



WHERE HISTORY & PROGRESS MEET

## DEVELOPMENT COMMITTEE

**Monday, December 9, 2019**  
**7:00 P.M. - Council Chambers**

### AGENDA

1. Call to Order, Roll Call, and Establishment of a Quorum
2. Approval of Minutes
  - A. November 11, 2019
3. Public Participation
4. Items for Consent
  - A. **643 Innovation Drive** – Alton Industries requests approval of setback variances from the Zoning Code related to its proposed development of a 193,000 square foot industrial building in the DuPage Business Center.
5. Items for Discussion
6. Unfinished Business
  - A. **McAuley School Discussion**
7. New Business
8. Reports from Staff
9. Adjournment

Draft

## **MINUTES**

### **DEVELOPMENT COMMITTEE**

**November 11, 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 Michael Ferguson, Matt Garling, Jayme Sheahan and Rebecca Stout present.

Also in attendance was Community Development Director, Tom Dabareiner.

**2. Approval of Minutes.**

**A. October 14, 2019.**

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

**3. Public Participation. None.**

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

Development Committee Minutes  
November 11, 2019

**Alderman Ferguson moved and Alderman Sheahan seconded a motion to approve the Items for Consent. Voting Aye: Aldermen Ferguson, Garling, Sheahan and Stout. Voting Nay: 0.**

**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.**

Tom Dabareiner updated the members on this Item. The applicant has submitted a concept plan for review to construct 5 luxury garage condo buildings. Each building would contain a mix of one and two-car garages. It would give a place for car enthusiasts to store their vehicles and has been likened to the Iron Gate Motor Plaza condos in Naperville. The property's proposed location is the B-2 General Business District, which currently does not contain a use that allows for this type of a facility. For this reason, a zoning text amendment would be required. Staff recommends a new use category be created and that vehicle storage condominiums be deemed as a Special Use. A Special Use would allow staff to examine potential car condo locations for possible noise and lighting impacts, along with proximity to residential.

Alderman Ferguson commented that he has been to the Iron Gate Motor Plaza and it is an excellent facility. He does not see that noise or lighting would be an issue.

Alderman Garling expressed concern that the photographs of the proposed condos provided by the applicant do not match the appearance of the Iron Gate facility. He asked if the applicant would be able to clarify what they are proposing. He indicated the condos in the picture look more like a storage garage rather than a higher end facility with heated garages. He said he was unsure about granting a Special Use for that type of purpose.

The applicant, Mr. Walter Lang, addressed the members and explained the units in the Iron Gate facility are quite large with plumbing and a loft. The other end of the spectrum are small storage units. Their concept is to build something in between so car enthusiasts can store a car in a heated and cooled facility that is safe, secure and well lit. He displayed a drawing of what the facility would look like. While the drawings are preliminary, they hope to make the units look far nicer than a storage facility by using hardie board siding, garage doors with openers, lamp lighting, and security gates. Alderman Garling asked what market they were going for, and Mr.

Lang responded they hope to sell the condos for about \$60,000. The size of the garages would be 12-foot wide by 22-foot deep. There will be restrooms and they would disallow any other businesses to be run out of there.

Alderman Garling asked why they chose West Chicago. Mr. Lang said there are many reasons and mentioned the parcel is a good price, it is well-suited for their project as they will not be digging but rather sealing, and the location has high visibility. While they do not intend to use the entire parcel, they intend to make this current eyesore into something beautiful.

Alderman Stout indicated this is her ward, and she would love to see this area developed into something that would draw people in to the City and that the residents could be proud of. She had initial concerns, but she stated they had been addressed after the night's discussion.

Alderman Sheahan said she likes the idea and thinks it's a good fit. Alderman Ferguson agreed and stated it is a better fit than the car wash that was once proposed. Alderman Stout added that she feels it is important that a Special Use permit be required as it is something that is out of the ordinary. Other than that, however, she is in favor of moving this forward. The other committee members agreed.

Mr. Lang asked what the difference is between a text amendment and a Special Use permit. Mr. Dabareiner stated that a Special Use would allow for conditions to be put in place to ensure residential areas are protected from any future facilities. While not the case for this applicant at this location, this same use in another location within the B-2 may prove more sensitive.

## **6. Unfinished Business.**

### **A. McAuley School Discussion.**

Diane Ferguson was recognized to speak to the Committee on behalf of the McAuley School Restoration Initiative. She provided an update of the events that recently transpired. She was contacted by the District 33 Business Manager, and there will be no further letters from them as the lawyers have discussed and resolved these matters. The City wants something in writing from the Historical Society to state they are in before taking part. The Historical Society is requiring the Restoration Initiative provide a written proposal defining their responsibilities and to make certain they would not be financially responsible for anything. They will not entertain any further discussions until this has been received. Once received and discussed, they will vote. A no vote would mean the end of their efforts to rescue and restore McAuley School,

but a yes vote would mean all parties agree and they would move forward with the transaction. Ms. Ferguson indicated the Restoration Initiative has filed a charter for a not-for-profit and they are working to fine tune their proposal for the Historical Society. Finally, she stated she hopes to return on December 9<sup>th</sup> with the news of a yes vote.

Alderman Stout thanked Ms. Ferguson for her update.

7. **New Business.**
8. **Reports from Staff.** None.
9. **Adjournment.**

**Alderman Ferguson moved and Alderman Sheahan seconded the motion to adjourn the Development Committee meeting at 7:20 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:**

Approval of Variances  
Alton Industries  
643 Innovation Drive  
  
Ordinance 19-O-0043

**AGENDA ITEM NUMBER:** 4. A.**FILE NUMBER:** \_\_\_\_\_**COMMITTEE AGENDA DATE:** Dec. 9, 2019**COUNCIL AGENDA DATE:** \_\_\_\_\_**STAFF REVIEW:** Tom Dabareiner, AICP**SIGNATURE** **APPROVED BY CITY ADMINISTRATOR:** Michael Guttman **SIGNATURE** \_\_\_\_\_**ITEM SUMMARY:**

Alton Industries Ltd. Group, a manufacturer of various wet/dry vacuums and air compressors, is proposing to develop property located at 643 Innovation Drive with a 192,880 square foot industrial building. To access their 12 acre site, Alton proposes one driveway from Innovation Drive and two from Ingenuity Way to create an efficient flow of employee/visitor and truck traffic. The trucks will use the 15 loading docks at the rear of the building.

To develop the property as proposed, the petitioners are seeking two variances: (1) reduction of a pavement setback to create a shared access driveway along the north property line, and (2) reduction of the parking lot setback from a front yard building façade.

The proposed access from Innovation Drive will become a shared driveway serving both Alton and future development located to the north. A shared access agreement is being prepared between Alton and the DuPage Airport Authority. The purpose is to avoid having driveways close to each other on adjacent properties, which is a safety and localized congestion hazard. Therefore, Alton requests a zero foot setback, instead of the required 15 feet, to accommodate the new shared driveway.

For the parking lot setback request, Alton proposes to install the lot ten feet—and near the entrance, five feet—from the building's front façade, instead of the required 15 feet. The property is constrained by a 65 foot wide drainage swale along Innovation Drive, which cannot be moved. This necessitates the parking lot locating five feet closer to the building. Also, while providing adequate parking up front, a reduction of the rear truck dock area could make that area unusable. The required amount of foundation landscaping is still proposed to be planted.

In accordance with the Intergovernmental Agreement (IGA) with the DuPage Airport Authority (DAA), both the DAA and City shall approve any development proposal within the DBC which meets requirements. The DAA Board recently voted in support of the development, so City approval must occur at the December 16, 2019 Council meeting.

Plans submitted with the variances are included and made part of the Ordinance as conditions.

At the Plan Commission's December 3, 2019, meeting, members voted unanimously (4-0) in support of both variances.

# CITY OF WEST CHICAGO

**ACTION PROPOSED:**

Consideration of Ordinance 19-O-0043 to approve two variances.

**COMMITTEE RECOMMENDATION:**

PC: Ordinance 19-O-0043  
Plans

## ORDINANCE NO. 19-O-0043

### AN ORDINANCE APPROVING CERTAIN VARIANCES FOR THE DEVELOPMENT OF LAND AT 643 INNOVATION DRIVE ALTON INDUSTRY LTD GROUP AND THE DUPAGE AIRPORT AUTHORITY

WHEREAS, on October 23, 2019, Alton Industry Ltd Group and the DuPage Airport Authority (the “APPLICANTS”), filed an application for certain zoning variances for the vacant property located at 643 Innovation Drive 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 application was published in the Daily Herald on November 18, 2019, 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 December 3, 2019, pursuant to said Notice; and,

WHEREAS, at the Public Hearing, the APPLICANTS provided testimony in support of their 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 variances which contains specific findings of fact, pursuant to Recommendation No. 2019-RC-0017, 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. The following variances in conformance with Section 10.5-10 of the Zoning Ordinance are hereby granted for the SUBJECT REALTY, subject to compliance with the following conditions:

1. To allow a pavement setback along a proposed lot line of zero (0) feet on the south side of the proposed lot line and zero (0) feet on the north side of the proposed lot line in lieu of the minimum fifteen (15) foot setback required for both sides of the proposed lot line per Section 10.5-3(C)(4)(e) of the Zoning Ordinance.
2. To allow parking on the east side of the proposed building to be located as little as five (5) feet from the building façade in lieu of the minimum fifteen (15) foot setback distance required per Section 10.5-5(F)(1) of the Zoning Ordinance.

Section 2. The variances listed in Section 1 are subject to substantial compliance with The Geometric and Paving Plan (Sheet C5.0) prepared by Haeger Engineering dated October 21, 2019 with a final revision date of November 27, 2019, a copy of which is attached hereto and incorporated herein 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 \_\_\_\_\_ 2019.

Alderman J. Beifuss	_____	Alderman L. Chassee	_____
Alderman J. Sheahan	_____	Alderman H. Brown	_____
Alderman A. Hallett	_____	Alderman Ferguson	_____
Alderman Birch Ferguson	_____	Alderman S. Dimas	_____
Alderman K. Meissner	_____	Alderman M. Garling	_____
Alderman R. Stout	_____	Alderman G. Garcia	_____
Alderman N. Ligino-Kubinski	_____	Alderman B. Gagliardi	_____

APPROVED as to form: \_\_\_\_\_  
Patrick K. Bond, City Attorney

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_ 2019.

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

ATTEST:

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

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

## EXHIBIT "A"

THAT PART OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, PER MONUMENT RECORD R2003-137779; THENCE NORTH 00 DEGREES 02 MINUTES 50 SECONDS EAST ALONG THE WEST LINE OF SAID QUARTER SECTION (BEARING BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE NAD-83) 410.53 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 10 SECONDS EAST PERPENDICULAR TO SAID WEST LINE 568.72 FEET; THENCE SOUTH 52 DEGREES 24 MINUTES 55 SECONDS EAST 291.25 FEET TO A POINT ON THE WESTERLY LINE OF INNOVATION DRIVE DEDICATED PER DOCUMENT R2007-131936; THENCE ALONG THE WESTERLY LINE OF SAID INNOVATION DRIVE FOR THE NEXT (4) COURSES; (1) THENCE SOUTHERLY 393.47 FEET ALONG THE ARC OF A NON-TANGENT CIRCLE TO THE LEFT HAVING A RADIUS OF 495.08 FEET AND WHOSE CHORD BEARS SOUTH 07 DEGREES 31 MINUTES 56 SECONDS WEST 383.20 FEET TO A POINT OF REVERSE CURVATURE; (2) THENCE SOUTHERLY 382.73 FEET ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT HAVING A RADIUS OF 424.92 FEET AND WHOSE CHORD BEARS SOUTH 10 DEGREES 34 MINUTES 03 SECONDS WEST 369.92 FEET TO A POINT OF REVERSE CURVATURE; (3) THENCE SOUTHERLY 404.58 FEET ALONG THE ARC OF A TANGENT CIRCLE TO THE LEFT HAVING A RADIUS OF 495.08 FEET AND WHOSE CHORD BEARS SOUTH 12 DEGREES 57 MINUTES 38 SECONDS WEST 393.41 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF PROPOSED INGENUITY WAY; THENCE ALONG THE NORTHERLY LINE OF SAID INGENUITY WAY FOR THE NEXT (5) COURSES (1) THENCE SOUTHWESTERLY 83.21 FEET ALONG THE ARC OF A NON-TANGENT CIRCLE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET AND WHOSE CHORD BEARS SOUTH 25 DEGREES 57 MINUTES 23 SECONDS WEST 79.00 FEET TO A POINT; (2) THENCE SOUTH 52 DEGREES 49 MINUTES 33 SECONDS WEST 514.54 FEET TO A POINT OF CURVATURE; (3) THENCE WESTERLY 108.62 FEET ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT HAVING A RADIUS OF 85.00 FEET AND WHOSE CHORD BEARS SOUTH 89 DEGREES 26 MINUTES 04 SECONDS WEST 101.38 FEET TO A POINT; (4) THENCE NORTH 36 DEGREES 19 MINUTES 24 SECONDS WEST NON-TANGENT TO THE LAST COURSE, 26.17 FEET; (5) THENCE SOUTH 53 DEGREES 40 MINUTES 36 SECONDS WEST PERPENDICULAR TO THE LAST COURSE, 48.88 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 19 MINUTES 26 SECONDS EAST ALONG SAID WEST LINE 1,285.35 FEET, TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

CONTAINING 24.509 ACRES OR 1,067,592 SQUARE FEET MORE OR LESS.

Tax ID Number: 04-07-102-019 and 04-07-300-021

## EXHIBIT “B”

### RECOMMENDATION NO. 2019-RC-0017

**TO:** Honorable Mayor and City Council

**SUBJECT:** PC 19-25  
Variances  
Alton Industry Ltd Group and DuPage Airport Authority  
643 Innovation Drive

**DATE:** December 3, 2019

**DECISION:** The Plan Commission/Zoning Board of Appeals unanimously (4-0 vote) recommended approval of variances to accommodate the construction of a 192,880 square foot industrial facility at 643 Innovation Drive to allow the parking lot to be located closer than the required fifteen (15) feet from the front yard building façade and to allow the pavement along the proposed north property line to maintain a zero (0) foot setback along the south side of the proposed property line and zero (0) feet along the north side of the property line.

#### **RECOMMENDATION:**

After holding a public hearing and after review of the requested variances, the Plan Commission/Zoning Board of Appeals recommended approval of the variances according to 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 existing drainage swale system on the property creates a hardship to locate the proposed parking at least fifteen (15) feet from the front building façade will still maintaining a useable building footprint and truck dock area on the property. It also prevents the access drive from being located at least fifteen (15) feet from the future property line. The petitioner is creating a build-to-suit building that meets the needs of their operation. Any reduction of the footprint of the building or the truck dock area could potentially create an unusable site.

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

The extensive drainage swale system on the property is unique to this site because this is an area in the Business Center that conveys off-site stormwater runoff from the properties to the west. This is not generally applicable on other properties in the DuPage Business Center.

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

The drainage swale is existing and its purpose is to convey stormwater from off-site and into the existing stormwater facility to the east. This is a necessary feature on the property that would have detrimental effects both in the Business Center and on off-site properties.

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

Locating the proposed parking lot within the required fifteen (15) foot setback will not have a detrimental effect on surrounding properties or to the public. The reduction of the fifteen (15) foot pavement setback will have a positive effect on the adjacent property by allowing a shared access with that property and eliminating the need for an additional curb cut along Innovation Drive.

- (5) *The proposed variation 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.*

With respect to the parking setback variance, the reduced distance between the parking lot and the building façade will not endanger public safety nor diminish property values. The petitioner is still providing a code compliant amount of foundation landscaping within the setback to provide an aesthetically appealing building façade. The variance being sought related to the pavement setback will alleviate potential traffic impacts by limiting the number of access points along Innovation Drive. With a shared access, the potential of two (2) separate access points on the properties within close proximity to one another is eliminated.

- (6) *The proposed variation complies with the spirit and intent of the restrictions imposed by this Zoning Code.*

While the parking lot will encroach into the required fifteen (15) setback, the distance the parking lot is maintaining still allows for a substantial amount of foundation landscaping to enhance the front façade of the building to create aesthetically pleasing development in the Business Center. The proposed shared access between the Alton property and the property to the north will create a uniform appearance between the lots. Furthermore, stormwater runoff between the lots will not be impacted by the reduction of the pavement setback.

The Plan Commission/Zoning Board of Appeals recommended approval of the special use permit subject to the following conditions of approval:

1. The Geometric and Paving Plan (Sheet C5.0) prepared by Haeger Engineering dated October 21, 2019 with a final revision date of November 14, 2019, attached as Exhibit "D".
2. The Final Landscape Plan prepared by Signature Design Group dated October 22, 2019 with a final revision date of November 14, 2019 consisting of four (4) sheets (Sheets L.100 and L.102 included only included in this packet), attached as Exhibit "E".

Respectfully submitted,

Steve Hale  
Acting Chairman

**VOTE:**

For  
Dettman  
Hale  
Kasprak  
Henkin

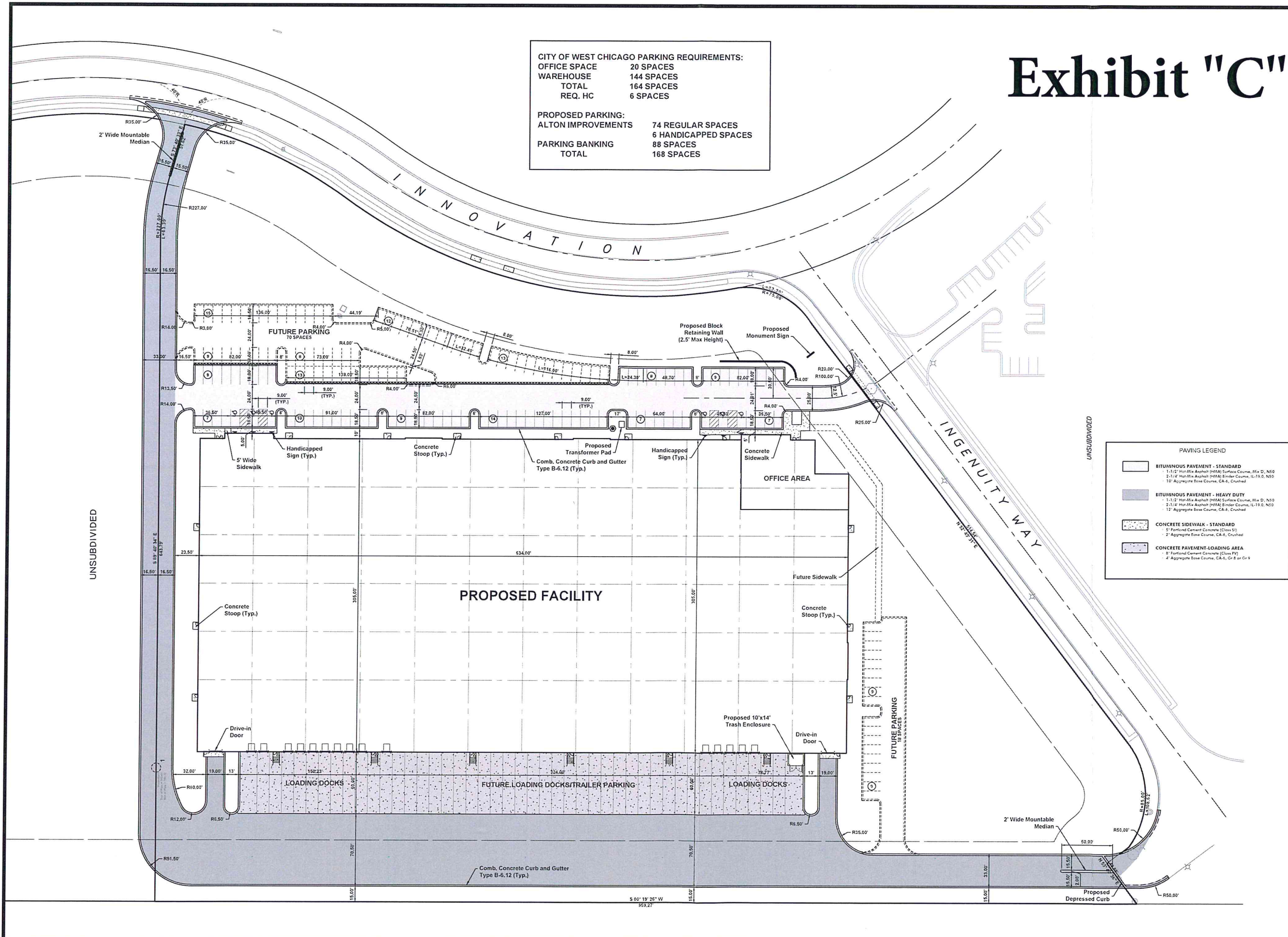
Against

Abstain

Absent  
Faught  
Laimins  
Devitt

## **EXHIBIT “C”**

(Insert Geometric and Paving Plan here)



# Exhibit "C"



**HAEGER ENGINEERING**  
consulting engineers • land surveyors  
100 First Street Parkway, Skokie, IL 60073 • Tel: 847.374.6000 Fax: 847.374.6008  
Illinois Professional Design Firm License No. 184-000132  
www.haegerengineering.com

**GEOMETRIC AND PAVING PLAN**  
**ALTON INDUSTRIES**  
**SITE IMPROVEMENTS PLANS**  
WEST CHICAGO, ILLINOIS

Project Manager: PL  
Engineer: KML  
Date: 10-21-2019  
Project No: 19-128  
Sheet: C5.0

# EXHIBIT "C"

**Plan Legend :**

- Existing Tree
- Existing Tree (to be removed)
- Proposed Shade Tree
- Proposed Ornamental Tree
- Proposed Evergreen Tree
- Proposed Shrub
- Proposed Perennial / Ornamental Grass

**City Landscape Requirements :**

**Front Yard ( 592 LF )**

Req'd	Propose
6	6
6	6
240	245

**Exterior Side Yard ( 624 LF )**

Req'd	Propose
6	6
6	6
250	261

**Side Yard ( 520 LF )**

Req'd	Propose
5	5

**Rear Yard ( 960 LF )**

Req'd	Propose
10	13

**Foundation Plantings**

Req'd	Propose
30% Planted	41% Planted

**Parking Area**








Req'd	Propose
7	7
4	4
0	0

**Ground Sign**

Req'd	Propose
144 SF	240 SF

**Notes :**

- See Sheet L102 for Plant Material List
- See Sheet L101 for Turf Establishment & Seed Mixes

-  - Existing Tree
-  - Existing Tree (to be removed)
-  - Proposed Shade Tree
-  - Proposed Ornamental Tree
-  - Proposed Evergreen Tree
-  - Proposed Shrub
-  - Proposed Perennial / Ornamental Grass

<u>Front Yard ( 592 SF )</u>	<u>Req'd</u>	<u>Proposed</u>
• Shade Trees ( 1/100 LF )	6	6
• Ornamental / Evergreen Tree ( 1/100 LF )	6	6
• Shrubs ( 10/25 LF )	240	245
<u>Exterior Side Yard ( 624 LF )</u>	<u>Req'd</u>	<u>Proposed</u>
• Shade Trees ( 1/100 LF )	6	6
• Ornamental / Evergreen Tree ( 1/100 LF )	6	6
• Shrubs ( 10/25 LF )	250	261
<u>Side Yard ( 520 LF )</u>	<u>Req'd</u>	<u>Proposed</u>
• Shade Trees, Ornamental or Evergreen Tree ( 1/100 LF )	5	5
<u>Rear Yard ( 960 LF )</u>	<u>Req'd</u>	<u>Proposed</u>
• Shade Trees, Ornamental or Evergreen Tree ( 1/100 LF )	10	13
<u>Foundation Plantings</u>	<u>Req'd</u>	<u>Proposed</u>
• Min. 10' wide with mixed plant material and turf	30% Planted	41% Planted
<u>Parking Area</u>	<u>Req'd</u>	<u>Proposed</u>
• Intermediate Islands Trees ( 1 / Each )	7	7
• End Island Trees ( 1 or 2 / Each )	4	4
• Center Island ( 0 / Each )	0	0
<u>Parkway Trees</u>	<u>Req'd</u>	<u>Proposed</u>
• Shade Trees, 3" ( 1/50 LF )		
• Innovation Drive ( 540 LF )	11	13 <small>event.</small>
• Ingenuity Way ( 640 LF )	13	13 <small>event.</small>
<u>Ground Sign</u>	<u>Req'd</u>	<u>Proposed</u>
• Sign Area - 48 SF / Side	144 SF	240 SF
• 1.5 SF low shrubs and perennials per 1.0 SF of sign area		

- See Sheet L.102 for Plant Material List
- See Sheet L.101 for Turf Establishment & Seed Mixes

L.100

DESCRIPTION OF WORK

As part of this project, a portion of the site will be seeded with native vegetation. The purpose of the plan is to maximize the functions of the naturalized area by installing and maintaining a native plant community. These native plant communities will provide a distinctive landscape that will provide erosion and sediment control, stormwater filtration, infiltration, and discourage wildlife.

PART 1 - NATURALIZED AREAS PLANTING SPECIFICATIONS

1.01 QUALITY CONTROL PROCEDURES

- A. Native seed and live plant material must be shipped, stored and handled in a manner that will insure protection from moisture, heat, or other conditions that would jeopardize viability or cause germination before installation.
- B. Plant species substitutions shall be approved by the Landscape Architect with input from the Native Landscape Contractor if necessary. Perennial Rye, Winter Rye, Grain Rye and Winter Wheat are not to be used as a cover crop.
- C. Seed supplied to the site shall be tagged with seed species, weights, and documentation of PLS (Pure Live Seed) testing. Seed must meet a minimum 75% PLS per species as verified by independent laboratory test results no more than 1 year old. For Prairie Cord Grass (*Spartina pectinata*) test results shall be no more than 6 months old. Native seed shall be obtained from sources within the same EPA level III Ecoregion as the project site (Central Corn Belt Plains).

1.02 CONTRACTOR EXPERIENCE

- A. The Native Landscape Contractor chosen for the establishment of the natural areas must be experienced in the restoration, installation and management of said areas. They must have a minimum of five years experience in the field. There shall be a foreman on-site at all times that can identify non-native and native plants by genus and species.
- B. The goal of restoring native plant communities is a long-term process. Therefore it is imperative that a qualified contractor performs the initial installation maintenance.
- C. Qualified bidders shall possess specialized equipment for working in and around water, including a small boat, hip waders, and flotation life preservers to be worn while working in water.

1.03 ENVIRONMENTAL REQUIREMENTS

- A. Installation shall be performed in mid to late spring, specifically between April 1 and July 1.
- B. Hydrology shall be established prior to installation. Detention pond must have an established pool level to utilize as a reference for planting.
- C. Surrounding uplands shall be stabilized with the specific grass seed mix. No pre-emergent herbicides shall be applied to surrounding turf during the six months prior to installation and for at least 1 year following installation.

1.04 EARTHWORK COORDINATION

- A. The Native Landscape Contractor must coordinate with the on-site Earthwork Contractor to ensure proper soil handling within the planting areas.
- B. A preconstruction meeting shall be held in order to coordinate equipment movement within the planting areas and to avoid soil compaction and to review underground utility location maps and plans. Equipment having low unit pressure ground contact shall be utilized within the planting areas.
- C. If compaction occurs, the soil must be ripped, disked, or otherwise loosened to a depth of at least 12 inches until compaction readings average below 250 psi, to provide proper conditions for plant root growth.
- D. Areas that have been excavated into subsoil should be amended by the following process: Over excavate to 6 inches below the final elevations shown on plans. Apply and evenly spread enough topsoil to achieve final grades as specified in the grading plans.
- E. Earthwork Contractor shall ensure that all planting areas shall have a minimum of 12 inches of topsoil. Acceptable topsoil shall consist of loose friable loam, free of heavy clay, refuse, stumps and large roots, rocks over 1.5 inch in diameter, brush, weeds and weed seeds, or other material that would be detrimental to the proper development of vegetative growth. Topsoil should contain 3 to 5 percent organic matter.
- F. Earthwork Contractor is to ensure that the planting area is properly protected from sedimentation and erosion by following the erosion and sedimentation control plan prepared by the project engineer.
- G. Upon inspection and acceptance of the planting areas by the Native Landscape Contractor, the planting bed shall be prepared for seeding, utilizing any method that leaves the upper 1-3 inches of soil broken down into fine particle seedbed with no clods greater than 3 inches in diameter.

1.05 PLANT MATERIALS

- A. Provide a fresh clean crop of the species and proportions as specified.
- B. Mycorrhizal inoculants shall be palletized and mixed at 1 lb. per acre with the fine seeds before installation. The inoculants shall contain a diverse mixture of Glomales fungal species (*Glomus* spp.) in palletized form.

Swale Seed Mix B :

To be drill seeded and covered with an S-75BN straw blanket as specified on the plan. Seed shall be installed at a rate of 540 oz. per acre

Swale Seed Mix		
Botanical Name	Common Name	PLS Ounces/Acre
<b>Permanent Grasses/Seeds:</b>		
<i>Andropogon gerardi</i>	Big Bluestem	4.00
<i>Carex distachya</i>	Orested Oat Sedge	0.50
<i>Carex lasiocarpa</i>	Bottlebrush Sedge	3.00
<i>Carex spp.</i>	Prairie Sedge Species	8.00
<i>Carex vulpinoidea</i>	Brown Fox Sedge	3.00
<i>Elymus canadensis</i>	Canada Wild Rye	16.00
<i>Elymus virginicus</i>	Vernia Wild Rye	16.00
<i>Juncus canadensis</i>	Canada Rush	1.00
<i>Panicum virgatum</i>	Switch Grass	3.00
<i>Scirpus atrovirens</i>	Dark Green Rush	2.00
<i>Scirpus cyperinus</i>	Wool Grass	0.50
<i>Spartina pectinata</i>	Prairie Cord Grass	2.50
Total		60.00
<b>Temporary Cover:</b>		
<i>Avena sativa</i>	Common Oat	350.00
<i>Lolium multiflorum</i>	Annual Rye	100.00
Total		460.00
<b>Forbs:</b>		
<i>Alisma subcordatum</i>	Common Water Plantain	1.00
<i>Asclepias incarnata</i>	Swamp Milkweed	0.50
<i>Coreopsis tripteris</i>	Tall Coreopsis	1.00
<i>Euthamia graminifolia</i>	Common Grass Leaved Goldenrod	0.50
<i>Euthrachium maculatum</i>	Spotted Joe-Pye Weed	1.00
<i>Iris sanguinea</i> v. <i>striata</i>	Blue Flag	4.00
<i>Lupinus albus</i>	Marsh Baring Star	1.00
<i>Lycopsis americana</i>	Common Water Hensbit	0.50
<i>Mimulus ringens</i>	Mary's Flower	0.50
<i>Pentstemon axillaris</i>	Drift Stonecrop	1.00
<i>Pycnostemon virginianum</i>	Common Mounds - Mint	0.50
<i>Rudbeckia hirtella</i>	Brown-Eyed Susan	1.00
<i>Silene alba</i>	Wig Wagon	1.00
<i>Silene angustilobum</i>	Prairie Dock	1.00
<i>Symphoricarpos novae-angliae</i>	New England Aster	0.50
<i>Verbena hastata</i>	Blue Vervain	1.00
<i>Zizia aurea</i>	Golden Alexander	2.00
Total		20.00

Seed available from : J.F. New / Cardno or equivalent.

PART 2 - NATURALIZED AREAS MONITORING

2.01 HERBIVORE PROTECTION

- A. A framed goose protection structure/ pods made of wood posts and chicken wire (hardware cloth) shall be installed prior to emergent (plug) plant installation as specified on plan. The structure shall remain in place for a period of at least one year, and then removed by the Contractor once the plants are well established.

2.03 SEEDING IMPLEMENTATION

- A. Seeding operations must occur when soil moisture is appropriate for the seeding operation. B. Native plant seed shall not receive fertilizer.
- C. Wet seed that is moldy or otherwise damaged in transit or storage shall not be used.
- D. All seeding equipment whether broadcast or drilled should be calibrated to deliver the seed at the rates and proportions specified. Hand broadcast seed shall be spread at twice the specified rate. Equipment should be operated in such a manner as to ensure complete coverage of the entire area to be seeded, and seed must be placed no deeper than ¼ inch in the soil.
- E. After seeding operation is completed, install erosion control blanket per manufacturer's specifications upon all areas at or above the normal water level.

2.04 EROSION CONTROL BLANKET

- A. Seeded areas will be covered with North American Green S-75BN, or approved equal.

2.05 'NO MOWING AND/OR NO DUMPING SIGNAGE

- A. 'No Mowing' signage shall be installed along the perimeter of the basin to define the boundary between the basin and adjacent properties.
- B. Sign shall be 12" x12" Non-reflective Baked Enamel 18 Gauge steel and legible at 10' and shall clearly state "Native Turf Area No Mowing or Dumping". Contractor shall submit sample to Owner for approval prior to installation.
- C. Sign shall be installed 4' above the finish grade, secured to a metal post and maintained at intervals and locations approved by the Owner, (i.e. not less than 150' o.c.)

2.06 CLEAN UP PROTECTION

- A. During landscape work, store materials and equipment where directed. Keep pavements, work areas, and adjoining areas clean and in an orderly condition.
- B. Protect landscape work and materials from damage due to landscape operations or operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged landscape work as directed by the plan.

2.07 INSPECTIONS AND ACCEPTANCE

- A. The Owner and/or the Owner's Representative reserves the right to inspect all seeds and plants either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality or mix proportion.
- B. Native Landscape Contractor is to keep records of the certificates of composition or invoices of seed mixtures and integrity of plant materials with respect to species, variety, and source of purchase.
- C. Native Landscape Contractor is to notify Owner or Owner's Representative within five days after completing initial and/or supplemental plantings in each area.

PART 3 - NATURALIZED AREAS MANAGEMENT

Management of the naturalized area is essential to the realization of potential functional and habitat benefits of designed native vegetation. Listed below are the management activities for each season:

3.01 FIRST SEASON - Mow the planted areas (not including the emergent areas) two to four times during the growing season.

Mowing shall take place prior to or when non-native and weedy species are flowering so as to prevent seed set. Control of undesirable plant species, when present in small quantities, shall be controlled by hand pulling prior to the development and maturity of the plant. Hand removal shall include the removal of all above-ground and below-ground stems, roots, and flower masses prior to development of seeds. Apply herbicide (as necessary) to non-native and weedy species within the naturalized areas with appropriate herbicide.

3.02 SECOND SEASON - Control of undesirable plant species during the second growing season shall be controlled by hand pulling and selective herbicide application. Mowing shall be conducted two to four times to a height of six (6) to eight (8) inches to prevent annual weeds from producing seed.

3.03 THIRD SEASON - Management of undesirable plant species during the third growing season shall be controlled by hand pulling and selective herbicide.

3.04 LONG-TERM - As the natural areas mature, required supplemental management shall be significantly reduced or eliminated. Once accepted by the Owner or Owner's Representative, the Owner will assume routine maintenance activities that should include debris management, structure inspections, vegetation management, water level maintenance, and non-native/weedy species management. A Long Term Management Plan shall be prepared, for the Owner, by the Native Landscape Contractor for on-going maintenance and management including all the components maintenance tasks.

Basic Prairie Seed Mix C :

To be drill seeded and covered with an S-75BN blanket as specified on the plan.

Botanical Name	Common Name	PLS Ounces/Acre
<b>Permanent Grasses:</b>		
<i>Andropogon gerardi</i>	Big Bluestem	12.00
<i>Bouteloua curtipendula</i>	Side-Oats Grama	16.00
<i>Carex spp.</i>	Prairie Sedge Species	3.00
<i>Elymus canadensis</i>	Canada Wild Rye	24.00
<i>Fanum virgatum</i>	Switch Grass	2.50
<i>Schizachyrium scoparium</i>	Little Bluestem	32.00
<i>Sorghastrum nutans</i>	Indian Grass	12.00
Total		101.50
<b>Temporary Cover:</b>		
<i>Avena sativa</i>	Common Oat	360.00
<i>Lolium multiflorum</i>	Annual Rye	100.00
Total		460.00
<b>Forbs:</b>		
<i>Asclepias syriaca</i>	Common Milkweed	1.00
<i>Asclepias tuberosa</i>	Butterfly Weed	1.00
<i>Chamaecrista fasciculata</i>	Partridge Pea	10.00
<i>Coneopsis lanceolata</i>	Sand Coneopsis	6.00
<i>Echinacea purpurea</i>	Broad-Leaved Purple Coneflower	8.00
<i>Helopsis helianthoides</i>	False Sunflower	0.25
<i>Morone latifolia</i>	Wild Bergamot	0.50
<i>Penstemon digitalis</i>	Forgive Me Bead Tongue	1.00
<i>Rudbeckia hirta</i>	Yellow Coneflower	4.00
<i>Rudbeckia hirta</i>	Black Eyed Susan	8.00
<i>Solidago speciosa</i>	Showy Goldenrod	0.50
<i>Symphyotrichum laeve</i>	Smooth Blue Aster	1.00
<i>Symphyotrichum novae-angliae</i>	New England Aster	0.50
Total		41.75

Seed Available from : J.F. New / Cardno or Equivalent

PLANT & MATERIAL LIST :

Code	Scientific Name	Common Name	Size	Qty	Remarks
<b>SHADE TREES</b>					
AAB	<i>Acer x freemanii 'Autumn Blaze'</i>	Autumn Blaze Maple	3"0"	6	B&B
AAM	<i>Acer nyasae 'Morton'</i>	State Street Maple	3"0"	5	B&B
BN	<i>Betula nigra</i>	River Birch	1"0"	1	B&B, Multi-Steem
CS	<i>Chionocedrus</i>	Common Hackberry	3"0"	3	B&B
CS	<i>Chionocedrus</i>	Common Hackberry	3"0"	3	B&B
GD	<i>Gymnocladus dioica</i>	Kentucky Coffeetree	3"0"	1	B&B
IGS	<i>Gleditsia triacanthos var. inermis 'Skyline'</i>	Skyline Honeylocust	3"0"	5	B&B
QB	<i>Quercus bicolor</i>	Swamp White Oak	3"0"	4	B&B
QM	<i>Quercus macrocarpa</i>	Pur Oak	3"0"	3	B&B
LCA	<i>Ulmus carpinifolia 'Morton'</i>	Acedale Elm	3"0"	3	B&B
UCT	<i>Ulmus carpinifolia 'Morton Glossy'</i>	Triumph Elm	3"0"	3	B&B

EVERGREEN TREES

JVC	<i>Juniperus virginiana 'Cascadia'</i>	Cascade Juniper	6"	8	B&B
PA	<i>Picea abies</i>	Norway Spruce	6"	8	B&B
PG	<i>Picea glauca 'Densata'</i>	Black Hills Spruce	6"	9	B&B
PSW	<i>Pinus strobus</i>	Eastern White Pine	8"	11	B&B
LOM	<i>Thuja occidentalis 'Mission'</i>	Mission Arborvitae	6"	2	B&B

ORNAMENTAL TREES

AGL	<i>Cornus mas 'Golden Glory'</i>	Golden Glow Cherry Dogwood	6"	8	B&B
CRB	<i>Cercis canadensis</i>	Eastern Redbud	6"	3	B&B
HW	<i>Halesia virensiana</i>	Common Witchhazel	6"	2	B&B
MNR	<i>Magnolia stellata 'Royal Star'</i>	Royal Star Magnolia	3"	4	B&B
QRL	<i>Quercus robur 'Fastuosa'</i>	Common English Oak	3"0"	3	B&B
VP	<i>Viburnum prunifolium</i>	Black Hawth Viburnum	6"	1	B&B

LARGE SHRUBS

APB	<i>Asclepias parviflora</i>	Bottle Buckeye	3"0"	37	5 Gallon Container
GR	<i>Cornus racemosa</i>	Gray Dogwood	3"0"	64	5 Gallon Container
CS	<i>Cornus sericea 'Bailey'</i>	Bailey's Redwing Dogwood	3"0"	64	5 Gallon Container
RCP	<i>Rhus copallina 'Prairie Flame'</i>	Prairie Flame Shining Sumac	3"0"	40	5 Gallon Container
YDC	<i>Viburnum dentatum 'Chautauq'</i>	Viburnum Blue Muffin	3"0"	97	5 Gallon Container
VYN	<i>Viburnum lentago</i>	Nannyberry Viburnum	3"0"	7	5 Gallon Container
VVN	<i>Viburnum x juddii</i>	Judd Viburnum	2"4"	6	5 Gallon Container

SMALL SHRUBS

HK	<i>Hypericum Kalmianum</i>	Kalm's St. Johnswort	1"8"	36	3 Gallon Container
AMM	<i>Amorpha macleodensis 'Morton'</i>	Irishman Beauty Chokeberry	2"4"	13	3 Gallon Container
CTS	<i>Chaenactis speciosa 'Texas Scarlet'</i>	Texas Scarlet Quince	1"8"	37	3 Gallon Container
DL	<i>Diervilla bicolor</i>	Heard Honeysuckle	1"8"	44	3 Gallon Container
JKC	<i>Juniperus chinensis 'Kallay's Compact'</i>	Kallay's Compact Juniper	1"8"	88	3 Gallon Container
HAA	<i>Hydrangea arborescens 'Annabelle'</i>	Annabelle Hydrangea	2"4"	62	3 Gallon Container
HQF	<i>Hydrangea paniculata 'Quick Fire'</i>	Quick Fire Hydrangea	1"8"	5	3 Gallon Container
RKO	<i>Rosa Knockout</i>	Knockout Shrub Rose	1"8"	6	3 Gallon Container
RG	<i>Rhus aromatica 'Gro-Low'</i>	Gro-Low Fragrant Sumac	1"8"	41	3 Gallon Container
SNS	<i>Spiraea nipponica 'Snowmound'</i>	Snowmound Spirea	1"8"	10	3 Gallon Container

ORNAMENTAL GRASSES

CAB	<i>Calamagrostis canadensis v. leucostachya</i>	Foxtail Feather Reed Grass	1"0"	11	Container
CKI	<i>Calamagrostis acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	1"0"	25	Container
CL	<i>Chloranthus latifolius</i>	Northern Sea Oats	1"4"	-	Container
PVS	<i>Panicum virgatum 'Shenandoah'</i>	Shenandoah Switch Grass	1"0"	29	Container
SH	<i>Spiralobolus heterolepis</i>	Prairie Dropseed	1"0"	-	Container

PERENNIALS

AMM	<i>Asclepias bipendulata 'Moonshine'</i>	Moonshine Yarrow	1"0"	-	Container
MS	<i>Asclepias tuberosa</i>	Northeast Blue Star	1"0"	32	Container
ASR	<i>Asclepias 'Summer Rain'</i>	Summer Rainy Mignon	1"0"	20	Container
COF	<i>Chelone oblique</i>	Rose Torchbell	1"0"	-	Container
HHL	<i>Hypericella 'Hyperion'</i>	Hyperion Daylily	1"0"	30	Container
ISI	<i>Isotria medeoloides</i>	Croquet Lily Turf	Qts.	120	Container
SRE	<i>Solidago rigida 'Fireworks'</i>	Fireworks Goldenrod	1"0"	-	Container

MISCELLANEOUS

SOD	Kentucky Bluegrass Blend	SY	4875	See Construction Notes
No-Mow Seed & Blanket	No-Mow Turf Seed Mix A	SY	3330	See Construction Notes
Native Seed & Blanket	Native Seed Mix B	SY	1630	See Construction Notes
Native Seed & Blanket	Native Seed Mix C	SY	5700	See Construction Notes
Shredded Hardwood Bark Mulch	Shredded Hardwood Bark Mulch	CY	45	See Construction Notes

Utility Setback Requirements :

The following no planting zones shall apply around a utility structure, such as but not limited to, a fire hydrant, buffalo box, water shut off valve, valve vault, manhole, catch basin, or mid :

- a. Fifteen (15) feet for shade, ornamental or evergreen trees.
- b. Ten (10) feet for large or small shrubs.
- c. Five (5) feet for perennials and ornamental grasses.

SOD :

Sod shall be a well knitted blend of Kentucky Bluegrass, minimum 4 elite Bluegrass varieties, grown on a mineral topsoil from a local supplier.

No-Mow Lawn Turf Seed Mix A:

To be drill-seeded and covered with an S-75 BN straw blanket. in all turf areas as specified on the plans. Seed shall be installed at a rate of 220lbs. per acre.

A blend of 6 separate varieties of fine fescue, with Annual Rye, as provided by Prairie Nursery, Inc. of Wisconsin, or approved equal.

EVERGREEN TREE PERCENTAGE CALCULATION :

Deciduous Shade Trees - 40

Deciduous Ornamental Trees - 18

Deciduous Tree Total - 58 ( 60.5 % )

Evergreen Tree Total - 38 ( 39.5 % )

EXHIBIT "C"



Land Planning  
Landscape Architecture  
Environmental Site Design

101 N. WASHINGTON ST., HANOVER, IL 60140 - (630) 252-2262 Fax 630.252.2994

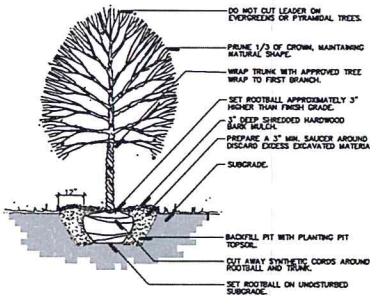
project:

Alton Industries

643 Innovation Drive  
Dupage Business Park  
West Chicago, Illinois

sheet description:

Plant List, Turf Mixes, Notes & Details



Typical Tree Planting Detail

1 A NTS

GENERAL CONSTRUCTION NOTES :

- Drill seed all turf areas as noted and cover with an Straw Erosion Control Blanket and staple in place.
- Fine grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.
- Prior to turf installation all areas shall be fertilized with a 12-12-12 granular fertilizer at a rate of 400 lbs. per Acre.
- Mulch all trees and shrubs with a minimum of three inches shredded hardwood bark mulch.
- Mulch all perennials, ornamental grasses and annual beds with 2" mushroom compost.
- All bed lines and tree saucers require a 4" deep spaded edge between lawn and mulch areas.
- Plant material saving, branching and ball sizes shall conform to the "American Standards for Nursery Stock" (latest edition) by the American Association of Nurserymen, Inc.
- Plant material shall be nursery grown and be either balled and burlapped or container grown. Sizes and spreads on plant list represent minimum requirements.
- Quantity lists are supplied as a convenience. Contractor shall verify all quantities, and in case of a discrepancy, the plan shall prevail.
- The Landscape Contractor shall adjust plant locations in field to maintain appropriate spacing from fire hydrants, light poles, all utility structures, driveways and sidewalks. Approval of the Landscape Architect is required when field adjustments to be implemented do not conform to the intent of the plans.
- Contractor shall report any discrepancies in the field to the Landscape Architect and/or Owner.
- The Landscape Contractor shall verify locations of all underground utilities prior to digging, is required to Contact JULIE (1.800.892.0123), and any other public or private agency necessary for utility location 48 hours prior to construction.
- Where underground utilities exist, all field adjustments must be approved by the Landscape architect.
- The Landscape Contractor shall water plant material, seed and sod areas until the plants have become adequately established and until final acceptance by the owner. Owner to provide all supplemental watering and proper care and maintenance of all plant materials, seed and sod areas after acceptance of Landscape Contractors work.
- No plants are to be changed or substituted without the approval of the Landscape Architect and the City of West Chicago.
- Landscape Contractor shall warrantee all material and labor for a period of one year from the date of final acceptance and shall repair any defects and replace all dead plant material as required during the warranty period.



north: scale:


revisions: [11.14.2019] Per City Review Comments dated 11.7.2019

original issue date: 22 October 2019

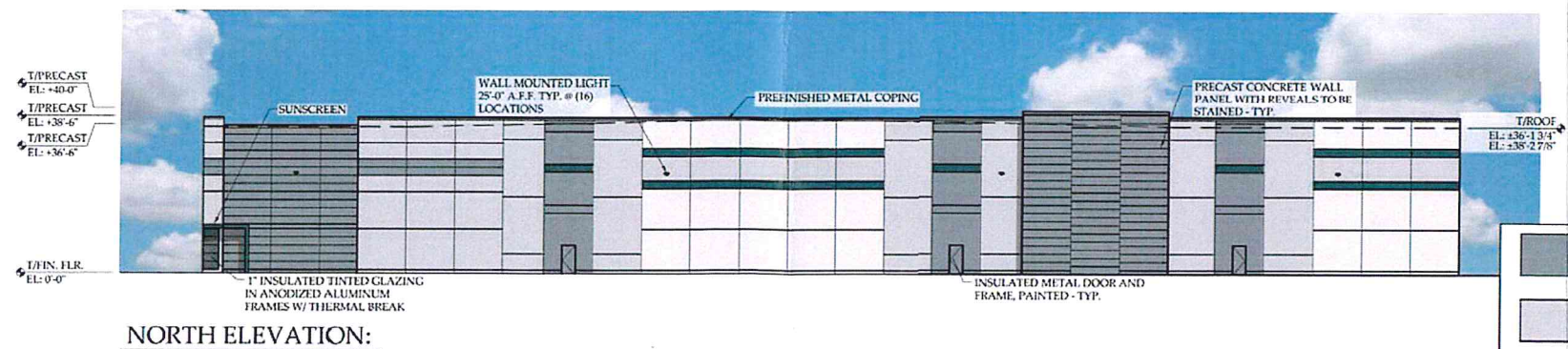
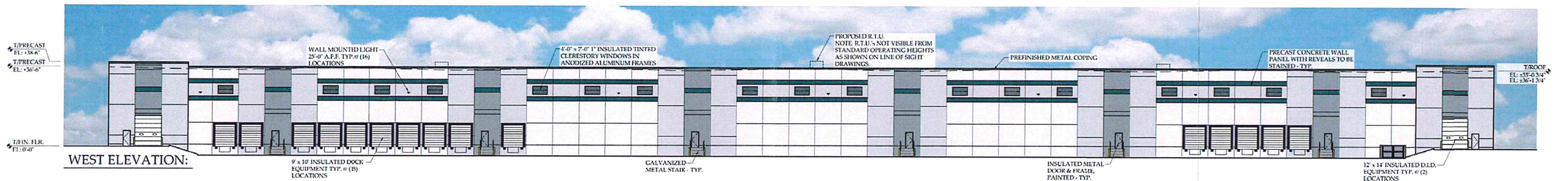
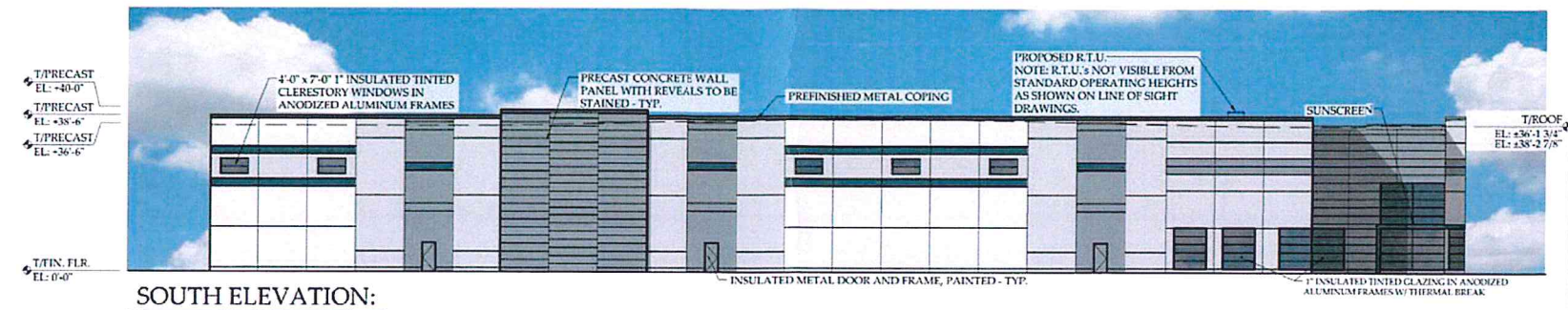
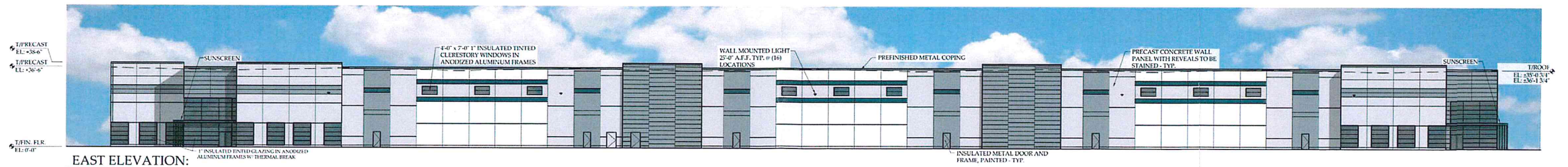
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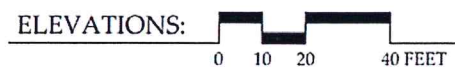
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# Exhibit "C"

	DARK FIELD COLOR: SHERWIN WILLIAMS SERIOUS GRAY SW6256
	LIGHT FIELD COLOR: SHERWIN WILLIAMS LAZY GRAY SW6254
	WHITE FIELD COLOR: SHERWIN WILLIAMS ICE CUBE SW6252
	ACCENT/CANOPY: SHERWIN WILLIAMS RAINSTORM SW6230



## PROPOSED FACILITY

643 INNOVATION DRIVE --- WEST CHICAGO, ILLINOIS

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NOVEMBER 13, 2019 #18063