATION

IMEG
4660 GRAND AVENUE
DOWNER'S GROVE, IL 60515
PH 847.336.7109
www.imegcorp.com

REVISIONS

No.	DESCRIPTION	DATE
1	REVISED PER MARKUPS AND COMMENTS	10/03/19

ORDINANCE NO. 19-O-0037

AN ORDINANCE APPROVING AN AMENDMENT TO THE PRELIMINARY AND FINAL PUD FOR BALL HORTICULTURAL
622 TOWN ROAD

WHEREAS, on or about June 10, 2019, Ball Horticultural Company (the "APPLICANT"), filed an application for an amendment to the Preliminary and Final PUD plan for Ball Horticultural, 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 (the "CITY") approved the Preliminary and Final PUD plan for Ball Horticultural on March 21, 2005 according to Ordinance 05-O-0014; and,

WHEREAS, Notice of Public Hearing on the proposed amendment to the Preliminary and Final PUD of the SUBJECT REALTY was published in the Daily Herald on or about October 21, 2019, all as required by the ordinances of the CITY 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, commencing on November 5, 2019, pursuant to said Notice; 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 have received the recommendation of the Plan Commission/Zoning Board of Appeals which contains specific findings of fact, pursuant to Recommendation No. 2019-RC-0015, a copy of which is attached hereto as Exhibit "B" which is, by this reference, incorporated herein.

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

Section 1. That this Ordinance shall constitute approval of the following documents with respect to the SUBJECT REALTY, copies of which are attached hereto as Exhibit "C", which are, by this reference, incorporated herein and consisting of:

1. Plat of Consolidation prepared by IMEG dated October 2, 2019 with a final revision date of October 9, 2019 consisting of one (1) sheet.

2. The Final PUD Plan prepared by IMEG dated September 24, 2019 with a final revision date of September 30, 2019 consisting of two (2) sheets, attached as Exhibit "E".

3. The Final Landscape Plan prepared by Hoerr Schaudt dated June 7, 2019 with a final revision date of October 4, 2019 consisting of twenty-four (24) sheets, attached as

Exhibit "F" (Sheets L-5.01, L-5.02, L-5.03, L-5.04, and L-5.05 only included in this packet).

4. Building Elevation Plans for the Innovation Center prepared by Christner Architects., dated June 7, 2019 consisting of two (2) sheets, attached as Exhibit "G".

5. Building Elevation Plans for the Maintenance and Grounds building addition prepared by Lukasik & Associates, Inc., dated September 1, 2018 with a final revision date of June 7, 2019 consisting of one (1) sheet, attached as Exhibit "H".

6. Building Elevation Plans for the Head House building addition prepared by Lukasik & Associates, Inc., dated September 1, 2018 with a final revision date of June 7, 2019 consisting of one (1) sheet, attached as Exhibit "I".

7. Building Elevation Plans for the Quonset Complex prepared by Lukasik & Associates, Inc., dated September 1, 2018 with a final revision date of June 7, 2019 consisting of one (1) sheet, attached as Exhibit "J".

Section 2. That the documents referenced in Section 1 above shall supersede in all respects the documents approved in Condition A in Section 1 of Ordinance 05-O-0014.

Section 3. All construction, use, operation, and maintenance of the SUBJECT REALTY shall be in substantial conformance with the documents listed above in Section 1 of this Ordinance, in addition to the terms and conditions set forth in Section 6 of this Ordinance.

Section 4. That the following deviations from the requirements of the City's Zoning Code previously approved by Ordinance 05-O-0014 are hereby reaffirmed and approved with respect to the SUBJECT REALTY:

1. Allow for more than one building on a lot, as Ball has multiple buildings.

2. Reduction of the setback along Town Road between Church Street and Brown Street from twenty (20) feet to zero (0) feet for landscape and parking.

3. Elimination of the required landscape islands for the six (6) visitor parking spaces off of Town Road on the east side (front) of the building.

4. Reduction of the required parking space dimensions from nine (9) feet by nineteen (19) feet down to nine (9) feet by eighteen (18) feet, for a limited number of parking stalls in the north parking lot.

Section 5. That the following new deviations from the requirements of the CITY's Zoning Code of Ordinances are hereby granted with respect to the SUBJECT REALTY:

1. From Section 11.2-2(C)(3), so as to reduce the corner side yard setback along Town Road from forty (40) feet to twenty (20) feet for the proposed Quonset complex.

Section 6. That an amendment to the Preliminary and Final PUD hereby granted subject to the following conditions, which are hereby approved with respect to the SUBJECT REALTY:

1. Condition A in Section 1 of Ordinance 05-O-0014 shall be deleted in its entirety and replaced with the approved documents in Section 1 referenced above.

2. Conditions B and C in Section 1 of Ordinance 05-O-0014 shall remain in full force and effect.

Section 7. That the recommendation and findings of fact of the Plan Commission/Zoning Board of Appeals previously incorporated herein as Exhibit "B" be and the same are hereby adopted as the findings of fact of the City Council.

Section 8. 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 9. 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 _____ 2019.

Alderman Beifuss	_____	Alderman Chassee	_____
Alderman Sheahan	_____	Alderman Brown	_____
Alderman Hallett	_____	Alderman Ferguson	_____
Alderman Birch-Ferguson	_____	Alderman Dimas	_____
Alderman Swiatek	_____	Alderman Garling	_____
Alderman Stout	_____	Alderman Short	_____
Alderman Ligino-Kubinski	_____	Alderman Gagliardi	_____

APPROVED as to form: _____
City Attorney

APPROVED THIS _____ day of _____ 2019.

_____

Mayor Ruben Pineda

ATTEST:

_____

City Clerk Nancy M. Smith

PUBLISHED: _____

EXHIBIT "A"

Subject Realty Legal Description

THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT A POINT IN THE EAST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER, 42 RODS AND 3 LINKS NORTH OF THE SOUTHEAST CORNER OF SAID WEST HALF; THENCE WEST 64 RODS; THENCE NORTH 2 DEGREES EAST 61 RODS AND 22 LINKS TO THE RIGHT-OF-WAY OF CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY; THENCE NORTH 59 ¼ DEGREES EAST, ALONG SAID RIGHT-OF-WAY TO THE EAST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER; THENCE SOUTH ALONG SAID LINE TO THE PLACE OF BEGINNING, (EXCEPT THAT PART THEREOF BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY 305.59 FEET NORTHEASTERLY OF THE WEST SECTION LINE OF SAID SECTION, AS MEASURED ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID RAILROAD COMPANY WHICH POINT IS THE NORTHEAST CORNER OF PROPERTY CONVEYED TO PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS BY DEED RECORDED SEPTEMBER 23, 1926 IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, AS DOCUMENT NO. 221874; THENCE SOUTH 0 DEGREES 30 MINUTES WEST ALONG THE EASTERLY LINE OF PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS PROPERTY TO A POINT ON THE NORTH LINE OF THE SOUTH 42 RODS AND 3 LINKS OR 694.98 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION WHICH IS 264 FEET EAST OF THE WEST SECTION LINE OF SAID SECTION (MEASURED AT RIGHT ANGLES THERETO); THENCE EAST ALONG SAID NORTH LINE OF THE SOUTH 42 RODS AND 3 LINKS OR 694.98 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 71.87 FEET; THENCE NORTHERLY ALONG A DIAGONAL LINE 321.96 FEET TO A POINT WHICH IS 359.48 FEET EAST OF THE WEST SECTION LINE OF SAID SECTION (MEASURED AT RIGHT ANGLES THERETO); THENCE NORTH ALONG A STRAIGHT LINE 776.12 FEET TO A POINT OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID RAILROAD COMPANY WHICH IS 143.14 FEET NORTHEASTERLY OF THE POINT OF BEGINNING (MEASURED ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID RAILROAD COMPANY); THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID RAILROAD COMPANY 143.14 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Tax ID Numbers: 04-09-301-007; 04-09-301-008; 04-09-301-009

EXHIBIT "B"

RECOMMENDATION NO. 2019-RC-0010

TO: Honorable Mayor and City Council

SUBJECT: PC 19-15
Amendment to the Preliminary and Final Planned Unit Development Plan for Ball Horticultural at 622 Town Road.

DATE: November 5, 2019

DECISION: The Plan Commission/Zoning Board of Appeals (5-0 vote) recommended approval of the request.

RECOMMENDATION:

After holding a public hearing and after review of the requested amendment to the Preliminary and Final PUD for Ball Horticultural, the Plan Commission/Zoning Board of Appeals (PC/ZBA) recommended approval, subject to the following conditions:

1. The site shall be developed in substantial compliance with the following plans:

    a. The Final PUD Plan prepared by IMEG dated September 24, 2019 with a final revision date of September 30, 2019 consisting of two (2) sheets, attached as Exhibit "E".

    b. The Final Landscape Plan prepared by Hoerr Schaudt dated June 7, 2019 with a final revision date of October 4, 2019 consisting of twenty-four (24) sheets, attached as Exhibit "F" (Sheets L-5.01, L-5.02, L-5.03, L-5.04, and L-5.05 only included in this packet).

    c. Building Elevation Plans for the Innovation Center prepared by Christner Architects., dated June 7, 2019 consisting of two (2) sheets, attached as Exhibit "G".

    d. Building Elevation Plans for the Maintenance and Grounds building addition prepared by Lukasik & Associates, Inc., dated September 1, 2018 with a final revision date of June 7, 2019 consisting of one (1) sheet, attached as Exhibit "H".

    e. Building Elevation Plans for the Head House building addition prepared by Lukasik & Associates, Inc., dated September 1, 2018 with a final revision date of June 7, 2019 consisting of one (1) sheet, attached as Exhibit "I".

f. Building Elevation Plans for the Quonset Complex prepared by Lukasik & Associates, Inc., dated September 1, 2018 with a final revision date of June 7, 2019 consisting of one (1) sheet, attached as Exhibit "J".

2. The Conditions contained in Section 1 of Ordinance 05-O-0014, attached as Exhibit "D", shall remain in full force and effect.

The recommendation is based on the following findings of fact:

1. *In what respects the proposed plan is consistent with the comprehensive plan and the stated purpose and intent of the PUD regulations:*

   The proposed plan is designed to be compatible with the City's Comprehensive Plan which contemplates Industrial for this area. The amendment to the PUD for the construction of additional structures, as well as additions to existing structures, is in keeping with the intent of the PUD to use the facility as a corporate campus for Ball.

2. *The extent to which the proposed plan meets the requirements and standards of the PUD regulations:*

   The petitioner has provided documentation indicating the proposed plan meets all of the necessary requirements and standards of the PUD regulations as defined in Section 15 of the West Chicago Zoning Ordinance. City staff has reviewed the plans and documents for the proposal and determined that it adequately addresses the standards.

3. *The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property including, but not limited to, the density, dimension, area, bulk and use and the reasons why such departures are deemed to be in the public interest:*

   Several zoning deviations were previously requested and approved from the zoning regulations for the original PUD. Only one (1) zoning deviation is being requested with respect to the setback for the one of the Quonset structures. The placement of this proposed structure is to maintain close proximity to the existing growing areas and stay outside of the wetland buffers and floodplain. Furthermore, the placement of this structure matches the setback of existing buildings along Town Road.

4. *The method by which the proposed plan makes adequate provision for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space and furthers amenities of light and air, recreation and visual enjoyment:*

   The proposed plan adequately addresses existing and proposed vehicular use areas, designates detention and planting areas for open space, and based on the use of the land will provide visual enjoyment.

5. *The relationship and compatibility of the proposed plan to the adjacent properties and neighborhood:*

The proposed plan encompasses a use of the land that has existed since the 1920's, therefore a positive and compatible relationship exists between this site and adjacent neighborhood properties.

6. *The desirability of the proposed plan as regards physical development, tax base and economic well-being of the City:*

The proposed plan is designed to enhance and promote the future development and operations of the business that has been operating on-site for several decades.

Respectfully submitted,

Barbara Laimins
Chairperson

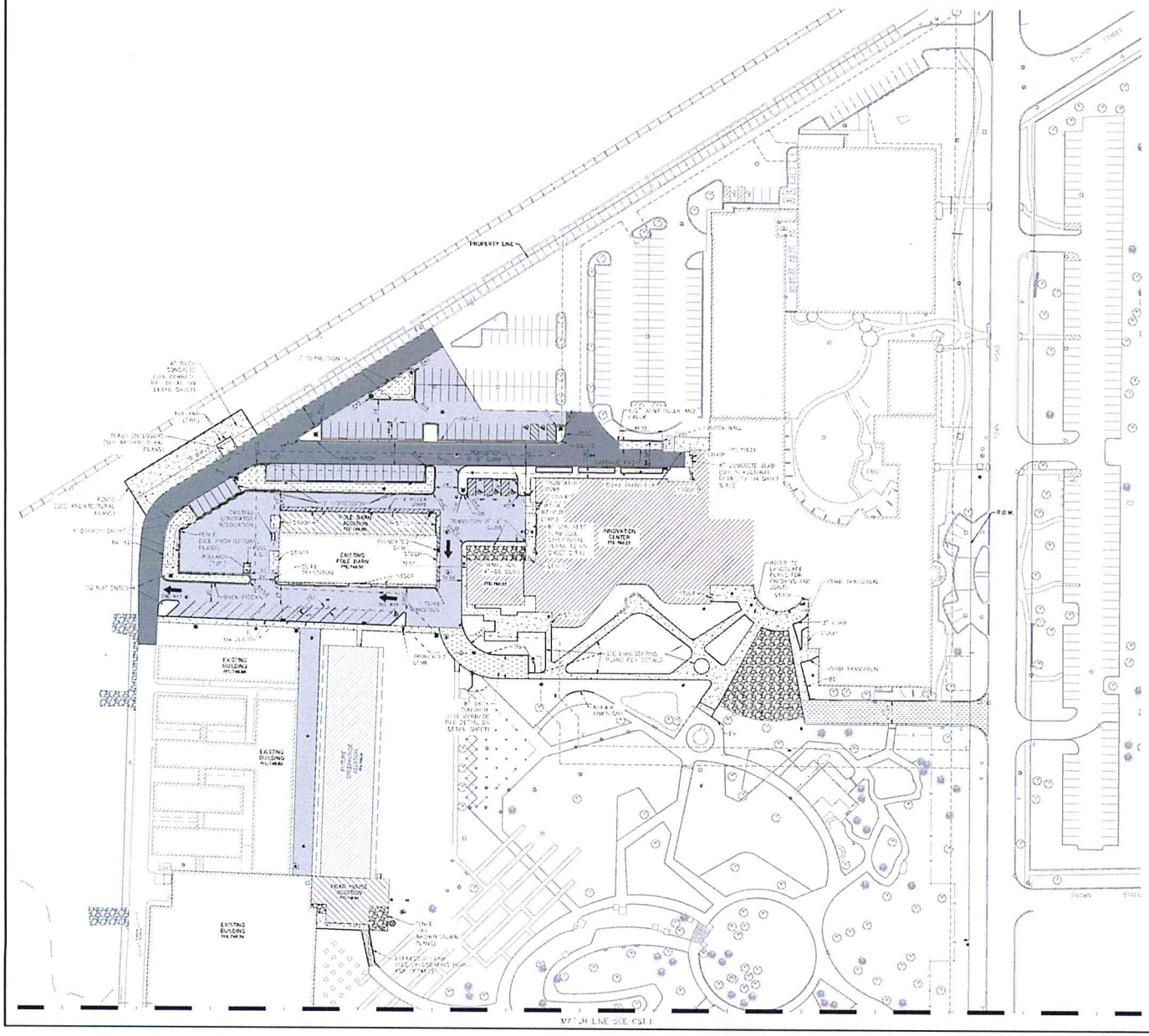
VOTE:

For	Against	Abstain	Absent
Hale			Devitt
Kasprak			Henkin
Faught			
Dettman			
Laimins			

EXHIBIT "C"

Final PUD Plan, Final Landscape Plan, Building Elevation Plans for Innovation Center, Building Elevation Plans for Maintenance and Grounds Addition, Building Elevation Plans for Head House Addition, Building Elevation Plans for Quonset Complex, Plat of Consolidation

EXHIBIT "C"



LEGEND

- HEAVY DUTY PAVEMENT
- STANDARD DUTY PAVEMENT
- CONCRETE CARRIAGE WALK
- CONCRETE SIDEWALK
- SURFACE GRIND AND OVERLAY
- LIMESTONE
- GRAVEL
- BIOSWALE

PARKING SPACES
PROPOSED SITE: 213 STALLS
HANDICAP (9 VAN): 9 STALLS
EXISTING TOWN ROAD: 148 STALLS
RAIL ROAD: 83 STALLS
TOTAL: 453 STALLS

REVISIONS

NO.	DESCRIPTION	DATE

IMEG

Ball Horticultural
West Chicago, Illinois

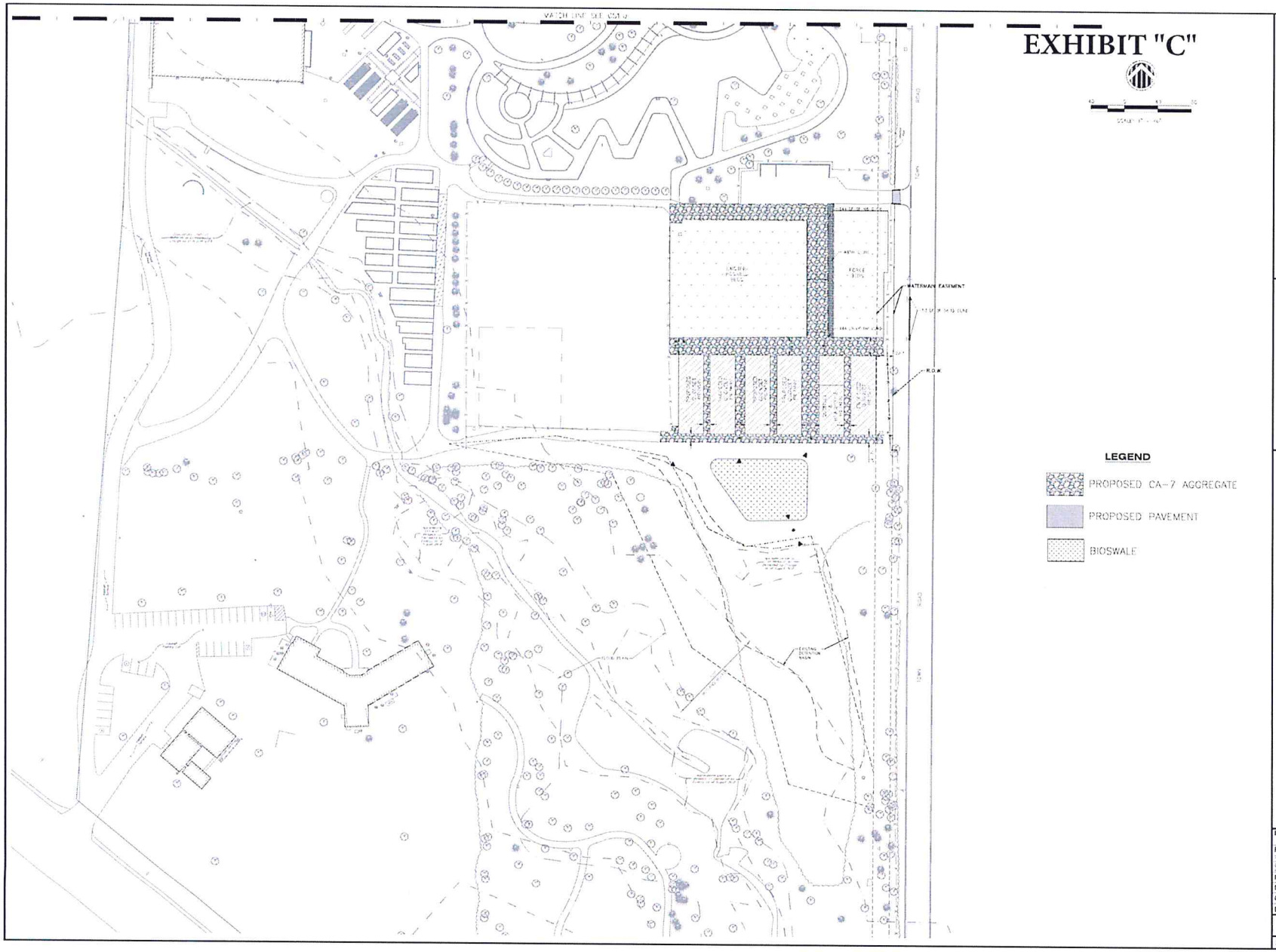
NORTH SITE PLAN

IMEG PROJECT NO: 18003571.00
File Name:
Field Book No: ####
Drawn By: KK
Checked By: SFG
Date: 09/24/2019

CS1.0

Sheet 10 of 27

EXHIBIT "C"



REVISIONS

NO.	DESCRIPTION	DATE

IMEG

Ball Horticultural
West Chicago, Illinois

SOUTH SITE PLAN

IMEG Project No.
15003571.00

File Name:

Field Book No.:

Drawn By: KK

Checked By: SFG

Date: 09/24/2019

CS1.1

Sheet 11 of 27

NOTES

1. CONTRACTOR TO VERIFY ALL QUANTITIES.
2. CONTRACTOR TO VERIFY EXTENT OF CONSTRUCTION.

LEGEND

EXHIBIT "C"

SCALE: 1"=30'-0"

HOERR SCHAUDT
350 West Jackson Blvd.
Suite 200
Chicago, Illinois 60607
Tel. 312.422.0101
Fax. 312.422.7101

PROJECT
BALL HORTICULTURAL

CLIENT
BALL HORTICULTURAL COMPANY
622 Town Road
West Chicago, Illinois 60185
Phone: (630) 231-3700

CONSULTANTS

ARCHITECT
CHRISTMER INC.
165 N. Meramec Ave. #400
St. Louis, Missouri 63105
Phone: (314) 726-2627

ARCHITECT
LUKAGIK & ASSOCIATES
1044 Wisconsin Ave.
Waukegan, IL 60085
Phone: (708) 785-4107

ENGINEER
IMEG CORP.
1102 Warrenville Road, Suite 400W
Naperville, Illinois 60563
Phone: (630) 505-2300

PROJECT MANAGEMENT
FEATHERSTONE, INC.
Phone: (708) 574-1552

KEY PLAN

SEAL

ISSUED FOR

ISSUE FOR CONSTRUCTION

DRAWN	AH, KS
CHECKED	KM, MP, MC

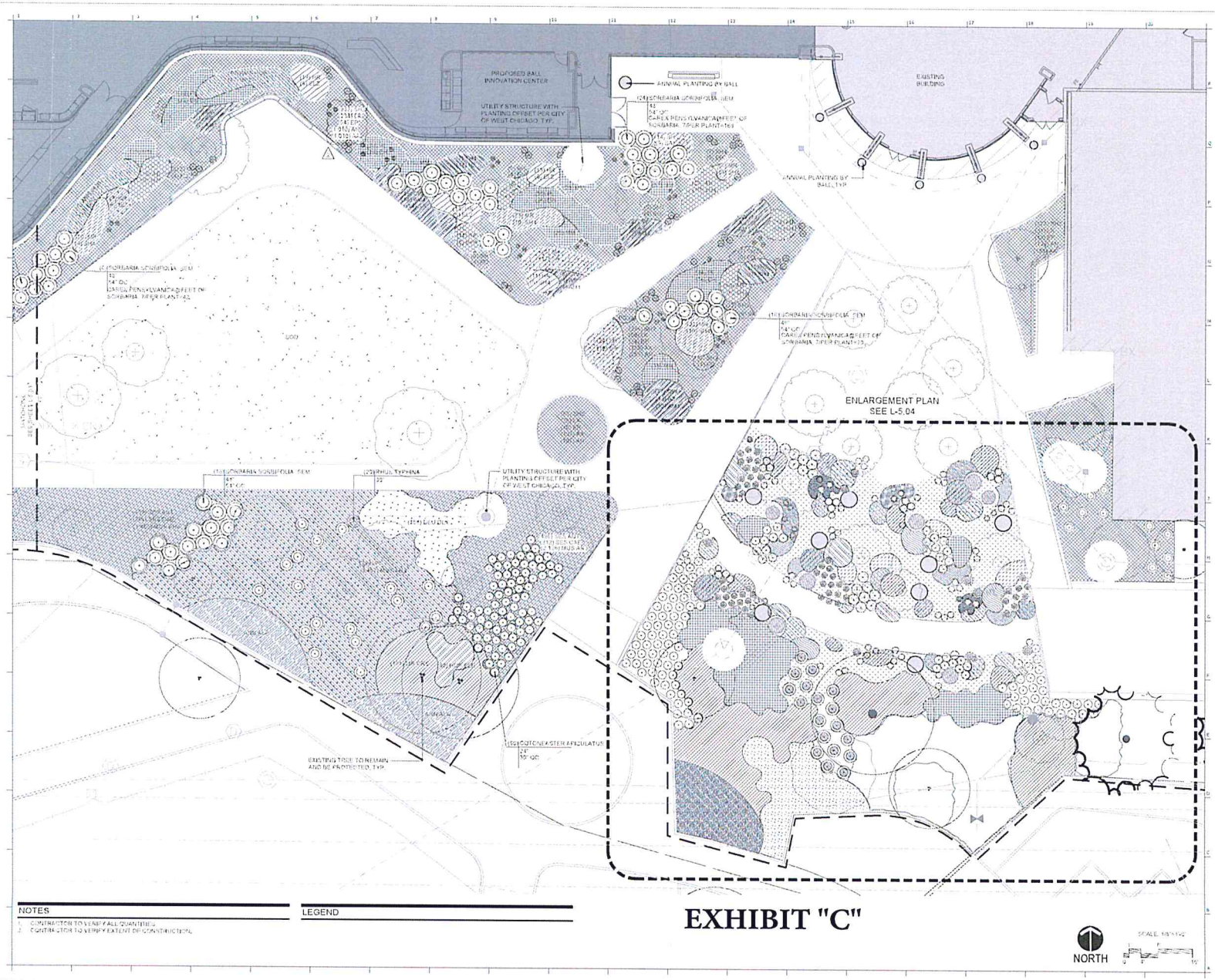
REVISIONS

NO.	DATE	ISSUE
4	11/04/2011	ISSUE FOR CONSTRUCTION
3	07/15/2011	ISSUE FOR PERMIT & CONTRACT
2	05/11/2011	ISSUE FOR PERMIT
1	03/11/2011	ISSUE FOR PERMIT

SHEET

PLANTING PLAN - SOUTH

L-5.01



NOTES

1. CONTRACTOR TO VERIFY ALL QUANTITIES.
2. CONTRACTOR TO VERIFY EXTENT OF CONSTRUCTION.

LEGEND

EXHIBIT "C"

NORTH

SCALE: 1/8"=1'-0"

HOERR SCHAUDT
200 West Madison Blvd
Suite 200
Chicago, Illinois 60607
Tel: 312.422.0101
Fax: 312.422.7101

PROJECT
BALL HORTICULTURAL

CLIENT
BALL HORTICULTURAL COMPANY
622 Town Road
West Chicago, Illinois 60185
Phone: (630) 231-3600

CONSULTANTS

ARCHITECT
CHRISTMEN INC.
109 N. Meramec Ave #400
St. Louis, Missouri 63105
Phone: (314) 720-0437

ARCHITECT
LUKAJUK & ASSOCIATES
1044 Wyatton Ave
Flossmoor, IL 60422
Phone: (708) 798-4127

ENGINEER
IMEG CORP.
1102 Warrenville Road, Suite 100W
Naperville, Illinois 60563
Phone: (630) 637-3320

PROJECT MANAGEMENT
FEATHERSTONE, INC.
Phone: (720) 374-1002

KEY PLAN

SEAL

ISSUED FOR

ISSUE FOR CONSTRUCTION

DRAWN	AH, KS
CHECKED	KM, MF, MC

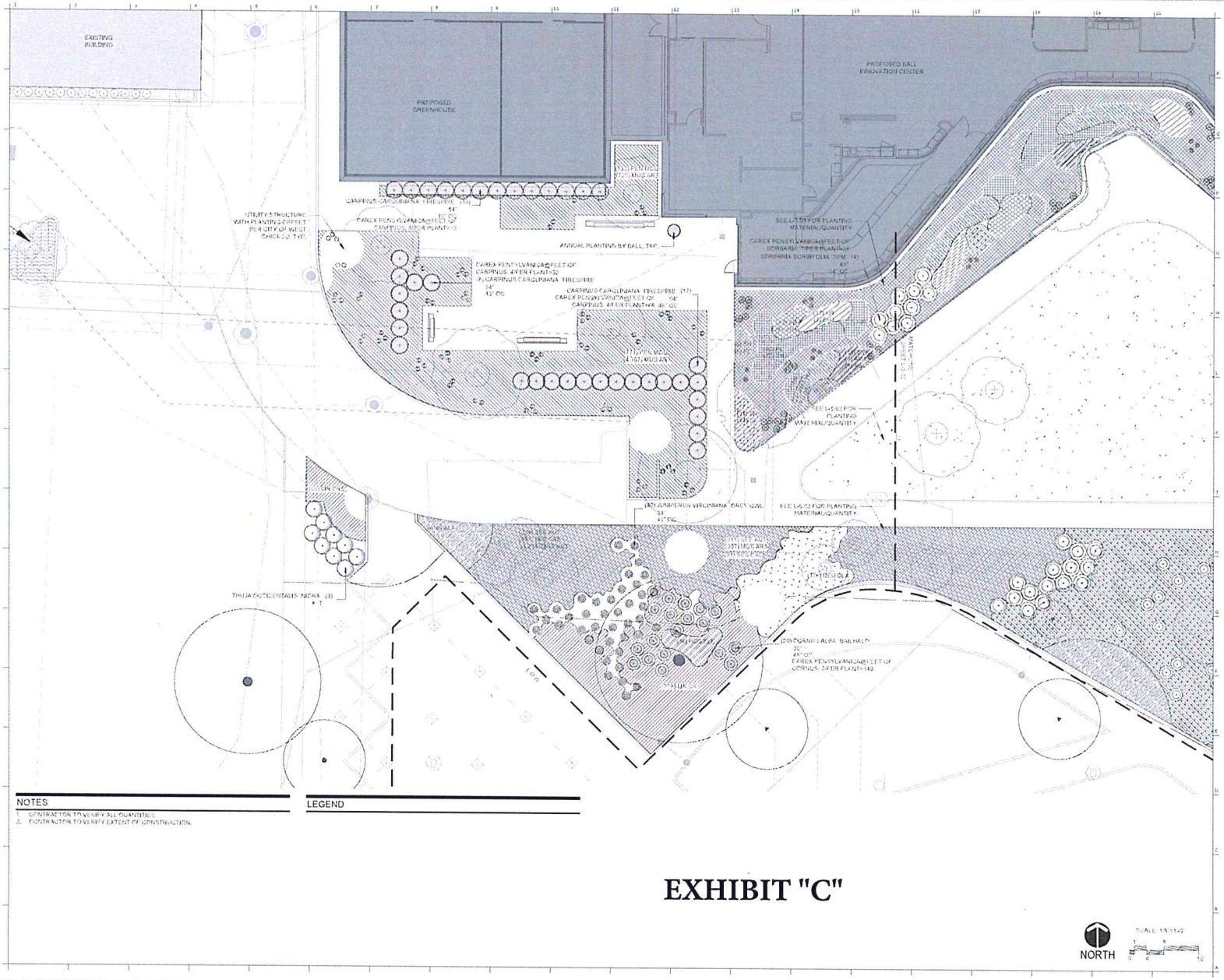
REVISIONS

NO	DATE	ISSUE
1	11/19/19	ISSUE FOR PERMIT APPLICATION
2	12/13/19	ISSUE FOR PERMIT
3	1/13/20	ISSUE FOR CONSTRUCTION
4	1/17/20	ISSUE FOR CONSTRUCTION

SHEET

PLANTING PLAN - ENLARGEMENT

L-5.02



NOTES

1. CONTRACTOR TO VERIFY ALL QUANTITIES.
2. CONTRACTOR TO VERIFY EXTENT OF CONSTRUCTION.

LEGEND

EXHIBIT "C"

HOERR SCHAUDT
200 West Jackson Blvd
Suite 200
Chicago, Illinois 60607
Tel: 312.400.2501
Fax: 312.400.2101

PROJECT
BALL HORTICULTURAL

CLIENT
BALL HORTICULTURAL COMPANY
622 Town Road
West Chicago, Illinois 60185
Phone: (630) 231-3700

CONSULTANTS

ARCHITECT
CHRISTNER INC.
105 N. Meramec Ave #400
St. Louis, Missouri 63105
Phone: (314) 726-2633

ARCHITECT
LUKASIK & ASSOCIATES
1044 Workman Ave.
Flossmoor, IL 60422
Phone: (708) 798-4127

ENGINEER
IMEG CORP.
1102 Warrenville Road, Suite 400W
Naperville, Illinois 60563
Phone: (630) 420-2700

PROJECT MANAGEMENT
FEATHERSTONE, INC.
Phone: (708) 354-7552

KEY PLAN

SEAL

ISSUED FOR

ISSUE FOR CONSTRUCTION

DRAWN	AH, SS
CHECKED	KM, MF, MC

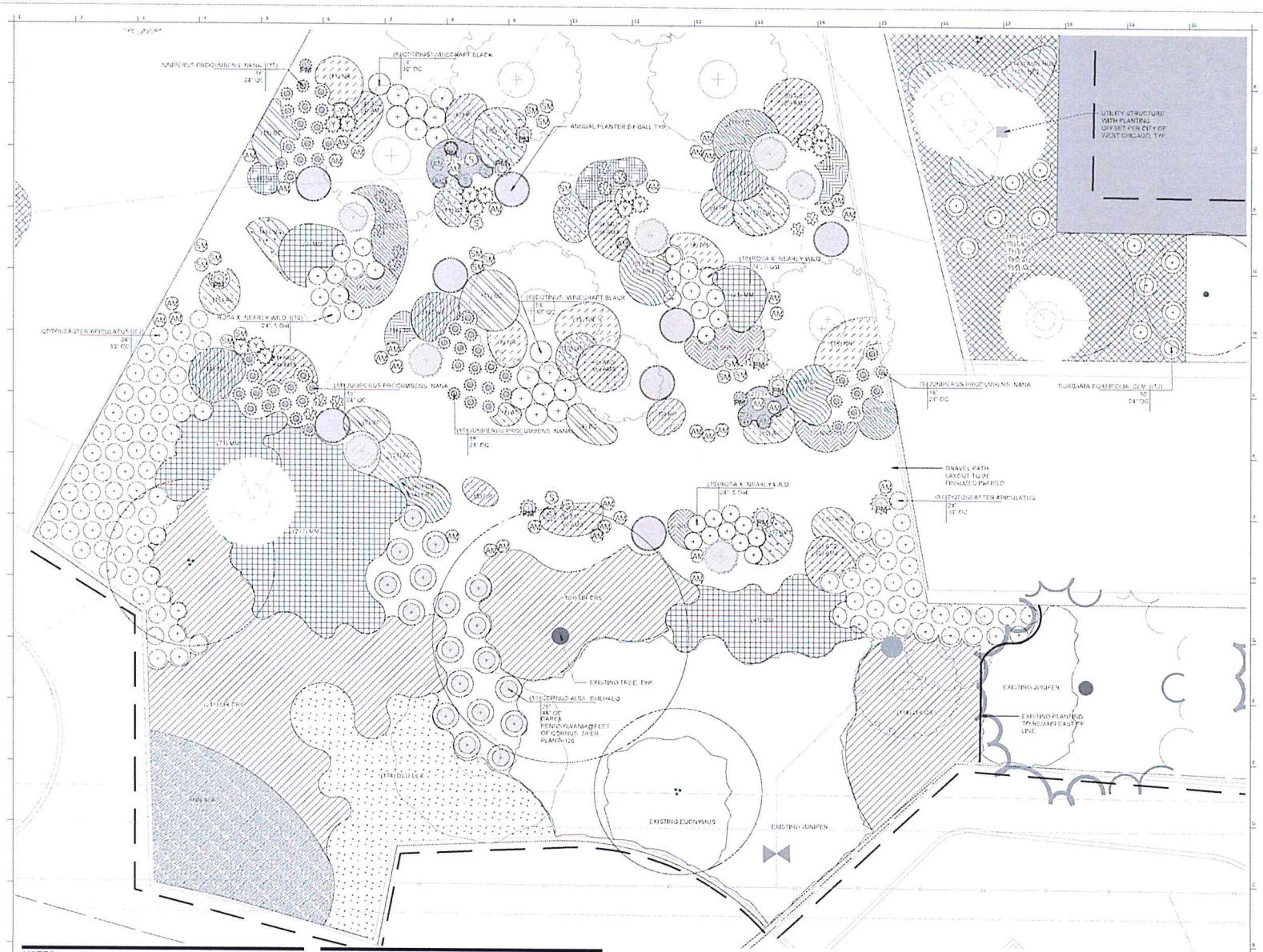
REVISIONS

NO	DATE	ISSUE
1	10/31/2018	ISSUE FOR PERMIT ADDENDUM 1
	11/02/2018	ISSUE FOR PERMIT

SHEET

PLANTING PLAN - ENLARGEMENT

L-5.03



NOTES

1. CONTRACTOR TO VERIFY ALL QUANTITIES.
2. CONTRACTOR TO VERIFY EXTENT OF CONSTRUCTION BUILDS MIX FOR 20% OF PERENNIAL AREAS IN GRAVEL GARDEN (DETAILS SEE L-5.00 PLANTING SCHEDULE)

LEGEND

EXHIBIT "C"

HOERR SCHAUDT
2043 West Jackson Blvd
Suite 200
Chicago, Illinois 60607
Tel: 312.402.0001
Fax: 312.402.2101

PROJECT

BALL HORTICULTURAL

CLIENT

BALL HORTICULTURAL COMPANY
622 Town Road
West Chicago, Illinois 60185
Phone: (630) 231-3600

CONSULTANTS

ARCHITECT
CHRISTNER INC.
168 N. Meramec Ave #400
St. Louis, Missouri 63105
Phone: (314) 726-2437

ARCHITECT
LUKASIEK & ASSOCIATES
1024 Western Ave
Flossmoor, IL 60422
Phone: (708) 799-4107

ENGINEER
BLDG CORP.
1102 Warrenville Road, Suite 300W
Naperville, Illinois 60563
Phone: (630) 628-2320

PROJECT MANAGEMENT
FEATHERSTONE, INC.
Phone: (708) 354-1000

KEY PLAN

SEAL

ISSUED FOR

ISSUE FOR CONSTRUCTION

DRAWN	AH, KF
CHECKED	PM, MP, MC

REVISIONS

NO	DATE	ISSUE
4	10/04/2013	ISSUE FOR CONSTRUCTION
3	09/06/2013	ISSUE FOR CONSTRUCTION
1	07/19/2013	ISSUE FOR PERMIT ADDENDUM 1
	05/17/2013	ISSUE FOR PERMIT

SHEET

PLANTING PLAN - ENLARGEMENT

L-5.04

EXHIBIT "C"

PLANTING SCHEDULE

Deciduous Trees

Code	Botanical	Common	Size	Spacing	Quantity	Remarks
ACE	ACER SACCHARUM	SUGAR MAPLE	4" CAL		2	
ACE	ACER SACCHARUM	SUGAR MAPLE	6" CAL		3	
ACE	ACER SACCHARUM	SUGAR MAPLE	8" CAL		1	
QB	QUERCUS BICOLOR	SWAMP WHITE OAK	4" CAL		1	
QB	QUERCUS BICOLOR	SWAMP WHITE OAK	5" CAL		1	
QB	QUERCUS BICOLOR	SWAMP WHITE OAK	6" CAL		1	
~~LT~~	~~TILIA CORDATA~~	~~LITTLE LEAF LINDEN~~	~~4" CAL~~		~~1~~	
LT	TILIA 'PRINCETON'	AMERICAN LIME	4" CAL		11	
~~LT~~	~~TILIA 'PRINCETON'~~	~~AMERICAN LIME~~	~~5" CAL~~		~~1~~	
LT	TILIA 'PRINCETON'	AMERICAN LIME	6" CAL		6	

Evergreen Trees

Code	Botanical	Common	Size	Spacing	Quantity	Remarks
TW	THUJA OCCIDENTALIS 'WINTERGREEN	ARBORVITAE	10 FT		1	
TW	THUJA OCCIDENTALIS 'WINTERGREEN	ARBORVITAE	12 FT		2	
TW	THUJA OCCIDENTALIS 'WINTERGREEN	ARBORVITAE	8'		2	

Ornamental Trees

Code	Botanical	Common	Size	Spacing	Quantity	Remarks
AME	AMELANCHIER - AUTUMN BRILLIANCE	DOWNY SERVICEBERRY	10 FT		1 Multi	
AME	AMELANCHIER - AUTUMN BRILLIANCE	DOWNY SERVICEBERRY	12 FT		1 Multi	
AME	AMELANCHIER - AUTUMN BRILLIANCE	DOWNY SERVICEBERRY	14 FT		1 Multi	
CH	CHIONANTHUS VIRGINICUS	WHITE FRINGE TREE	10 FT		4 Multi	
CHI	CHIONANTHUS VIRGINICUS	WHITE FRINGE TREE	8'		4 Multi	
CMS	CORNUS MAS	CORNELIAN CHERRY DOGWOOD	10 FT		2 Multi	
CMS	CORNUS MAS	CORNELIAN CHERRY DOGWOOD	12 FT		1 Multi	
CMS	CORNUS MAS	CORNELIAN CHERRY DOGWOOD	14 FT		2 Multi	
MAL	MALUS 'RED JADE'	RED JADE CRAB APPLE	18 FT		1 Multi	
SYR	SYRINGA RETICULATA	JAPANESE TREE LILAC	14 FT		1 Multi	

Shrubs

Code	Botanical	Common	Size	Spacing	Quantity	Remarks
AA	CARPINUS CAROLINIANA 'EMERALD	AMERICAN HORNBEAM	14 FT	24" OC	18	
CORHAL	CORNUS ALBA 'BAILHALO'	IVORY HALO DOGWOOD	36"	48" OC	18	
CF	CORNUS 'WINTERCRAFT BLACK	WINTERCRAFT BLACK SATIN DOGWOOD	24"	30" OC	16	
CC	COTONEASTER APICULATUS	COTONEASTER	24"	30" OC	215	
JN	JUNIPERUS PROCUMBENS 'NANA	SHORE JUNIPER	18"	24" OC	54	
JN-EWA	JUNIPERUS VIRGINIANA 'GREY OWL	EASTERN RED CEDAR	24"	48" OC	60	
PM2	PINUS MUGO 'COMPACTA'	DWARF MUGO PINE	24"		3	
PM	PINUS MUGO 'COMPACTA'	DWARF MUGO PINE	30"		5	
PM3	PINUS MUGO 'COMPACTA'	DWARF MUGO PINE	36"		4	
RHU TYP	RHUS TYPHINA	STAGHORN SUMAC	30"		20	
RS	ROSA 'SEARIDE' MID	NEARLY WILD ROSE	24" - 30" CAL		30	
SS	SORBARIA SORBIFOLIA 'SEM	SEM ASH LEAF SPIREA	30"	51" OC	32	
SORSEM	SORBARIA SORBIFOLIA 'SEM	SEM ASH LEAF SPIREA	48"	51" OC	39	
TN	THUJA OCCIDENTALIS 'NIGRA	NIGRA CEDAR	8'		9	

Ornamental Grass

Code	Botanical	Common	Size	Spacing	Quantity	Remarks
CS2	CAREX PENSYLVANICA	PENNSYLVANIA SEDGE	1 GAL		610	
LIRIOPE	LIRIOPE SPICATA	CREEPING LILY TURF	1 GAL	18" OC	2308	
MM	MISCANTHUS 'MORNINGLIGHT'	MISCANTHUS GRASS	1 GAL	30" OC	518	
PC	PANICUM VIRGATUM 'CHEYENNE SKY'	SWITCH GRASS	1 GAL	36" OC	259	
SA	SCHIZACHYRIUM SCOPARIUM	MIDDLE BLUE STEM GRASS	1 GAL	30" OC	1 Bed 20% of Area	
SA-AUT	SCHIZACHYRIUM SCOPARIUM 'AUTUMN	MIDDLE BLUE STEM GRASS	1 GAL	30" OC	1 Bed 20% of Area	
SA-CAF	SCHIZACHYRIUM SCOPARIUM 'CAFFERTA	BLUE STEM GRASS	1 GAL	30" OC	570 1 Bed 20% of Area	
SH1	SPOROBOLUS HETEROLEPIS 'SON	PRAIRIE DROPSEED	1 GAL	30" OC	170 1 Bed 20% of Area	
SH1	SPOROBOLUS HETEROLEPIS 'SON	PRAIRIE DROPSEED	1 GAL	30" OC	92 1 Bed 20% of Area	
SH2	SPOROBOLUS HETEROLEPIS 'SON	PRAIRIE DROPSEED	2 GAL	36" OC	1 Bed 20% of Area	
S	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	2 GAL		21 3 per 1 SF	

Perennials

Code	Botanical	Common	Size	Spacing	Quantity	Remarks
AP	AGASTACHE X 'BLUE BOA' 70%	ANISE HYSSOP	1 GAL	24" OC	1 Bed 20% of Area	
AL	ALLIUM 'KATIUS GIANT'	KATIUS GIANT BULB LEEK	2 FOT	12" OC	1 Bed 20% of Area	
AM	ALLIUM MOLY	LOUIS GARLIC	1 GAL		120 3 per 1 SF	
AM1	ALLIUM X 'MILLENNIUM' 80%	BULB DRUMSTICK ALLIUM	1 GAL	36" OC	1 Bed 20% of Area	
AM1	ALLIUM X 'MILLENNIUM' 80%	BULB DRUMSTICK ALLIUM	1 GAL	36" OC	1 Bed 20% of Area	
AS	ALLIUM X 'SUMMER BEAUTY' 80%	SUMMER BEAUTY ALLIUM	1 GAL	36" OC	1 Bed 20% of Area	
AS2	ALLIUM X 'SUMMER BEAUTY' 80%	SUMMER BEAUTY ALLIUM	1 GAL	36" OC	1 Bed 20% of Area	
~~AS3~~	~~ALLIUM X 'SUMMER BEAUTY' 80%~~	~~SUMMER BEAUTY ALLIUM~~	~~1 GAL~~	~~36" OC~~	~~1 Bed 20% of Area~~	
AS3	AKONITA 'LOW SCAPE' ENDURO	LOW SCAPE ENDURO ARCHIA	2 GAL	24" OC	33 Under Eaves	
BF2	BAPTISIA X 'PURPLE SMOKE' 33%	FORTIER SMOKE PLANT ENDURO	1 GAL	30" OC	1 Bed 20% of Area	
B	BAPTISIA X 'PURPLE SMOKE'	FORTIER SMOKE PLANT ENDURO	1 GAL		21 3 per 1 SF	
BC	BERGENIA 'CORDIFOLIA'	HEARTLEAF BERGENIA	1 GAL	18" OC	43	
CW	CALAMINTHA NEPETA 'WHITE CLOUD' 40%	LESSER CALAMINT	1 GAL	18" OC	1 Bed 20% of Area	
CV	CONSOLIDA 'LEPTOCERATA' MOUNTAIN	THREADLEAF CONSOLIDA	1 GAL	18" OC	43	
DEUDLK	DEUTZIA 'LACHTA' 'KALMIGRAN' PINK BLOSSOM	KALMIGRAN PINK BLOSSOM DEUTZIA	2 GAL	18" OC	22	
EP	ECHINACEA PURPUREA 'PRIMADONNA DEEP ROSE' 40%	ECHINACEA PRIMADONNA DEEP ROSE	1 GAL	18" OC	1 Bed 20% of Area	
E	ECHINACEA PURPUREA 'PRIMADONNA DEEP ROSE'	ECHINACEA PRIMADONNA DEEP ROSE	1 GAL		235 3 per 1 SF	
EF	ECHINACEA X 'FLOW WOW WHITE' 30%	FLOW WOW WHITE CONEFLOWER	1 GAL	18" OC	1 Bed 20% of Area	
EBY	ERYNGIUM 'MAGICAL BLUE' 40%	RATTLESNAKE MASTER	1 GAL	18" OC	1 Bed 20% of Area	
EL2	EUPATORIUM 'LITTLE ROCK' 30%	JOE-PYE WEED	1 GAL	18" OC	1 Bed 20% of Area	
EL	EUPATORIUM 'LITTLE ROCK' 40%	JOE-PYE WEED	1 GAL	18" OC	1 Bed 20% of Area	
G	GERANIUM 'TINY MONSTER'	TINY MONSTER GERANIUM	1 GAL	18" OC	33	
HZ	HELENIUM AUTUMNALE 'SAVIN S EARLY FLOWER' 70%	SAVIN S EARLY FLOWER SNEEZEWEED	1 GAL	18" OC	1 Bed 20% of Area	
HR	HELIANTHUS SALICIFOLIUS 'AUTUMN GOLD' 70%	AUTUMN GOLD WILLOW LEAF SUNFLOWER	1 GAL	18" OC	1 Bed 20% of Area	
H	HEUCHERA MICRANTHA 'PALACE PURPLE'	PALACE PURPLE CORAL BELLS	1 GAL		179 3 per 1 SF	
HP	HEUCHERA 'PALACE PURPLE'	PALACE PURPLE CORAL BELLS	1 GAL	18" OC	20	
HOS ELE	HOSTA X 'ELEGANS'	PLANTAIN LILY	1 GAL	18" OC	74	
LS	LIATRIS SPICATA 'KOBOLD' 25%	SPIKE GAYFEATHER	1 GAL	18" OC	1 Bed 20% of Area	
MR	MONARDA DIDYMA 'RASPBERRY WINE' 70%	RASPBERRY WINE BEE BALM	1 GAL	18" OC	1 Bed 20% of Area	
NR	NEPETA 'WALKER'S LOW'	CATMINT	1 GAL	18" OC	35	
PENMOD	PENNISETUM ALOPECUROIDES 'MOUDRY' 80%	ORIENTAL FOUNTAIN GRASS	1 GAL	18" OC	1 Bed 20% of Area	
PD	PENSTEMON X 'DARK TOWERS' 40%	DARK TOWERS PENSTEMON	1 GAL	18" OC	1 Bed 20% of Area	
PER	PEROVSKIA 'ATRIPLICIFOLIA' 50%	RUSSIAN SAGE	1 GAL	18" OC	1 Bed 20% of Area	
PS	PEROVSKIA 'LITTLE SPIRIT' 70%	LITTLE SPIRIT RUSSIAN SAGE	1 GAL	18" OC	1 Bed 20% of Area	
SI	SEDUM 'AUTUMN JOY'	HERBST'S JOY SEDUM	1 FOT	12" OC	14	
SS2	SEDUM 'AUTUMN JOY'	AUTUMN JOY SEDUM	1 GAL	18" OC	17	
SH	SEDUM 'CARL'S COLOSSUS' FIREWORKS 60%	WALKER'S LOW GERANIUM	1 GAL	18" OC	1 Bed 20% of Area	
SHS	STACHYS HELENE VON STEIN	HELENE VON STEIN LAMB'S EAR	1 FOT	12" OC	21	
SH	STACHYS 'HUMELO' 60%	HUMELO STACHYS	1 GAL	18" OC	1 Bed 20% of Area	
SM	STACHYS MONIERI 'HUMELO'	COMMON BETONY	1 GAL		35 3 PER 1 SF	
AD	SYMPHYOTRICHUM DUMOSUM 'FALL OLIVER' OCTOBER SERIES	FALL ASTER	1 GAL		18 3 per 1 SF	
TB	THALICTRUM DELAVAYI 'HEWITTII'	MEADOW RUE	1 GAL		1 18 3 per 1 SF	
TR	THYMUS 'ANNE MOLLIS' PRIMUS	WOOLLY THYME	4 POT	12" OC	36	
TC	THYMUS VULGARIS	COMMON THYME	4 POT	12" OC	1 Bed	
V	VERBASCUM 'ALBA' PRIMA	MULLEIN	1 GAL		32 3 per 1 SF	
Y	YUCCA FILAMENTOSA	ADAM'S NEEDLE	1 GAL		15	

Bulbs

Code	Botanical	Common	Size	Spacing	Quantity	Remarks
AA	ALLIUM ATROPURPUREUM 50 PER SF 50%	ORNAMENTAL ONION	BULB		1 Bed 20% of Area	
~~AS~~	~~ALLIUM SPHAEROCEPHALON~~	~~DRUMSTICK ALLIUM~~	~~BULB~~		~~1 Bed 20% of Area~~	
~~BUS AB3~~	~~MUSCARI ARMENIACUM LOVE 20%~~	~~GRAPE HYACINTH~~	~~BULB~~		~~1 Bed 20% of Area~~	
~~BUS AB3~~	~~MUSCARI ARMENIACUM LOVE 20%~~	~~GRAPE HYACINTH~~	~~BULB~~		~~1 Bed 20% of Area~~	
BUS AB3	MUSCARI ARMENIACUM LOVE 20%	GRAPE HYACINTH	BULB		1 Bed 10 Pan 6x3 SF @ 20% of Area	
BUS AB3	MUSCARI ARMENIACUM LOVE 20%	GRAPE HYACINTH	BULB		1 Bed 10 Pan 6x3 SF @ 20% of Area	

Bulbs Mix @ 20% of Perennial Areas in Gravel Garden

Code	Botanical	Common	Size	Quantity	Remarks
AC2	ALLIUM CHRISTOPHII	STARS OF PERSIA	BULB	250 2/SF	
AE	ALLIUM ERASTAVENSE	THE ESTATE EARLY ALLIUM	BULB	250 2/SF	
AO2	ALLIUM SCHUBERTII	ORNAMENTAL ONION	BULB	250 2/SF	
EI	EREMURUS ISABELLINUS	EREMURUS	BULB	250 2/SF	

Annuals

Code	Botanical	Common	Size	Spacing	Quantity	Remarks
ANNUALS	ANNUAL PLANTS	VARIES	1"		By Allow	
	SOD				2700 SF	

HOERR SCHAUDT
950 West Jackson Blvd
Suite 200
Chicago, Illinois 60607
Tel: 312.422.0201
Fax: 312.422.7101

PROJECT
BALL HORTICULTURAL

CLIENT
BALL HORTICULTURAL COMPANY
622 Town Road
West Chicago, Illinois 60185
Phone: (630) 231-3600

CONSULTANTS

ARCHITECT
CHRISTMAN INC.
103 N. Meramec Ave #400
St. Louis, Missouri 63105
Phone: (314) 726-7417

ARCHITECT
LUKAUSKAS & ASSOCIATES
1044 Western Ave
Flossmoor, IL 60422
Phone: (708) 754-4127

ENGINEER
IMEG CORP.
1100 Warrenville Road, Suite 400W
Naperville, Illinois 60563
Phone: (630) 420-2300

PROJECT MANAGEMENT
FEATHERSTONE, INC.
Phone: (720) 304-5500

KEYPLAN

SEAL

ISSUED FOR
ISSUE FOR CONSTRUCTION

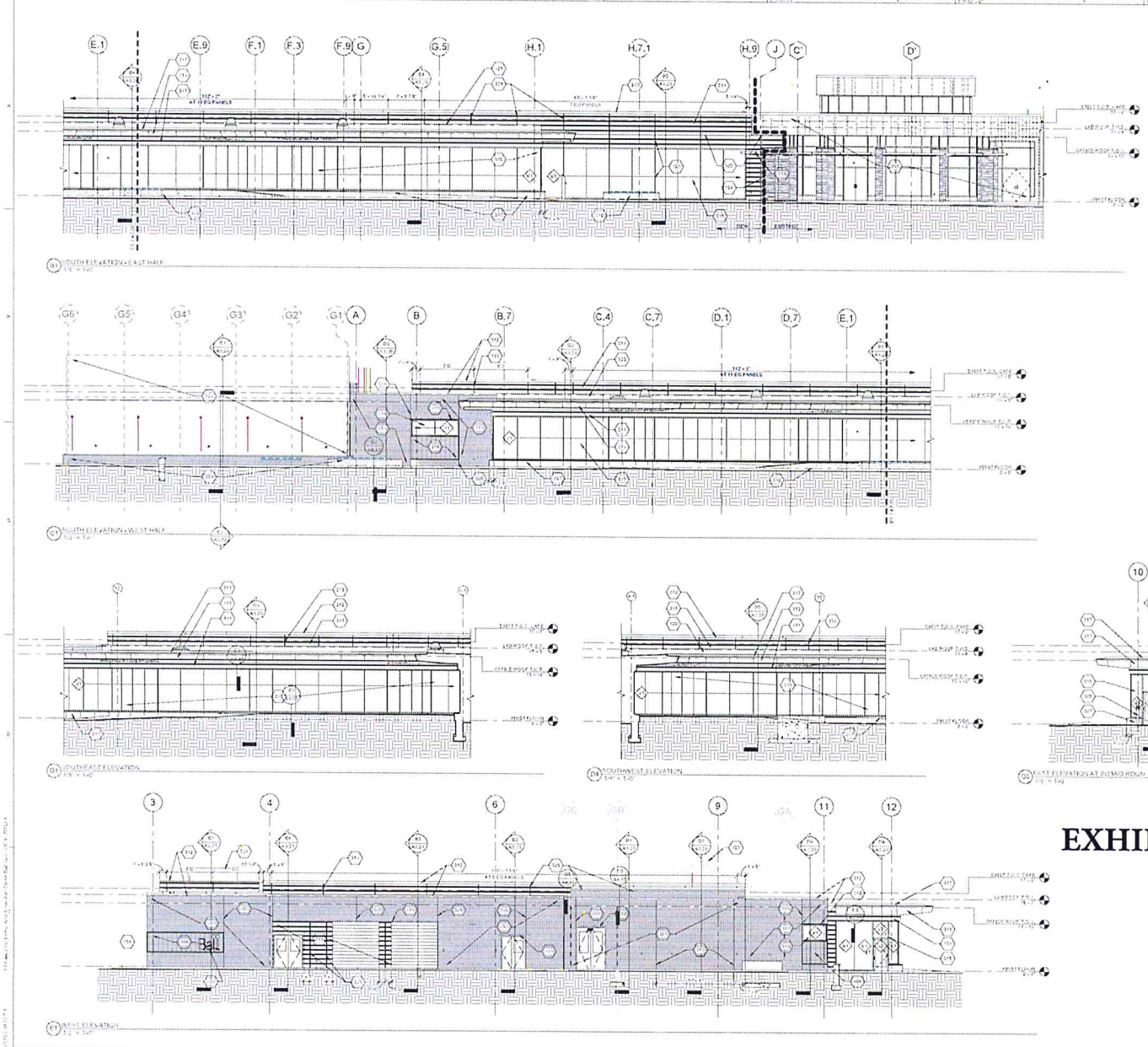
DRAWN	AH, KJ
CHECKED	KM, BP, MC

REVISIONS

NO	DATE	ISSUE
1	10/04/2019	UPDATE ISSUES
2	10/04/2019	ISSUE FOR CONSTRUCTION
3	10/18/2019	ISSUE FOR PERMIT ADDENDUM 1
4	10/21/2019	ISSUE FOR PERMIT

SHEET
PLANTING SCHEDULE

L-5.05



ELEVATION GENERAL NOTES:

1. INSTALL KEYED NOTES USED ON ALL SHEETS.

GLAZING LEGEND

V1	VISION GLASS TYPE V1
T	TEMPERED GLAZING

KEYED NOTES - ELEVATION

101	EXISTING PAVERS TO REMAIN
102	[illegible]
103	BRICK - CONTINUOUS THROUGH FIELD - NO SPECS
104	DRY WATER ELEMENT - NO SPECS
105	VERTICAL PIECE EXPANSION JOINT - NO SPECS
106	LIGHT BOLLARD - NO SPECS AND DETAILS
107	ALUMINUM FLUSH SCREEN WALL FINISH TO MATCH [illegible]
108	FIRE DEPARTMENT SERVICE CONNECTION - REF PLANS
109	[illegible]
110	LINTEL - NO DETAIL AND NO SPECS
111	FRAMED METAL FRAME STYROFOAM - NO DETAILS
112	SHEET METAL DOWNS - NO DETAILS AND SPECS
113	CAN OR FASCIA - NO DETAILS AND SPECS
114	FORMED METAL FRAMES TYPE MP-02 - NO DETAILS
115	[illegible]
116	[illegible]
117	METAL FASCIA FINISH TO MATCH [illegible] - NO DETAILS AND SPECS
118	[illegible]
119	PLAY ACADEMY MOUNTAIN - NO NOTE - NO SPECS
120	NO THE COURTYARD DEVICE - NO NOTE
121	[illegible]
122	ALUMINUM PIPE SCREEN WALL - NO DETAILS AND SPECS
123	[illegible]
124	SUBDIVISION EXPANSION JOINT - NO DETAILS AND SPECS
125	[illegible]
126	[illegible]
127	[illegible]
128	[illegible]
129	[illegible]
130	[illegible]
131	[illegible]
132	[illegible]
133	[illegible]
134	[illegible]
135	[illegible]

CHRISTNER

OWNER:
[illegible]

STRUCTURAL:
[illegible]

HVAC:
[illegible]

ELECTRICAL:
[illegible]

TECHNOLOGY:
[illegible]

FPS:
[illegible]

CIVIL:
[illegible]

PITCHER:
[illegible]

CITY OF WEST CHICAGO:
[illegible]

BUILDING PERMIT:
[illegible]

REVISION SCHEDULE

NO.	DATE	REVISIONS

[illegible]

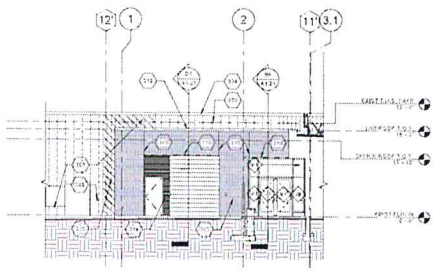
BALL HORTICULTURAL INNOVATION CENTER

EXTERIOR ELEVATIONS

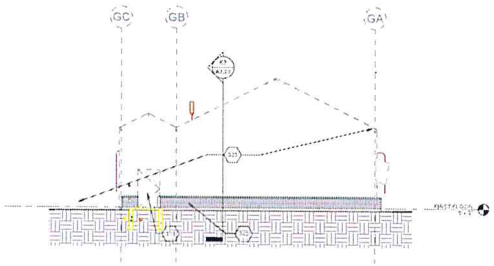
REVISION INDEX NO.
PROJECT NO. [illegible]
DATE [illegible]

SHEET NO. A3.00

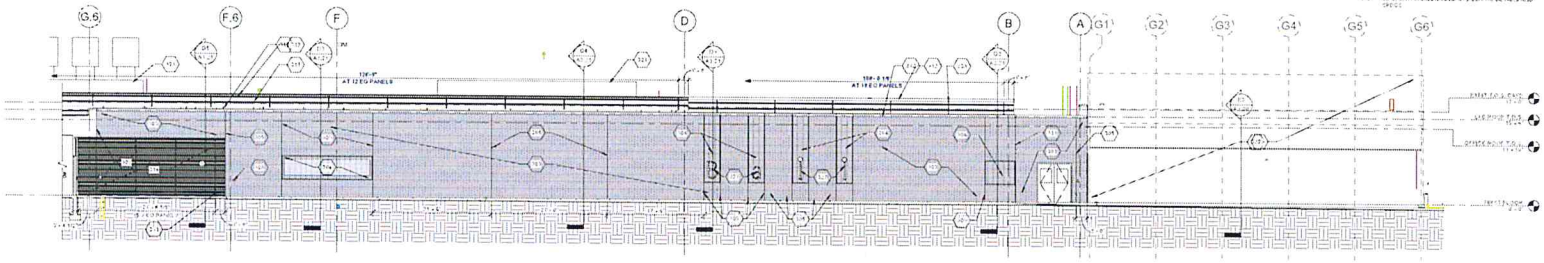
ISSUED FOR PERMIT



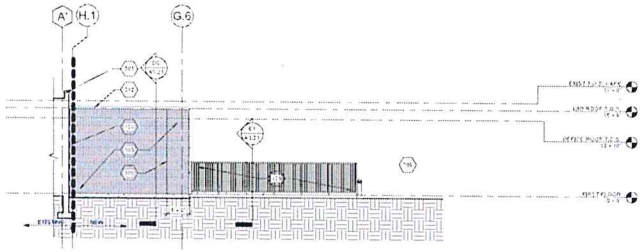
E1 WEST ELEVATION AT DOCK



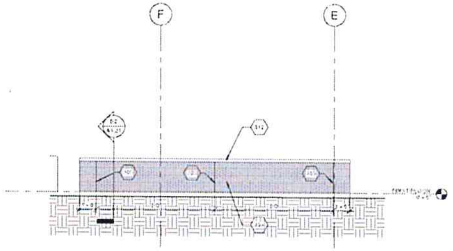
E2 WEST ELEVATION AT GREENHOUSE PARAPET WALL



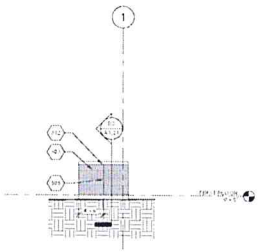
E3 NORTH ELEVATION



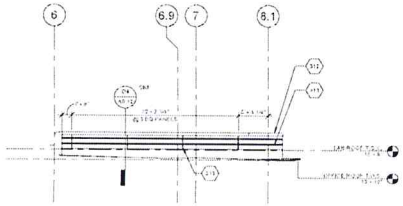
E4 NORTH ELEVATION - TRUCK DOCK



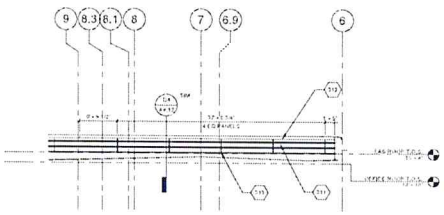
E5A NORTH ELEVATION - TRASH ENCLOSURE



E5B WEST ELEVATION - TRASH ENCLOSURE



E6 WEST ELEVATION - PARAPET



E7 EAST ELEVATION - PARAPET

ELEVATION GENERAL NOTES:

1. SEE ALL KEYED NOTES ON EACH SHEET.

GLAZING LEGEND

VT	VISION GLASS TYPE VT
T	TEMPERED GLASS

KEYED NOTES - ELEVATION

101	EXISTING BUILDING TO REMAIN
102	ROOF
103	BRICK VENEER - 1 STRETCHER FIELD, PER SPECS
104	BRICK VENEER - 2 ACCENT, PER SPECS
105	VERTICAL CRACK EXPANSION JOINT - SEE PER SPECS
106	LIGHT BOLLARD - REFER TO ELEC. PLANS
107	ALUMINUM CURTAIN WALL - REFER TO MATERIALS, ELEVATION TYPES, SHEETS VERTICAL SHADES AND DETAILS
108	FIRE DEPARTMENT SERVICE CONNECTION - REF PLANS
109	EXTERIOR GYPSUM BOARD - RE: HARDWARE TO MEET SPECS
110	LENTEL - RE: DETAILS AND REFER TO PLAN
111	FIBERGLASS PANELS - TYPE MATCH - RE: DETAILS
112	SHEET METAL COPING - RE: DETAILS AND SPEC
113	GUARDRAIL - RE: DETAILS AND SPEC
114	PERFORATED METAL PANELS - TYPE MATCH - RE: DETAILS
115	STEEL SOLID ALUMINUM CURTAIN WALL SYSTEM - REFER TO RE: DETAILS AND SPEC
116	ALUMINUM CURTAIN WALL SYSTEM - REFER TO ANODIZED - RE: DETAILS AND SPECS
117	DETAILS TO BE REFER TO MATCH EXISTING - RE: DETAILS AND SPEC
118	EXISTING ALUMINUM SHADE TO REMAIN
119	EXTERIOR GYPSUM BOARD - RE: DETAILS
120	WEIGH SUSPENSION DEVICE - RE: DETAILS
121	EXTENTS OF GREENHOUSE STRUCTURE - REFER TO ARCHITECTURAL PLAN
122	ALUMINUM SCREEN WALL - RE: DETAILS AND SPEC
123	HOT FIBER
124	PUBLIC WALK EXPANSION JOINT - RE: DETAILS AND SPECS
125	METAL PANEL - MATCH EXISTING CHARACTERS - RE: DETAILS
126	REMOVE AND REPLACE EXISTING SPECS TO ALLOW FOR NEW WORK
127	VENT PIPES - RE: DETAILS
128	CURB AND REINFORCED WALL - RE: DETAILS
129	WINDOWS EXPANSION JOINT - TYPE MATCH - RE: DETAILS AND SPEC
130	COUNTER - UNDERMOUNT ENGRAVE SURFACE - SEE SPECS TO DRAWINGS
131	METAL COPING - MATCH EXISTING FOR NEW FINISH
132	FIBER - MATCH EXISTING SPECS - REFER TO DETAILS AND SPECS

CHRISTNER

OWNER:
BALL HORTICULTURAL COMPANY
355 TOWN ROAD
WEST DUNDEE, ILLINOIS 60118
630-231-3070

STRUCTURAL:
[illegible]
1550 WARRENVILLE ROAD
SUITE 400
NAPERVILLE, ILLINOIS 60563
630-355-2000

MEP:
[illegible]
1550 WARRENVILLE ROAD
SUITE 400
NAPERVILLE, ILLINOIS 60563
630-355-2000

ELECTRICAL:
[illegible]
1550 WARRENVILLE ROAD
SUITE 400
NAPERVILLE, ILLINOIS 60563
630-355-2000

TECHNOLOGY:
[illegible]
1550 WARRENVILLE ROAD
SUITE 400
NAPERVILLE, ILLINOIS 60563
630-355-2000

FIRE:
[illegible]
1550 WARRENVILLE ROAD
SUITE 400
NAPERVILLE, ILLINOIS 60563
630-355-2000

CIVIL:
[illegible]
1550 GRAND AVENUE
LAKEMOOR, ILLINOIS 60051
(847) 816-7100

KITCHEN:
[illegible] INC
1555 NORTH WILLOW AVENUE
BUFFALO GROVE, ILLINOIS 60089
(312) 938-7100

CITY OF WEST CHICAGO:
[illegible]
475 WEST WILLOW STREET
CITY MANAGER
630-231-3000 x 1100

BUILDING PERMIT:
[illegible]
ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR
630-231-3000 x 1115

REVISION SCHEDULE

NO.	DATE	REVISIONS

[illegible]

THE REPRODUCTION, PUBLICATION OR USE OF THIS DOCUMENT BY OTHERS IS NOT PERMITTED. REPRODUCTION OF ALL OTHER PLANS OR SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT. © COPYRIGHT 2014 CHRISTNER, INC.

BALL HORTICULTURAL INNOVATION CENTER

EXTERIOR ELEVATIONS

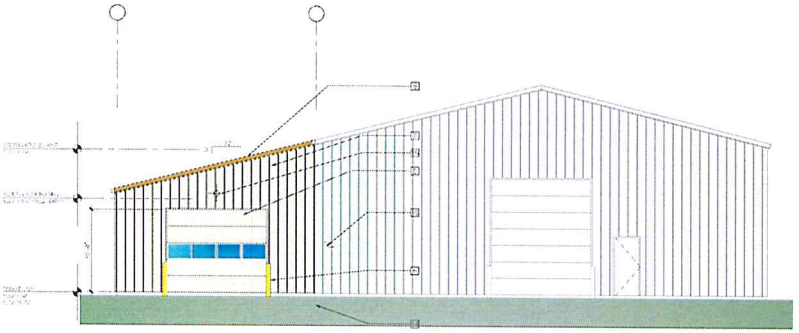
REVISION NO. NO.
PROJECT NO. 140.0000
DATE 04/22/2015

SHEET NO.
A3.01

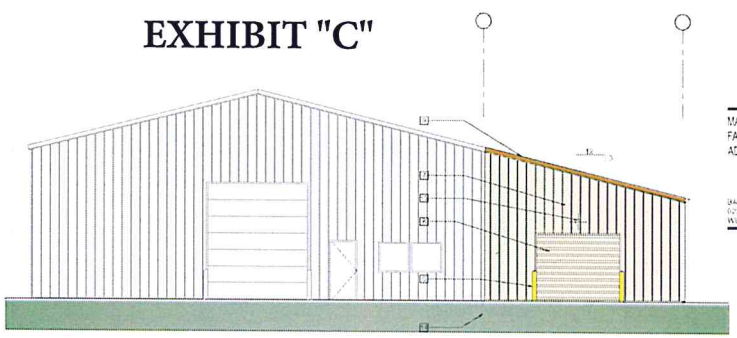
ISSUED FOR PERMIT

EXHIBIT "C"

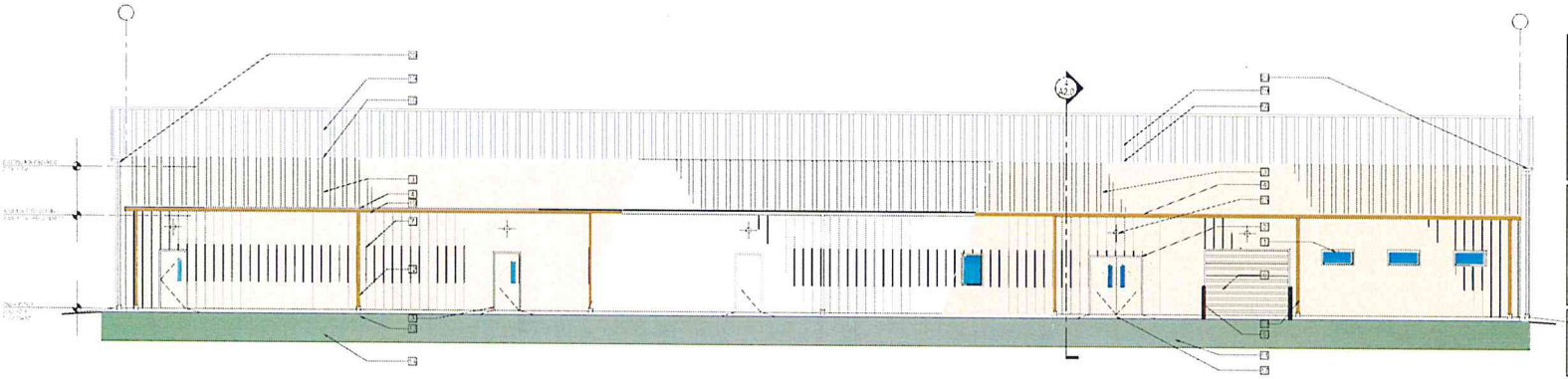
EXHIBIT "C"



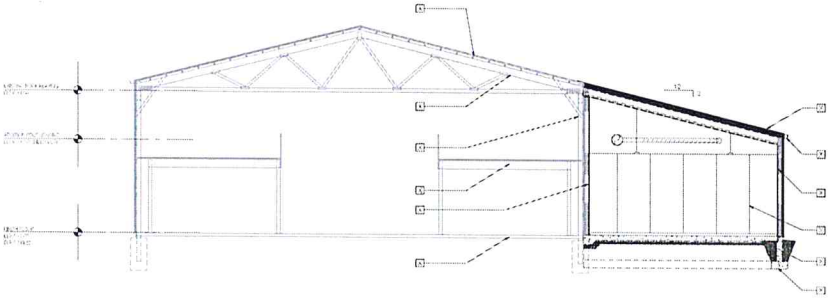
1 A2.0 WEST ELEVATION



2 A2.0 EAST ELEVATION



3 A2.0 NORTH ELEVATION



4 A2.0 SECTION

ELEVATION KEY NOTES

Ball

MAINTENANCE & GROUNDS
FACILITY
ADDITION

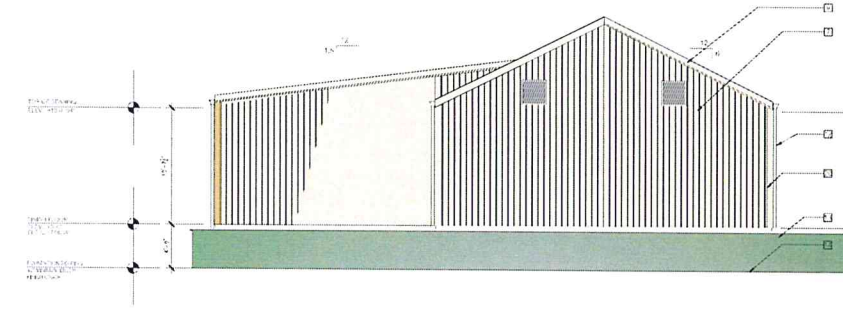
BALL HORTICULTURAL COMPANY
622 TOWN ROAD
WEST CHICAGO, ILLINOIS 60185

BUILDING ELEVATIONS

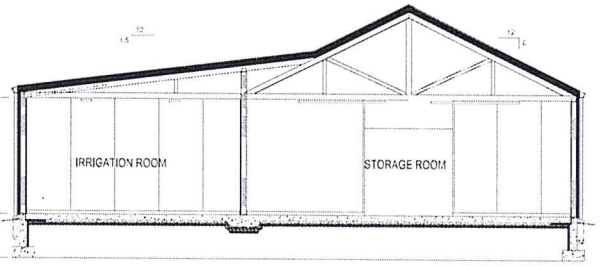
LUKASIK + ASSOCIATES LTD

A2.0

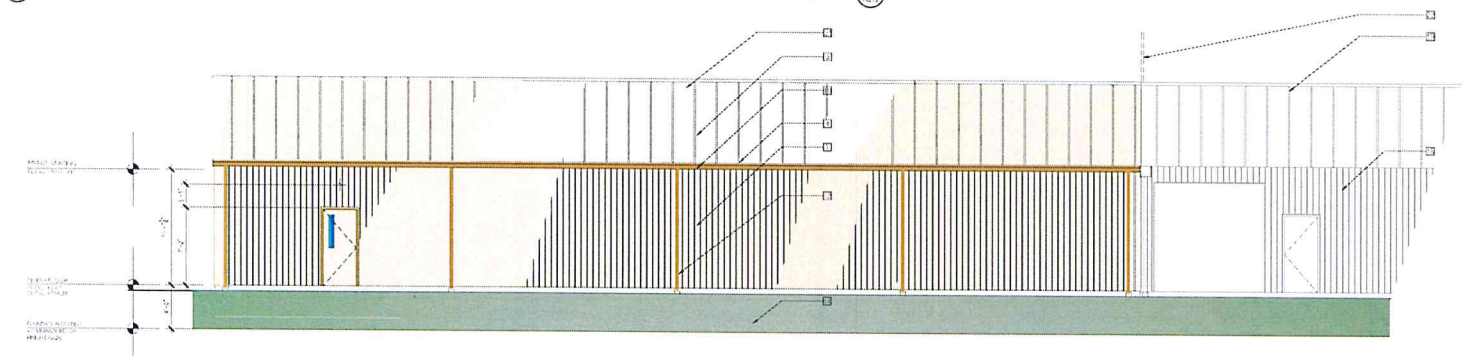
EXHIBIT "C"



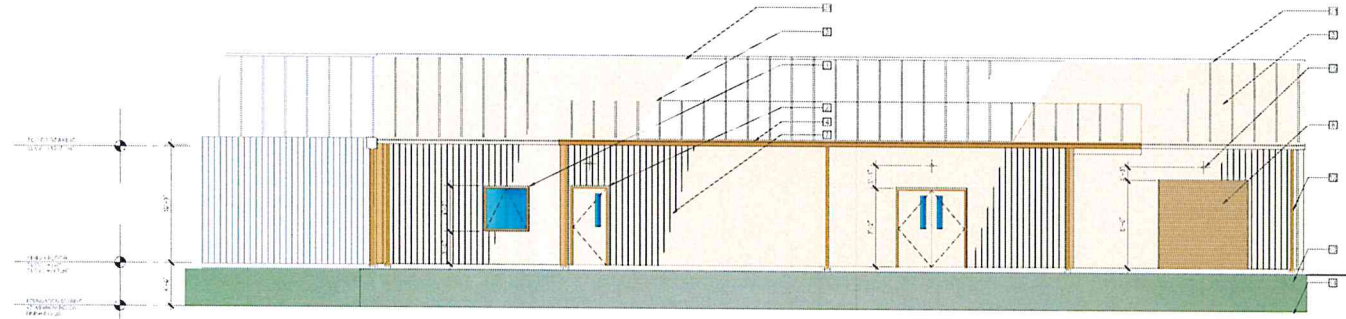
1 EAST ELEVATION



4 BUILDING SECTIONS



2 NORTH ELEVATION



3 SOUTH ELEVATION

ELEVATION KEY NOTES

Ball

PRODUCTION GREENHOUSE ADDITION

BALL HORTICULTURAL COMPANY
622 TOWN ROAD
WEST CHICAGO, ILLINOIS 60185

BUILDING ELEVATIONS & SECTIONS

LUKASIK + ASSOCIATES LTD

A2.0

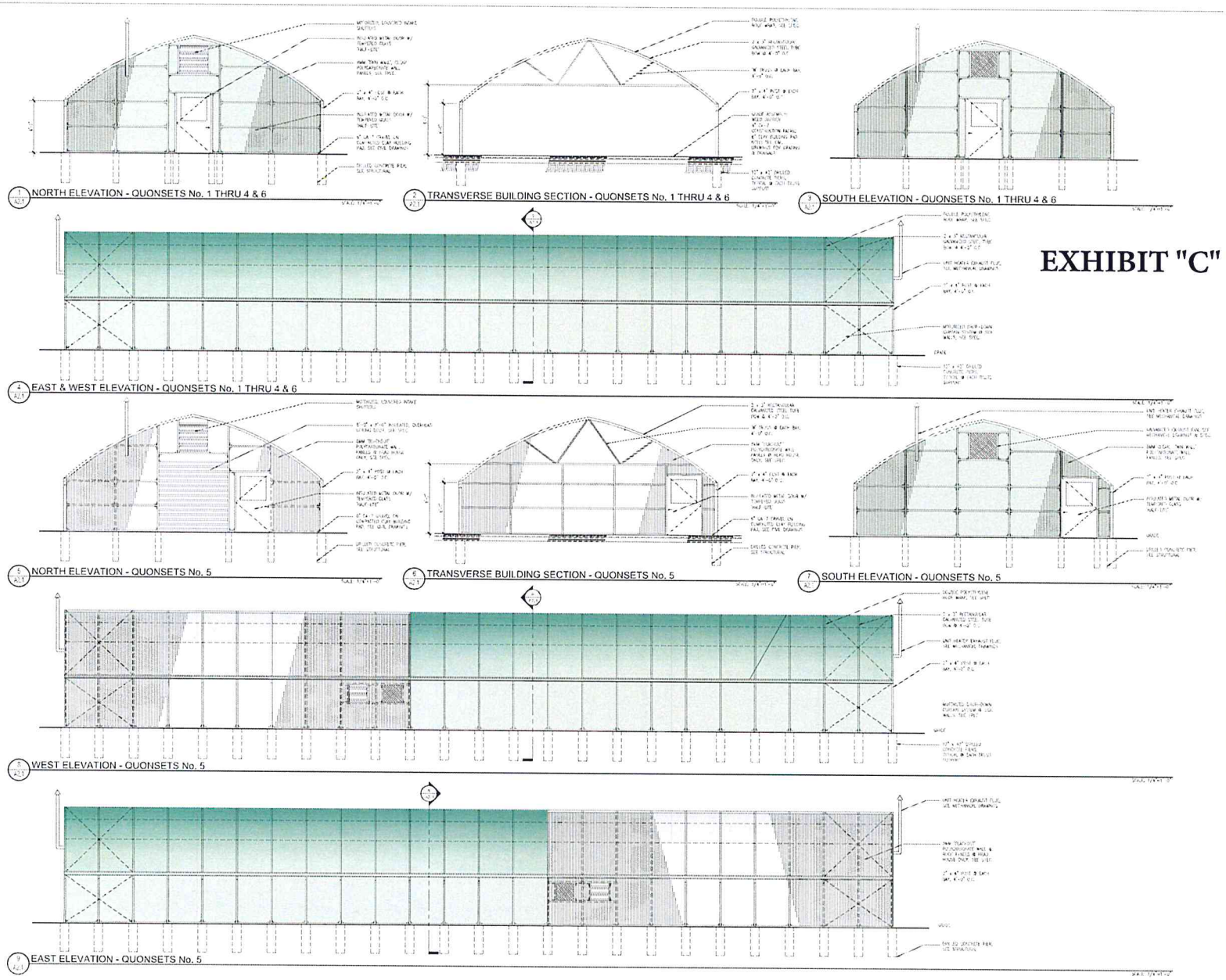


EXHIBIT "C"

Ball

QUONSET COMPLEX
NEW CONSTRUCTION

BALL HORTICULTURAL COMPANY
622 TOWN ROAD
WEST CHICAGO, ILLINOIS 60185

BUILDING ELEVATIONS & SECTIONS

LUKASIK + ASSOCIATES LTD

A2.1

PLAT OF CONSOLIDATION
AND
RIGHT-OF-WAY-DEDICATION
OF

EXHIBIT "C"

LOT 1 (PARCELS 1, 2 AND 3)

THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED BY COMMENCING AT A POINT IN THE EAST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER, 42 RODS AND 3 LINKS NORTH OF THE SOUTHEAST CORNER OF SAID WEST HALF; THENCE WEST 64 RODS; THENCE NORTH 2 DEGREES EAST 91 RODS AND 22 LINKS TO THE RIGHT-OF-WAY OF CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY; THENCE NORTH 56 ½ DEGREES EAST, ALONG SAID RIGHT-OF-WAY TO THE EAST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER; THENCE SOUTH ALONG SAID LINE TO THE PLACE OF BEGINNING, (EXCEPT THAT PART THEREOF BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY 307.96 FEET NORTHEASTERLY OF THE WEST SECTION LINE OF SAID SECTION, AS MEASURED ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID RAILROAD COMPANY WHICH POINT IS THE NORTHEAST CORNER OF PROPERTY CONVEYED TO PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS BY DEED RECORDED SEPTEMBER 13, 1926 IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS, AS DOCUMENT NO. 221874; THENCE SOUTH 0 DEGREES 30 MINUTES WEST ALONG THE EASTERLY LINE OF PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS PROPERTY TO A POINT ON THE NORTH LINE OF THE SOUTH 42 RODS AND 3 LINKS OR 694.95 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION WHICH IS 294 FEET EAST OF THE WEST SECTION LINE OF SAID SECTION (MEASURED AT RIGHT ANGLES THERETO); THENCE EAST ALONG SAID NORTH LINE OF THE SOUTH 42 RODS AND 3 LINKS OR 694.95 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 71.87 FEET; THENCE NORTHERLY ALONG A DIAGONAL LINE 321.96 FEET TO A POINT WHICH IS 356.45 FEET EAST OF THE WEST SECTION LINE OF SAID SECTION (MEASURED AT RIGHT ANGLES THERETO); THENCE NORTH ALONG A STRAIGHT LINE 776.12 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID RAILROAD COMPANY WHICH IS 143.14 FEET NORTHEASTERLY OF THE POINT OF BEGINNING (MEASURED ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID RAILROAD COMPANY); THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID RAILROAD COMPANY 143.14 FEET TO THE POINT OF BEGINNING), IN DUPAGE COUNTY, ILLINOIS.

AREA= 1,310,603 Sq.Ft.± (30.09Ac.±)

P.I.N. 04-09-301-007
P.I.N. 04-09-301-008
P.I.N. 04-09-301-009

ADDRESS: 622 TOWN ROAD, WEST CHICAGO, IL 60185

TOWN ROAD (ROAD DEDICATION LEGAL)

THE EAST 33 FEET OF LOT 1 DESCRIBED AS FOLLOWS:
THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT A POINT IN THE EAST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER, 42 RODS AND 3 LINKS NORTH OF THE SOUTHEAST CORNER OF SAID WEST HALF; THENCE WEST ALONG THE NORTH LINE OF THE SOUTH 42 RODS AND 3 LINKS, TO A POINT 33 FEET WEST (MEASURED AT RIGHT ANGLES THERETO); THENCE NORTH ALONG A LINE, 33 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID WEST HALF OF SECTION, 1644.9 FEET MORE OR LESS, TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY; THENCE NORTH 57 ½ DEGREES EAST, ALONG SAID RIGHT-OF-WAY TO THE EAST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER; THENCE SOUTH ALONG SAID LINE, 1665.76 FEET MORE OR LESS, TO THE PLACE OF BEGINNING IN DUPAGE COUNTY, ILLINOIS.

CONTAINING 54,414 Sq. Ft.± (1.25 Ac.±)

OWNER'S CERTIFICATE-GRANTOR

STATE OF ILLINOIS)
SS
COUNTY OF)

THIS IS TO CERTIFY THAT ______________________ IS THE OWNER OF PART OF THE PROPERTY DESCRIBED HEREIN, AND HAS CAUSED THE SAME TO BE SURVEYED AS SHOWN BY THE PLAT HEREON DRAWN, FOR THE USES AND PURPOSES THEREIN SET FORTH AS ALLOWED AND PROVIDED BY STATUTES, AND THAT SAID CORPORATION, AS OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

IN WITNESS WHEREOF ______________________ HAS CAUSED THIS CERTIFICATE TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICERS AND ITS CORPORATE SEAL TO BE AFFIXED THIS ______ DAY OF ______________________, A.D. 20___.

BY ______________ ATTEST ______________
SIGNATURE SIGNATURE

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF)

I, ______________________ A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT ______________________
______________________ AND ______________________
______________________ ARE(IS) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) ARE(IS) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AS OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY(HE/SHE) SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR(HIS/HER) OWN FREE AND VOLUNTARY ACT(S), FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF ______________________ A.D., 20_____

____
NOTARY PUBLIC

MY COMMISSION EXPIRES ______________________

CITY OF WEST CHICAGO MAYOR & CITY COUNCIL APPROVAL CERTIFICATE-GRANTEE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

MAYOR AND CITY COUNCIL OF THE CITY OF WEST CHICAGO, COUNTY OF DUPAGE, STATE OF ILLINOIS, HEREBY CERTIFY THAT THE SAID COUNCIL HAS DULY APPROVED THIS PLAT OF CONSOLIDATION AND

DEDICATION ATTACHED HERETO BY RESOLUTION NO. ______________________ DULY AUTHENTICATED AS

PASSED THIS _____ DAY OF ______________________ A.D., 20_____

____
(MAYOR)

ATTEST:

____
(CITY CLERK)

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

THIS INSTRUMENT ______________ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE ________ DAY OF ______________ A.D., 20___ AT ________ O'CLOCK ___M. AND WAS RECORDED IN BOOK _____ OF PLATS ON PAGE _______

____
RECORDER OF DEEDS

DUPAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

I, ______________________ COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT OF CONSOLIDATION AND DEDICATION. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THIS PLAT.

GIVEN UNDER MY NAME AND SEAL OF THE COUNTY CLERK AT ______________ ILLINOIS,

THIS ______________ DAY OF ______________________ A.D., 2019

____
COUNTY CLERK

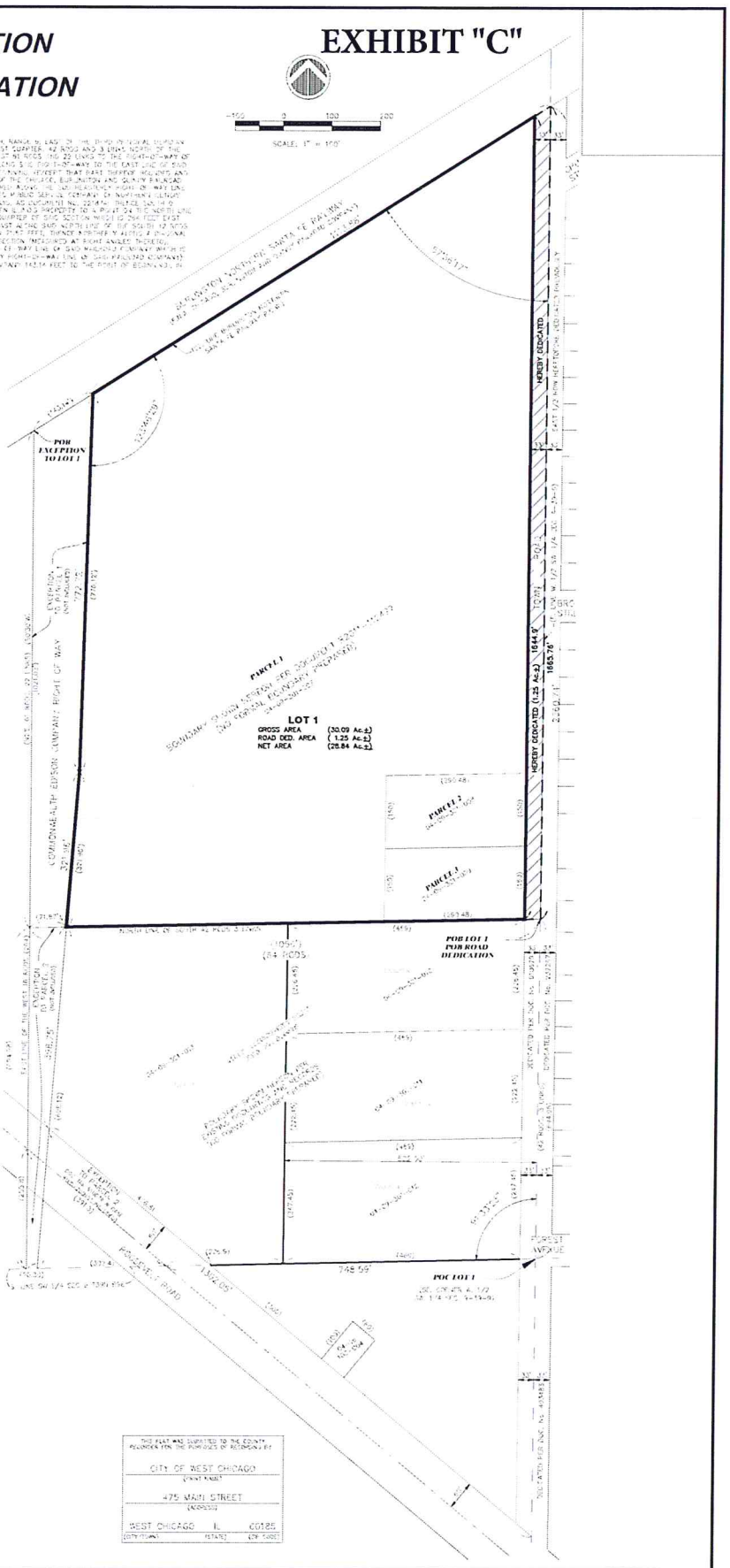
SURVEYOR'S CERTIFICATE:
THIS IS TO CERTIFY THAT I, HARLAN M. DOLAND, A PROFESSIONAL LAND SURVEYOR WITH IMEG, HAVE PREPARED THIS PLAT OF CONSOLIDATION AND DEDICATION FOR THE PROPERTY DESCRIBED HEREON, LOCATED WITHIN THE CITY OF WEST CHICAGO, DU PAGE COUNTY, ILLINOIS.
THIS MAP WAS PREPARED FROM EXISTING MAPS, RECORDS AND DOCUMENTS.

I AUTHORIZE A REPRESENTATIVE OF THE CITY OF WEST CHICAGO TO RECORD THIS PLAT.

DATE: ______________________

SIGNED ______________________

Harlan M. Doland, P.E., PLS
Illinois Proffessional Land Surveyor No. 35-03121
License Expires 11/30/20
IMEG
4660 GRAND AVE.
GURNEE, IL 60031
847-336-7100
harlan.m.doland@imegcorp.com



THIS PLAT WAS SUBMITTED TO THE COUNTY RECORDER FOR THE PURPOSES OF RECORDING BY:

CITY OF WEST CHICAGO		
(PRINT NAME)		
475 MAIN STREET		
(ADDRESS)		
WEST CHICAGO	IL	60185
(CITY/TOWN)	(STATE)	(ZIP CODE)

Sheet 1 of 1

1

IMEG Project No. 18003571.00
File Name:
© COPYRIGHT 2019 ALL RIGHTS RESERVED
Field Book No. ####
Drawn By: TEM
Checked By: HMD
Date: 10/02/19

BALL HORTICULTURE
WEST CHICAGO

PLAT OF CONSOLIDATION

IMEG
4660 GRAND AVENUE
GURNEE, IL 60031
PH 847.336.7100
www.imegcorp.com

REVISIONS

No.	DESCRIPTION	DATE
1	REVISED PER MARKUPS AND COMMENTS	10/03/19

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE
AGENDA ITEM SUMMARY

ITEM TITLE:

Concept Plan Proposal
705 East Roosevelt
Walter Lang – iGarage

AGENDA ITEM NUMBER: 5.A.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: Nov. 11, 2019

COUNCIL AGENDA DATE:

STAFF REVIEW: Tom Dabareiner, AICP **SIGNATURE**

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

ITEM SUMMARY:

Walter Lang of Tolentino Quarcini Homes has submitted a concept plan for review by the Development Committee for a proposed development at the northeast corner of Neltnor Boulevard (Route 59) and Roosevelt Road (Route 38), commonly known as 705 East Roosevelt Road. The proposed development includes the construction of five (5) luxury garage condo buildings. Each building would contain a mix of one and two car garages. The concept of these garages is to give a place for car enthusiasts a place to store their vehicles. This proposed operation, known as iGarage, has been likened by Mr. Lang to the Iron Gate Motor Plaza condos in Naperville on Ferry Road west of Route 59.

The property, located in the B-2 General Business District, is vacant and consists of 2.19 acres. The last proposal for the property was a car wash that received special use approval in July of 2018. The development of the property as a car wash, however, never moved forward. The property was last used for vehicle repair for several years until it closed in the mid-2000s. The property has remained vacant and unused since that time.

The City's B-2 District does not contain a use category, whether permitted or special, that would allow the proposed development. The most similar type of use that this proposal would be compatible with is a self-service storage facility. This use, however, is permitted as a special use only in the M Manufacturing District. Therefore, to allow this type of use to occur in the B-2 District, a zoning text amendment would be required. Given the unique character of this operation and that the intent is to exclusively store cars in the garage condos staff recommends a new use category be created. This new use category should specifically address motor vehicle storage condominiums as a Special Use rather than allowing self-service storage facilities in the B-2 District. This would prevent a potential proliferation of self-service storage facilities along Roosevelt Road in the B-2 District. A separate category specific to this type of use would also avoid the proposed operation from becoming a self-service storage facility in the future.

The Special Use category is recommended so that staff can examine a potential car condo location in relation to possible noise and lighting impacts, and proximity to residential.

CITY OF WEST CHICAGO

ACTION PROPOSED:
Consideration of the conceptual plan for Walter Lang at 705 East Roosevelt Road. Staff is also seeking direction from the Committee to amend the zoning text to allow as a Special Use the proposed use of motor vehicle condominiums in the B-2 District.
COMMITTEE RECOMMENDATION:

PC: Concept site plan
Conceptual depiction

9-30-19 gc
78 UNITS (12'x23')

NORTH

SCALE IN FEET
0 40 80

258.69'
10'
25'
139.19'
113.71'
210.44'
10' LSL
25' BSL
ROUTE 59
23'
26'
48'
25'
23'
23'
23'
23'
25'
25.5' BSL
23'
50'
23'
23'
25'
50' BSL
50' BSL
20' LSL
20' LSL
25'
174.82'
20' LSL
ROUTE 38
177.38'
69.97'
20'R
167.88'
20'R
SARANA AVE

SITE PLAN FOR

REFERENCE

1. EXISTING TOPOGRAPHY FROM:
   DUPAGE COUNTY GIS WEBSITE 09/12/2019

CEC
Civil & Environmental Consultants, Inc.
1230 East Diehl Road, Suite 200 - Naperville, IL 60563
Ph: 630.963.6028 · 877.963.6026 · Fax: 630.963.6027
www.cecinc.com

DRAWN BY:	FWB	CHECKED BY:	JGC	APPROVED BY:	DRAFT
DATE:	09/12/2019	DWG SCALE:	AS SHOWN	PROJECT NO:	195-032.0001

EXISTING IMPERVIOUS EXHIBIT
705-707 EAST ROOSEVELT ROAD
WEST CHICAGO, ILLINOIS

DRAWING NO.: 1
SHEET 1 OF 1

P:\2019\195-032\-CADD\Dwg\195032-CV01-ImperviousExhibit.dwg\IMPERVIOUS EXHIBIT\ LS:(09/23/2019 - fbilazis) - LP: 9/23/2019 7:00 PM