

WHERE HISTORY & PROGRESS MEET

DEVELOPMENT COMMITTEE

Monday, March 9, 2020 7:00 P.M. - Council Chambers

AGENDA

- 1. Call to Order, Roll Call, and Establishment of a Quorum
- Approval of Minutes
 - A. December 9, 2019
- Public Participation
- Items for Consent
 - A. 1655 Powis Road Lakeshore Recycling Systems proposes to amend their Preliminary and Final PUDs to allow for construction of two additions and a new accessory building, as well as expansion of an existing outside storage area.
 - B. Zoning Ordinance Text Amendment This is a City-initiated amendment to Section 7.13 to clarify that the staining of brick and stone is prohibited on all commercial buildings.
- Items for Discussion
 - A. **1800 Joliet Street** Umiya Mataji Santha Chicago Midwest proposes to amend their Preliminary and Final PUDs to accommodate construction of a 67,000 square foot, two-story place of worship. A Plat of Consolidation is also under consideration.
 - B. 2575 Enterprise Circle Greco DeRosa is building two speculative distribution/warehouse buildings totaling nearly 600,000 square feet. Approval is required for the Final Development Plan for the first building of 295,640 square feet at 2575 Enterprise Circle.
- Unfinished Business
- New Business

- 8. Reports from Staff
 - A. Evaluation of commercial lighting at night
- 9. Adjournment

MINUTES

DEVELOPMENT COMMITTEE

December 9, 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, Melissa Birch Ferguson, Michael Ferguson, Matt Garling, Jayme Sheahan and Rebecca Stout present.

Also in attendance was Community Development Director, Tom Dabareiner.

- 2. Approval of Minutes.
 - A. November 11, 2019.

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

- 3. Public Participation. None.
- 4. Items for Consent. None.
 - 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.

Alderman Stout announced that Item 4.A. would be moved to Items for Discussion, 5.A due to one minor change.

5. Items for Discussion.

Development Committee Minutes December 9, 2019 **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.

Tom Dabareiner informed the members that approval is recommended so long as a satisfactory solution is proposed regarding one access point to the subject property to staff prior to the consideration of City Council. Any motion made should include this condition.

Alderman Garling asked about the timeframe for finding a solution prior to the next City Council meeting, and Mr. Dabareiner replied staff would have the remainder of the week but would inform the Alderman either prior to or at their meeting next Monday night. Alderman Garling expressed hesitance that the members would have no time to consider the solution prior to nor at the Committee and/or Council levels. Mr. Dabareiner stated that everything else has been addressed, and it is just this one piece that needs to be resolved.

Alderman Stout stated she would be inclined to move forward with this Item, but with the caveat of requiring a satisfactory solution to that piece prior to City Council. Alderman Birch Ferguson agreed.

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

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 recent events. She stated that the Restoration Initiative provided the written proposal requested by the Historical Society. The Historical Society will not formally discuss the matter again until their January meeting. In the meantime, the building was inspected and found to not be in any worse condition than it was two years ago. The foundation and walls are solid. The roof is in disrepair. An inspection report to be shared with staff will be forthcoming.

She stated that a local pastor posted a drone video of the West Chicago area, and he is now interested in becoming their videographer. He also has a construction background and maintains connections with the trades. She then asked the members about the approval process with the Committee for it to go to the full Council.

Development Committee Minutes December 9, 2019 Alderman Stout replied that if the vote is not unanimous, then the matter would be included as an Item for Discussion rather than for Consent at the Council level. Ms. Ferguson stated she hopes to return with an update at the January meeting.

Alderman Stout thanked Ms. Ferguson for her update.

New Business. None.

8. Reports from Staff.

Tom Dabareiner provided a status update on Forming America, stating they are still in Administrative Adjudication. They requested a continuance and the hearing is set for next week.

Alderman Beifuss asked for a code enforcement update with respect to the installation of new LED lights at commercial locations. He explained that if businesses retrofit lights and the new bulbs do not meet code, it can result in unnecessary glare and light pollution. It was his understanding the inspectors were going to be looking into this during the cold months when there are fewer daylight hours. Mr. Dabareiner answered this is just the first month where it is possible, and the one evening the inspectors work per month has not yet happened yet. However, he will ask that they make sure they look into this. Alderman Beifuss asked staff for an update on this matter at their next meeting. As LED lights become more prevalent, they are seeing more instances of where, without proper shielding, improper lighting can result. Mr. Dabareiner agreed to do so.

Alderman Ferguson asked about the code to enforce this lighting issue, and Mr. Dabareiner said there is code that requires the foot-candles to measure zero or .1 at the property line. Alderman Ferguson stated that in his experience, it is easier to measure lumens than foot-candles. He added that in the case of LEDs, they are often in the wrong spectrum of light towards blue or white light, which is unnatural. Mr. Dabareiner said this is not something they currently regulate.

9. Adjournment.

Alderman Birch Ferguson moved and Alderman Ferguson seconded the motion to adjourn the Development Committee meeting at 7:14 P.M. The Committee members unanimously agreed and the motion carried.

Respectfully submitted, Jane Burke

Development Committee Minutes December 9, 2019

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY			
ITEM TITLE: Amendments to Preliminary and Final PUDs 1655 Powis Road Lakeshore Recycling Systems	AGENDA ITEM NUMBER: H. A FILE NUMBER: COMMITTEE AGENDA DATE: Mar. 9, 2020		
Ordinance No. 20-O-0002	COUNCIL AGENDA DATE:		
STAFF REVIEW: Tom Dabareiner, AICP	SIGNATURE CO		
APPROVED BY CITY ADMINISTRATOR: Michael Guttman	SIGNATURE		
ITEM SUMMARY:			
Lakeshore Recycling Systems proposes to amend the Preliminary and Final Planned Unit Development (PUD). The amendments would accommodate the construction of two separate additions to the existing building, including a 22,530 square foot addition and a 4,480 square foot addition. Approval would also allow expansion of an existing outdoor storage area.			
Copies of the plans are attached. Staff recommends approval subject to the condition that the plans are incorporated as part of the approval and that bird deterrent wire is installed over the detention pond (plans also attached). The bird deterrent wire, not in the original plan set, was requested by the DuPage Airport Authority. The DAA is satisfied with the project given that change.			
Members of the Planning Commission/ZBA voted unanimously (4-0) in favor of the amendment to the PUDs at their meeting held March 3, 2020.			
ACTION PROPOSED:			
Consideration of the Amendments to the Preliminary and Final PUD.			
COMMITTEE RECOMMENDATION:			

ATTACHMENTS: Draft Ordinance Site Plan, Elevations

ORDINANCE NO. 20-O-0002

AN ORDINANCE APPROVING AN AMENDMENT TO THE PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT FOR LAKESHORE RECYCLING SYSTEMS, LLC 1655 POWIS ROAD

WHEREAS, on or about June 20, 2019, Lakeshore Recycling Systems, LLC (the "APPLICANT"), filed an application for amendment to the Preliminary and Final Planned Unit Development plan for 1655 Powis Road, with respect to the property legally described on Exhibit "A" attached hereto and incorporated herein (the "SUBJECT PROPERTY"); and

WHEREAS, the corporate authorities of the City of West Chicago (the "CITY") approved the Preliminary and Final Planned Unit Development plan for the SUBJECT PROPERTY on May 18, 2015 according to Ordinance 15-O-0019; and

WHEREAS, Notice of Public Hearing on the proposed amendment to the Preliminary and Final Planned Unit Development of the SUBJECT PROPERTY was published in the Daily Herald on or about February 17, 2020, 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 March 3, 2020, 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. 2020-RC-0001, 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:

- A. The Final PUD Plan, consisting of one (1) sheet, prepared by CEC, Inc. dated April 2, 2019 with a final revision date of September 27, 2019.
- B. The Site Plan (Sheets C201 and C202) prepared by CEC, Inc. dated April 2, 2019 with a final revision date of September 27, 2019.
- C. The Final Landscape Plan (Sheets L1.0, L1.1, and L2.0) prepared by Kimley Horn and Associates dated May 1, 2019.

- D. Building Elevations for Transfer Building Expansion, consisting of one (1) sheet, prepared by MJ Root Architects, dated October 4, 2018.
- E. Building Elevation for Portable Toilet Building, consisting of one (1) sheet, prepared by MJ Root Architects, dated October 4, 2019.
- F. Building Elevation for Fractions Building, consisting of one (1) sheet, prepared by MJ Roots Architects, dated October 4, 2019.
- G. Bird Deterrent Wire Exhibit, consisting of one (1) sheet, prepared by CEC, Inc. dated February 27, 2020.
- H. Bird Deterrent Wire Typical Section, consisting of one (1) sheet, dated stamped received February 27, 2020.

Section 2. That the documents referenced in Section 1 above shall supersede in all respects the documents approved in Section 4 of Ordinance 15-O-0019.

Section 3. All construction, use, operation, and maintenance of the SUBJECT PROPERTY 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 15-O-0019 are hereby reaffirmed and approved with respect to the SUBJECT PROPERTY:

- A. A deviation from Section 11.2-2(C)(2) of the Zoning Code to reduce the minimum required side yard parking setback from fifteen (15) feet to nine (9) feet along the north lot line of the SUBJECT PROPERTY.
- B. A deviation from Section 11.2-1(E) to allow the APPLICANT to construct and utilize multiple principal structures on the SUBJECT PROPERTY in compliance with all applicable building, fire and zoning and codes.

<u>Section 5.</u> That the following new deviations from the requirements of the City's Zoning Code of Ordinances are hereby granted with respect to the SUBJECT PROPERTY:

- A. A deviation from Section 11.2-2(C)(6) to allow a transitional yard along the south property line as little as twenty-three (23) feet in lieu of the minimum required sixty (60) feet when adjacent to a business district.
- B. A deviation from Section 14.9(A) to omit the two (2) required landscape islands on the east end of the two (2) proposed double parking rows located at the southwest corner of the property.
- C. A deviation from Section 14.6(D) to omit the required curbing around the proposed parking area in the southwest corner of the property.

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

- A. The Conditions contained in Section 1 of Ordinance 05-O-0019 shall remain in full force and effect.
- B. Bird deterrent wire shall be installed on the two detention ponds on the SUBJECT PROPERTY, in accordance with the plans attached hereto as Exhibit "C".

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 extend 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	, 2020.
Alderman Beifuss	Alderman Chassee
Alderman Sheehan	Alderman Brown
Alderman Hallett	Alderman Ferguson
Alderman Birch-Ferguson	Alderman Dimas
Alderman Swiatek	Alderman Garling
Alderman Stout	Alderman Short
Alderman Ligino-Kubinksi	Alderman Jakabesin
APPROVED as to form: City Att	orney
APPROVED THIS day of	, 2020.
	Mayor Ruben Pineda
ATTEST:	
City Clerk Nancy M. Smith	

DAGGED II

EXHIBIT "A"

THAT PART OF THE NORTH 1/2 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS, TO WIT.

COMMENCING ATTHENORTHWEST CORNER OF SAID SECTION 32; THENCENORTH 88 DEGREES 56 MINUTES 37 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 32, A D1STANCE OF 1331.65 FEET TO THE NORTH AND SOUTH DIVIDING LINE OF THE NORTHWEST 1/4 OF SAID SECTION 32; THENCE SOUTH 00 DEGREES 36 MINUTES 17 SECONDS WEST ALONG SAID DIVIDING LINE, A DISTANCE OF 500.00 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO THE DEFENSE PLANT CORPORATION BY DEED RECORDED IN BOOK 390 OF DEEDS ON PAGE 81IN THE OFFICE OF THE DUPAGE COUNTY RECORDER: THENCE CONTINUING SOUTH 00 DEGREES 36 MINUTES 17 SECONDS WEST ALONG SAID DIVIDING LINE, A DISTANCE OF 685.0 FEET TO THE SOUTHWEST CORNER OF THE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED FEBRUARY 6, 2001 AS DOCUMENT NO. R2001-020758; THENCE NORTH 89 DEGREES 32 MINUTES 15 SECONDS EAST ALONG THE SOUTH LINE OF SAID TRACT, ADISTANCE OF 103.80 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 32 MINUTES 15 SECONDS EAST, ALONG SAID SOUTH LINE (SAID LINE BEING PARALLEL WITH THE SOUTH LINE OF SAID DEFENSE PLANT CORPORATION TRACT), A DISTANCE OF 1880.12 FEET TO THE WESTERLY RIGHT OF WAY LINE FOR THE CHICAGO AND NORTHWESTERN RAILWAY; THENCE NORTH 20 DEGREES 30 MINUTES 46 SECONDS WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 729.01 FEET TO THE SOUTHEAST CORNER OF SAID DEFENSE PLANT CORPORATION TRACT, THENCE SOUTH 89 DEGREES 32 MINUTES 15 SECONDS WEST, ALONG SAID SOUTHLINE, A DISTANCE OF 1650.66 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF POWIS ROAD PER DOCUMENT NO. R2003-146376, SAID POINT ALSO BEING 81.96 FEET EAST OF THE SOUTHWEST CORNER OF SAID DEFENSE PLANT CORPORATION; THENCE SOUTH 2 DEGREES 29 MINUTES 05 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 536.49 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, ALONG SAID EASTERLY RIGHT OF WAY LINE BEING THE ARC OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 739.00 FEET AND WHOSE CHORD HAS A BEARING OF SOUTH 3 DEGREES 47 MINUTES 33 SECONDS WEST, AN ARC DISTANCE OF 149.66 FEET TO THE POINT OF BEGINNING. IN DUPAGE COUNTY, ILLINOIS.

Tax ID Numbers: 01-32-101-004 and 01-32-200-001

EXHIBIT "B"

RECOMMENDATION NO. 2020-RC-0001

TO:

Honorable Mayor and City Council

SUBJECT:

PC 19-16

Amendment to the Preliminary and Final Planned Unit Development Plan of 1655 Powis

Road for Lakeshore Recycling Systems, LLC

DATE:

March 3, 2020

DECISION:

The Plan Commission/Zoning Board of Appeals (4-0 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 of 1655 Powis Road, 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, consisting of one (1) sheet, prepared by CEC, Inc. dated April 2, 2019 with a final revision date of September 27, 2019.
 - B. The Site Plan (Sheets C201 and C202) prepared by CEC, Inc. dated April 2, 2019 with a final revision date of September 27, 2019.
 - C. The Final Landscape Plan (Sheets L1.0, L1.1, and L2.0) prepared by Kimely Horn and Associates dated May 1, 2019.
 - D. Building Elevations for Transfer Building Expansion, consisting of one (1) sheet, prepared by MJ Root Architects, dated October 4, 2018.
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 - G. Bird Deterrent Wire Exhibit, consisting of one (1) sheet, prepared by CEC, Inc. dated February 27, 2020.
 - H. Bird Deterrent Wire Typical Section, consisting of one (1) sheet, dated stamped received February 27, 2020.
- 2. The Conditions contained in Section 1 of Ordinance 05-O-0019 shall remain in full force and effect.
- 3. Bird deterrent wire shall be installed on the detention ponds in substantial compliance with the Bird Deterrent Wire Section Profile Plan.

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 a additional structure, as well as additions to existing structure, is in keeping with the intent of the PUD to use the facility as a CCDD with outside storage.

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:

A limited number of zoning deviations are being sought and have little impact on the surrounding area. The deviations related to the parking lot islands and curbing around the parking area will not have a detrimental effect on either the subject property or the surrounding properties and are consistent with the previously approved plan from 2015. The reduction in the required transitional yard along the south property line will have little impact on the adjacent property. The property to the south is owned by the DuPage Airport Authority and is a decommissioned landfill with minimal potential uses.

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 and will not affect the existing access on Powis Road. The petitioner has taken steps to ensure the existing wetlands on the east portion of the property will not be impacted by the proposed changes. Required modifications will be made to the stormwater management area to accommodate the increase in the amount of hard surfaces on the property.

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

The proposed plan is consistent with other uses and properties in the area. The Powis Road corridor is entirely industrial with manufacturing uses on the east side of the roadway and the DuPage Airport on the west side.

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 the existing operation. This type of use is logical for a former brownfield site located on a roadway corridor consisting of industrial uses.

Respectfully submitted,

Steve Hale Acting Chairperson

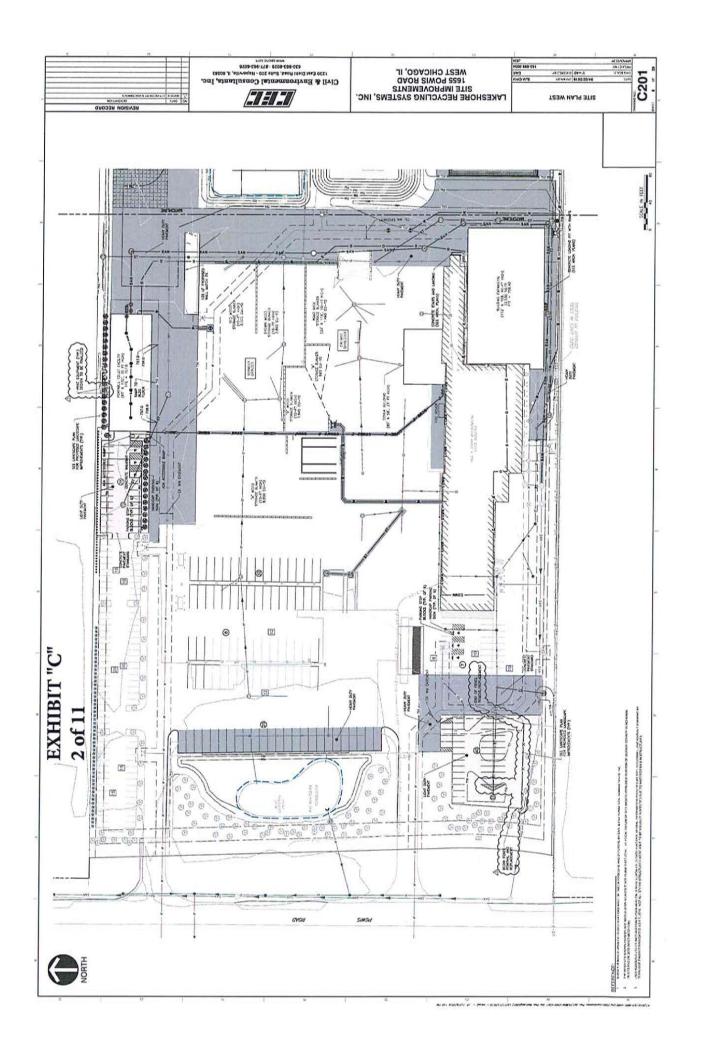
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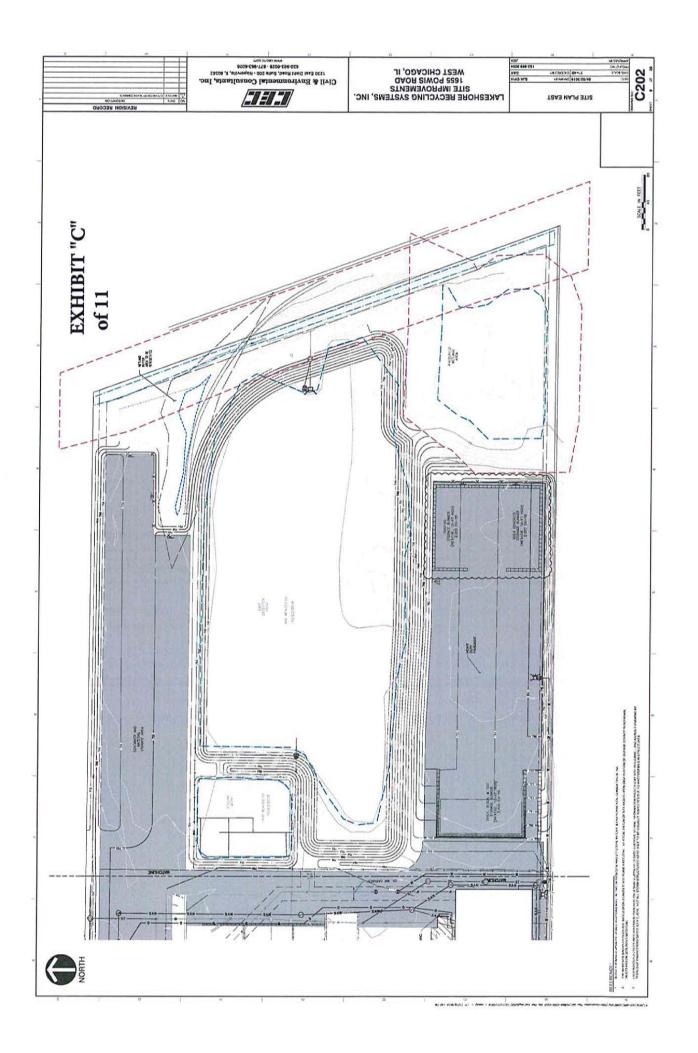
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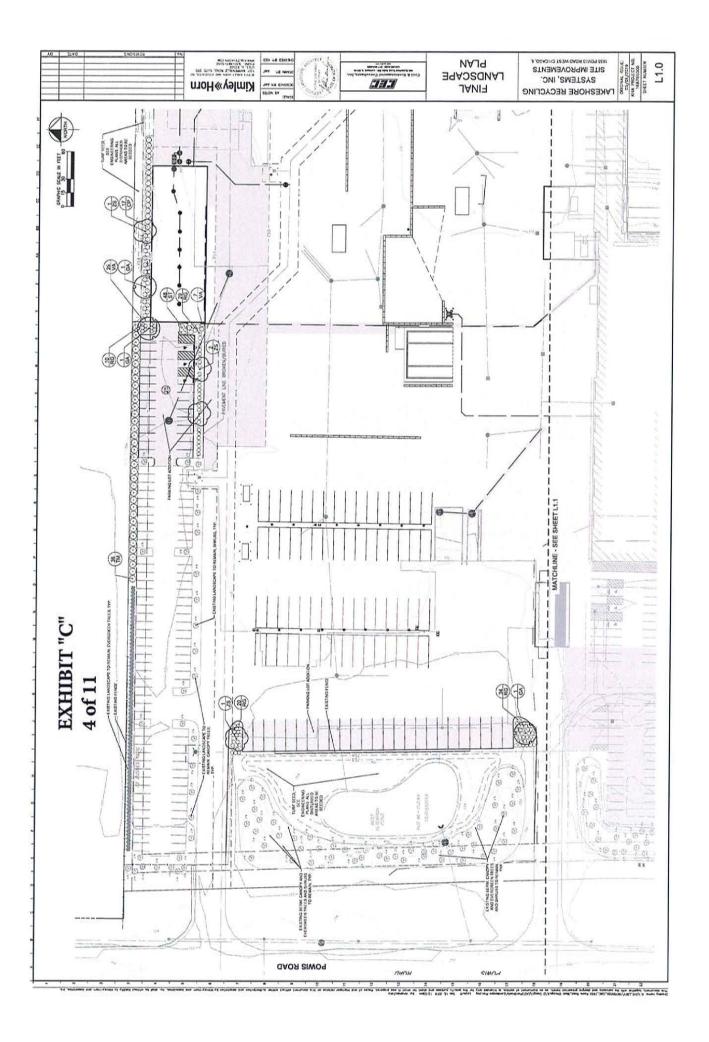
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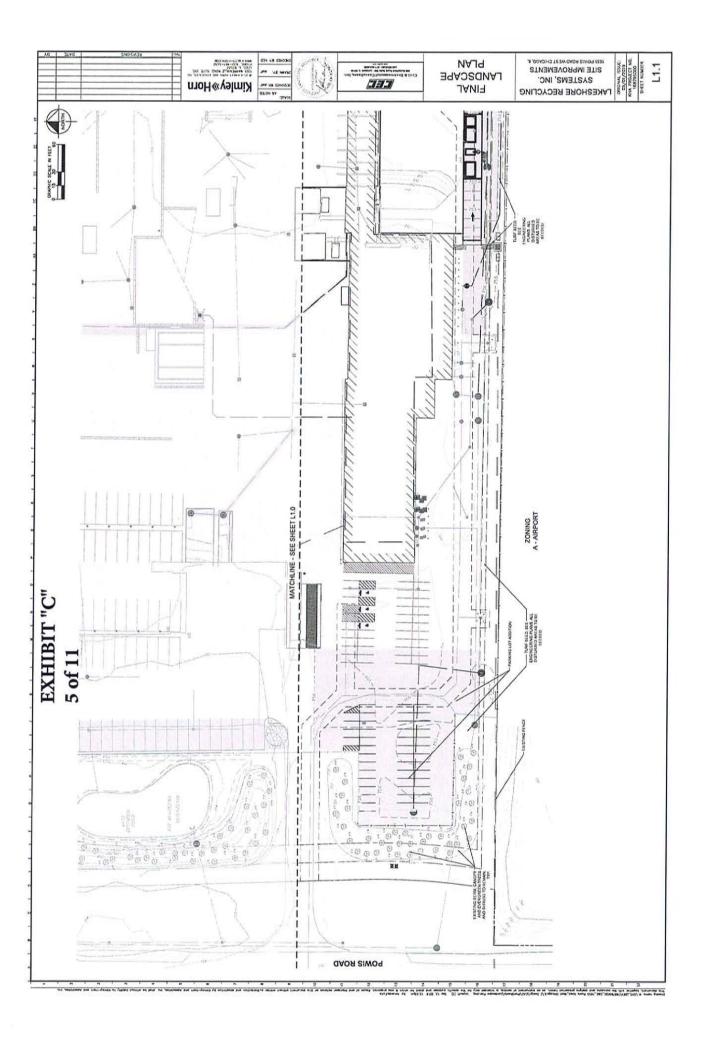
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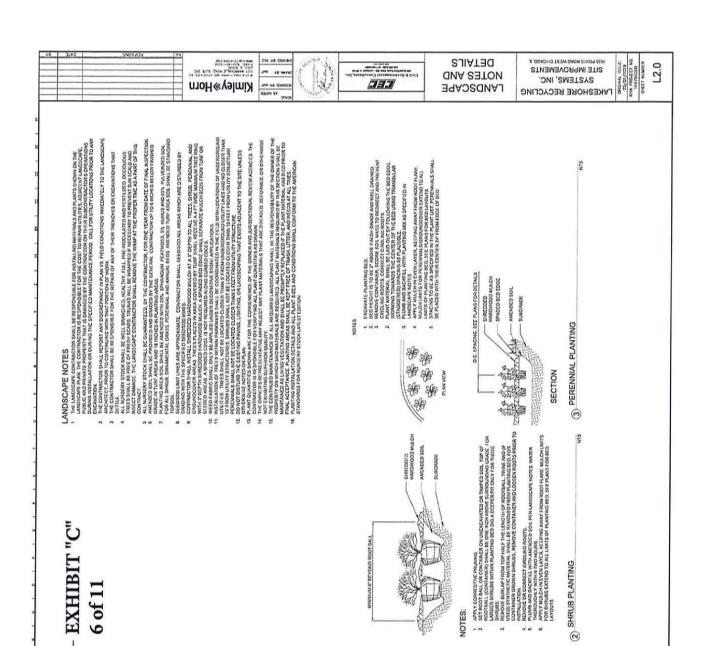
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PLANT SCHEDULE

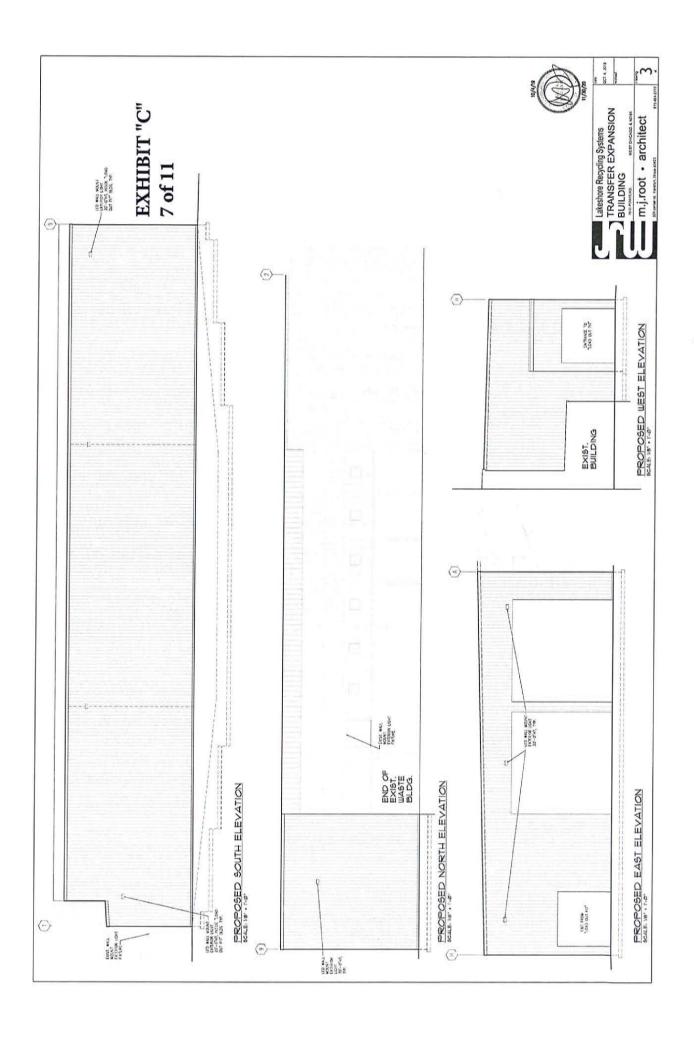
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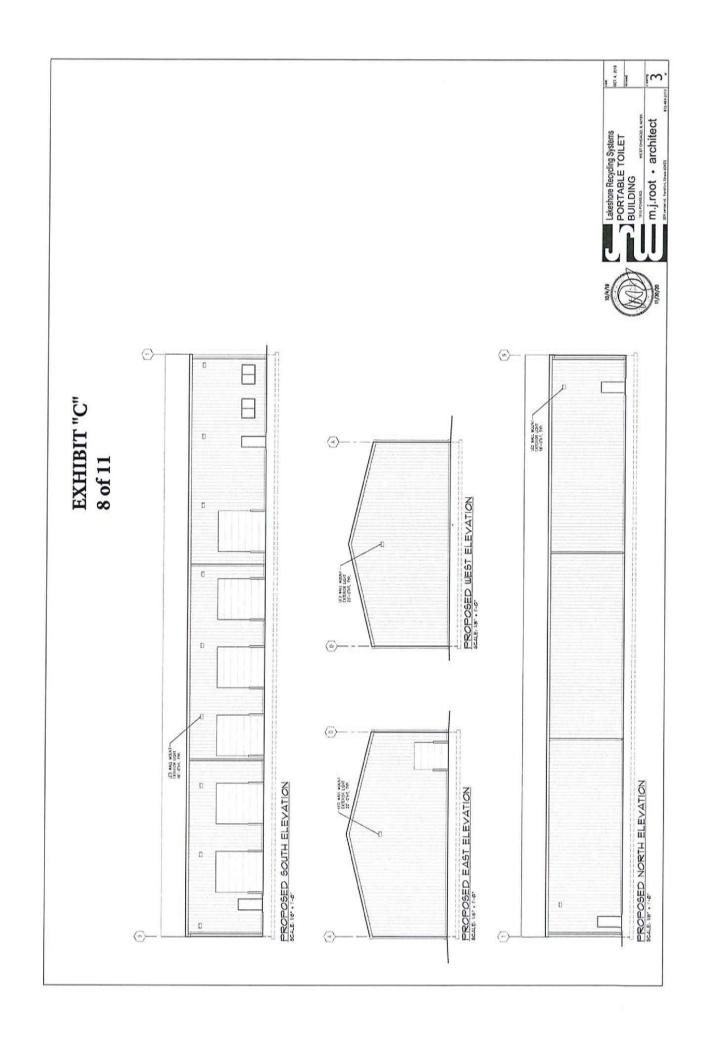
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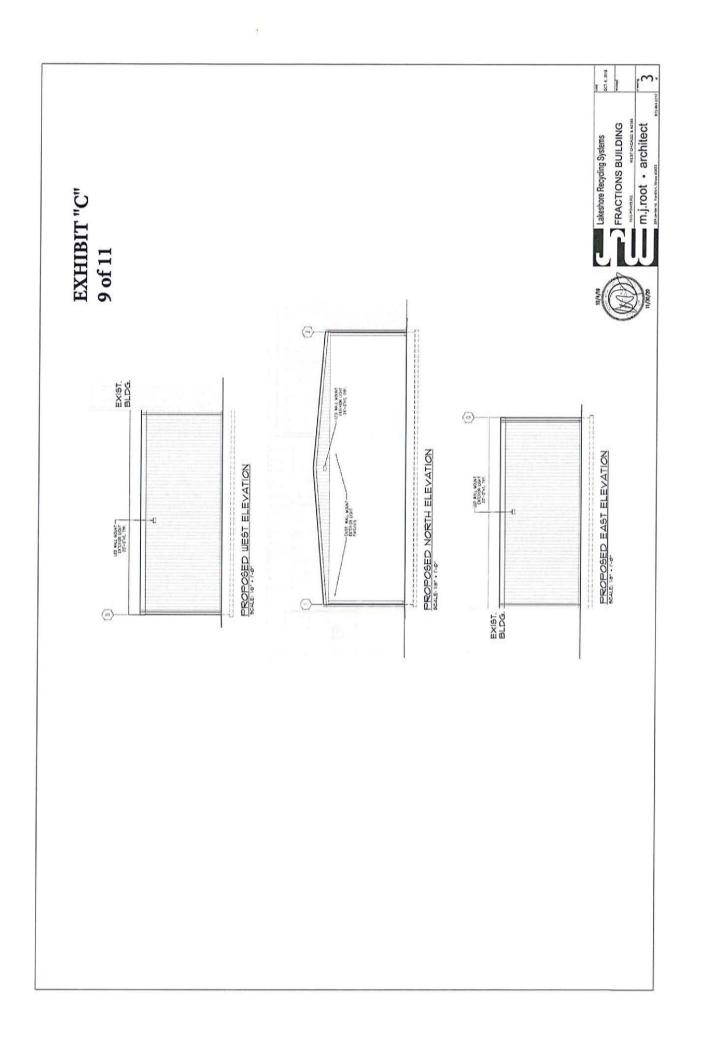
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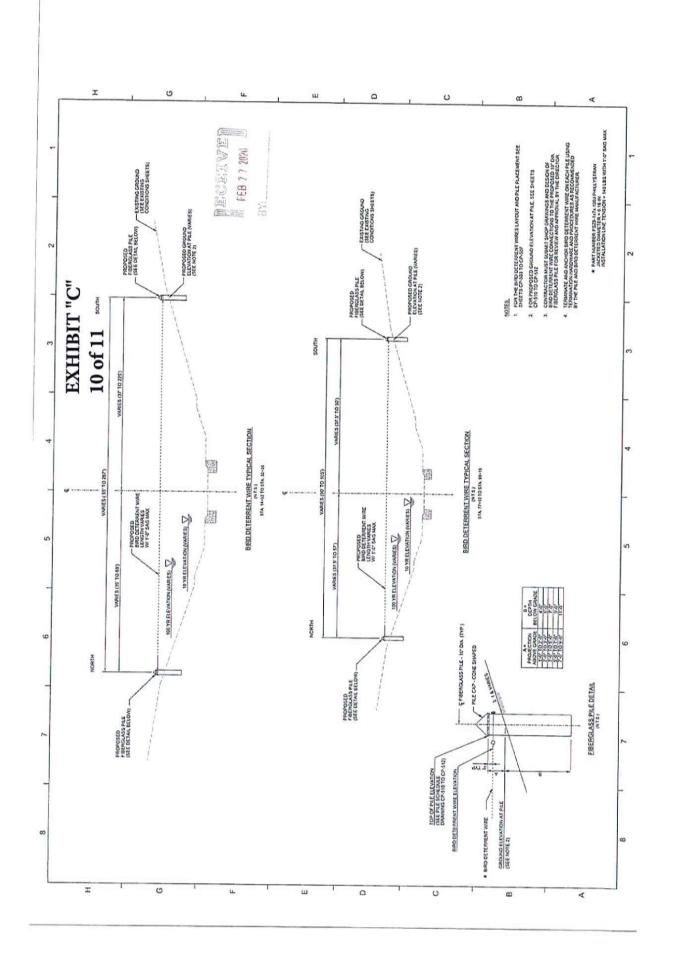
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CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE			
AGENDA ITEM SUI	MMARY		
ITEM TITLE: Zoning Ordinance (Appendix A) Text Amendment Sec. 7.13(B) and (C) – Design Standards and Review Ordinance No. 20-O-0003	AGENDA ITEM NUMBER: 4.8. FILE NUMBER: COMMITTEE AGENDA DATE: Mar. 9, 2020		
	COUNCIL AGENDA DATE:		
STAFF REVIEW: Tom Dabareiner, AICP	SIGNATURE A		
APPROVED BY CITY ADMINISTRATOR: Michael Guttman	SIGNATURE		
ITEM SUMMARY:			
The City's <i>Design Standards and Review</i> section of the Zoning Ordinance considers the exterior appearance of all new single and multi-family residential developments, as well as commercial developments. These provisions suggest that they apply only to new commercial developments, which would potentially limit the City's ability to apply them to exterior renovations of existing commercial buildings. Amending the Zoning Ordinance would clarify that the City's intent is to prohibit the painting and staining of brick to both new and existing commercial buildings. The new requirement would not apply retroactively.			
Members of the Planning Commission/ZBA considered this item at their March 3, 2020 meeting and voted unanimously (4-0) in favor of the amendments.			
ACTION PROPOSED:			
Consideration of the amendments to Sec. 7.13(B) and (C)	of Appendix A of the Municipal Code.		
COMMITTEE RECOMMENDATION:			

ATTACHMENTS:

Draft Ordinance

ORDINANCE NO. 20-O-0003

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF WEST CHICAGO – APPENDIX A ARTICLE VII OF THE ZONING CODE RELATING TO DESIGN STANDARDS AND REVIEW

WHEREAS, Article VII of the West Chicago Zoning Code provides the requirements for the exterior appearance of all new single-family residential, multi-family residential and commercial developments in the B-1, B-2, B-3, and ORI districts; and

WHEREAS, these provisions, however, are applied to new construction only and do not apply to exterior remodeling, renovation, or rehabilitation of existing buildings; and

WHEREAS, renovations and exterior remodels are an opportunity for the City to improve existing buildings by requiring conformance with the City's Design Standards; and

WHEREAS, requiring existing buildings that perform exterior renovations and remodels to comply with these Standards, the exterior appearance throughout the City will be significantly improved; and

WHEREAS, doing so will lessen the amount of existing buildings that do not meet the requirements of the City's Design Standards; and

WHEREAS, the City's Design Standards and Review prohibit the painting of brick and stone; and

WHEREAS, this prohibition has always been interpreted to restrict also the staining of brick and stone; and,

WHEREAS, the City Council believes it is in the best interest of the City to clarify Article VII of the Zoning Code to clearly prohibit the staining of brick and stone; and,

WHEREAS, Notice of Public Hearing on said text amendment was published in the Daily Herald on or about February 17, 2020, 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 March 3, 2020, pursuant to said Notice; and,

WHEREAS, at the Public Hearing all interested parties had an opportunity to be heard; and,

WHEREAS, the corporate authorities of the City of West Chicago have received the recommendation of the Plan Commission/Zoning Board of Appeals which contains specific findings of fact, pursuant to Recommendation No. 20-RC-0004, a copy of which is attached hereto as Exhibit "A" which is, by this reference, made a part hereof.

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

Section 1. That Appendix A, Article VII, Section 7.13(B), Supplementary Use and Bulk Regulations – Design Standards and Review, of the Code of Ordinances of the City of West Chicago entitled "Applicability" is hereby amended by adding and deleting the following text:

The design standards shall apply to <u>all</u> new construction, <u>and</u> addition(s), <u>exterior rehabilitation and exterior remodeling of principal buildings</u> for single-family residential, any multi-family <u>residential development</u>, and to all other types of developments within the B-1, B-2, B-3 and ORI zoning classifications, except for those developments located within the East Washington Historic District. Design guidelines approved by the city council from time to time shall also serve as a reference for development within specific historic districts and other areas.

Section 2. That Appendix A, Article VII, Section 7.13(C), Supplementary Use and Bulk Regulations – Design Standards and Review, of the Code of Ordinances of the City of West Chicago entitled "Building and Structure Design" is hereby amended by adding the following language:

(4) Brick or stone shall be used for all sides of new commercial structures. Brick shall, at a minimum, extend from ground level to tops of windows, with minor accents allowed in place of brick, subject to meeting building codes. Brick or stone shall not be painted <u>nor stained</u>. No mansard roofs shall be permitted.

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

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

PASSED this day of	, 2020.
Alderman Beifuss	Alderman Chassee
Alderman Sheehan	Alderman Brown
Alderman Hallett	Alderman Ferguson
Alderman Birch-Ferguson	Alderman Dimas
Alderman Swiatek	Alderman Garling
Alderman Stout	Alderman Short
Alderman Ligino-Kubinksi	Alderman Jakabcsin
APPROVED as to form: City Attorney	
APPROVED THIS day of,	2020.
	Mayor Ruben Pineda
ATTEST:	
City Clerk Nancy M. Smith	
PUBLISHED:	

EXHIBIT "A"

RECOMMENDATION # 20-RC-0004

TO:

The Honorable Mayor and City Council

SUBJECT:

PC 19-27

Text Amendment

Design Standards and Review

DATE:

March 3, 2020

DECISION:

The motion to approve the amendment was approved by a vote of four (4) "yes"

and zero (0) "no".

RECOMMENDATION:

After a review of the proposed text amendment as presented, the Plan Commission/Zoning Board of Appeals finds that the proposed amendment does not pose a threat to the health, safety and welfare of the community. It is the Commission's opinion that the proposed amendment will be beneficial to the City of West Chicago.

The amendment is in keeping with the purpose of the Zoning Code. The Plan Commission is of the opinion that this proposed amendment will protect, promote, and improve the public health, safety, morals, convenience, order, appearance, prosperity and the general welfare of the citizens of West Chicago community.

Respectfully submitted,

Steve Hale Acting Chairman

VOTE:

	For	Against	Abstain	Absent
Hale	x			
Kasprak	X			
Dettman	X			
Henkin	X			
Laimins				X
Devitt				X
Faught				X

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY				
Amendment to Preliminary and Final PUD Plat of Consolidation 1800 Joliet Street Umiya Mataji Santha Chicago Midwest Ordinance No. 20-O-0004 Resolution No. 20-R-0014	AGENDA ITEM NUMBER: 5.4. FILE NUMBER: COMMITTEE AGENDA DATE: Mar. 9, 2020 COUNCIL AGENDA DATE:			
STAFF REVIEW: Tom Dabareiner, AICP APPROVED BY CITY ADMINISTRATOR: Michael Guttman	SIGNATURE			

ITEM SUMMARY:

Umiya Mataji Santha Chicago Midwest seeks an amendment to its PUD for 1800 Joliet Street to allow construction of a two-story, 67,000 square foot worship facility with added parking. A Plat of Consolidation is also requested to make one 7-acre parcel out of the two existing parcels.

The existing facility, annexed in 2010, is composed of a 9,150 square foot worship building and 42 parking stalls with a single access point onto Joliet Street. The petitioner has owned the site since 2017.

The proposal is in four phases. The first phase, which does not require zoning approval, involves upgrading the sanitary infrastructure on-site. Phase Two consists of adding 192 parking spaces on the north and west portions of the property, along with a new full access drive onto Joliet Street toward the property's north end. At the same time, the required stormwater detention basin would be constructed at the north side of the property, which is proposed to serve the entire future development. The third phase is the 2-story worship facility of 67,000 square feet. Phase Four involves removing the existing building and parking lot, then adding 114 parking stalls.

Currently, left turns from the site are prohibited by signage at the single driveway exit. A traffic study submitted by the petitioner recommends a "pork chop" design to further encourage this restricted movement. In addition, the study indicates that the new entrance to the north should include the addition of a northbound-to-westbound left turn lane from Joliet Street into the site, providing needed storage and allowing through-traffic on Joliet Street to continue to move passed the site. Without it, significant backups and delays would occur. The petitioner has agreed to these traffic-related enhancements.

As part of the amendment to the PUD, the petitioner requires a large deviation from the City's parking requirement. Only 306 parking stalls are proposed instead of the 1,500 required by the Zoning Ordinance for places of assembly of 67,000 square feet and a building with capacity sufficient for 3,000 people. Current attendance is about 300 which, based on a parking study submitted by the petitioner, suggests the need for just 133 parking spaces and a much smaller floor area. As insufficient space exists on the property for adding parking stall numbers commensurate with the building size, Staff

recommends a smaller facility.

All other site design components are considered satisfactory by Staff and there are no issues with the Plat of Consolidation. If approval is recommended by the Development Committee with the large parking deviation, Staff requests a condition that would incorporate the site and building plans as part of any approval, along with the needed traffic enhancements. However, Staff recommends continuing any consideration so that more discussion with the petitioner may occur regarding building size and parking demand.

On March 3, 2020, members of the Planning Commission/ZBA voted unanimously (4-0) in favor of the development as proposed, with the plans incorporated and the traffic enhancements included.

ACTION PROPOSED:

Consideration of the Amendment to the Preliminary and Final PUD and a Plat of Consolidation.

COMMITTEE RECOMMENDATION:

ATTACHMENTS:

Draft Ordinance

Draft Resolution

ORDINANCE NO. 20-O-0004

AN ORDINANCE APPROVING AN AMENDMENT TO THE PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT FOR UMIYA MATAJI SANSTHA CHICAGO MIDWEST 1800 JOLIET STREET

WHEREAS, on or about October 2, 2019, Umiya Mataji Sanstha Chicago Midwest (the "APPLICANT"), filed an application for amendment to the Preliminary and Final Planned Unit Development plan for 1800 Joliet Street, with respect to the property legally described on Exhibit "A" attached hereto and incorporated herein (the "SUBJECT PROPERTY"); and

WHEREAS, the corporate authorities of the City of West Chicago (the "CITY") approved the Preliminary and Final Planned Unit Development plan for the SUBJECT PROPERTY on December 6, 2010 according to Ordinance 10-O-0104; and

WHEREAS, Notice of Public Hearing on the proposed amendment to the Preliminary and Final Planned Unit Development of the SUBJECT PROPERTY was published in the Daily Herald on or about February 17, 2020, 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 March 3, 2020, 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. 2020-RC-0002, 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:

- A. Final PUD Plan (Sheet PUD-1) prepared by Advantage Consulting Engineers, dated August 12, 2019 with a final revision date of January 14, 2020
- B. Geometric Site Plan (Sheet L1) prepared by Advantage Consulting Engineers, dated August 12, 2019 with a final revision date of January 14, 2020
- C. Phasing Site Plan (Sheet PH1) prepared by Advantage Consulting Engineers, dated August 12, 2019 with a final revision date of January 14, 2020

- D. Final Landscape Plan for Phase 2, consisting of one (1) sheet, prepared by Gary R. Weber Associates, dated August 8, 2019 with a final revision date of January 14, 2020
- E. Building Floor Plans (Sheets A3.0 and A3.1) prepared by Purohit Architects, dated May 26, 2019 with a final revision date of January 14, 2020
- F. Building Elevations (Sheets A6.0 and A6.1) prepared by Purohit Architects, dated May 26, 2019 with a final revision date of January 14, 2020

Section 2. That the documents referenced in Section 1 above shall supersede in all respects the documents approved in Section 2 of Ordinance 10-O-0104.

Section 3. All construction, use, operation, and maintenance of the SUBJECT PROPERTY 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 5 of this Ordinance.

Section 4. That a deviation from Section 13.3 (A)(2)(b) of the City's Zoning Code to allow 306 parking stalls in lieu of the minimum 1,500 parking stalls required for a place of assembly is hereby granted with respect to the SUBJECT PROPERTY.

Section 5. That an amendment to the Preliminary and Final Planned Unit Development hereby granted subject to the following conditions, which are approved with respect to the SUBJECT PROPERTY:

- 1. The Conditions contained in Section 2 of Ordinance 10-O-0104 are hereby rescinded.
- 2. Phase 4, as indicated on the Phasing Plan attached as Exhibit C, shall be completed within one (1) year of the completion of Phase 3, as indicated on the Phasing Plan attached as Exhibit C.
- 3. The left turn lane, as recommended in the petitioner's Traffic Impact Study, shall be installed at the proposed north entrance for northbound Joliet Street traffic during Phase 2 of the project, as indicated on the Phasing Plan attached hereto as Exhibit "C". A building permit for the proposed worship facility shall not be issued until this turn lane is completed.
- 4. The right-in/right-out channelized island, as recommended in the petitioner's Traffic Impact Study, shall be installed at the existing entrance on Joliet Street on the south end of the property during Phase 2 of the project, as indicated on the Phasing Plan attached as Exhibit "C". Said channelized island shall be installed prior to the issuance of an occupancy permit, whether temporary or final, for the proposed worship facility.
- 5. A final landscape plan for Phase 3 and 4, as indicated on the Phasing Plan attached as Exhibit "G", shall be submitted with the building permit application for the proposed worship facility. Said landscape plan must be approved by City staff prior to the issuance of a permit for the proposed worship facility.
- The proposed worship facility shall be reduced in size, and additional parking shall be added, to be consistent with the maximum anticipated amount of attendance at the worship facility.

Section 6. 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 7. That all ordinances and resolutions, or parts thereof, shall, to the extend not expressly modified by the terms and conditions of this Ordinance, remain in full force and effect as therein provided.

Section 8. 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 _		, 2020.	
Alderman Beifuss	-	Alderman Chassee	
Alderman Sheehan		Alderman Brown	
Alderman Hallett		Alderman Ferguson	
Alderman Birch-Ferguson		Alderman Dimas	
Alderman Swiatek		Alderman Garling	
Alderman Stout		Alderman Short	
Alderman Ligino-Kubinksi		Alderman Jakabcsin	
APPROVED as to form:	City Attorney		
APPROVED THIS d	ay of, 2	2020.	
		Mayor Ruben Pineda	
ATTEST:			
City Clerk Nancy M. Smith			

EXHIBIT "A"

THAT PART OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 5 OF FAIRBANK-WARD ASSESSMENT PLAT RECORDED ON MARCH 20, 1957 AS DOCUMENT 836136, SAID POINT BEING ON THE CENTERLINE OF JOLIET STREET, THENCE SOUTH 86 DEGREES 57 MINUTES 00 SECONDS WEST, RECORDED AND MEASURED ALONG THE NORTH LINE OF SAID LOT 5, 54.13 FEET RECORDED, 54.41 FEET MEASURED TO THE WESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 59 WHICH IS A CONCAVED CURVE TO THE EAST, HAVING A RADIUS OF 1517.40 FEET RECORDED AND MEASURED DRAWN CONCENTRIC WITH AND 85.00 FEET RECORDED AND MEASURED, RADIALLY DISTANT WESTERLY OF THE CENTERLINE OF SAID ROUTE 59, FOR A POINT OF BEGINNING; THENCE CONTINUING ALONG A PROLONGATION OF THE LAST DESCRIBED COURSE, 316.19 FEET MEASURED TO THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 22; THENCE NORTH 01 DEGREE 25 MINUTES 16 SECONDS WEST, RECORDED AND MEASURED, 450.00 FEET RECORDED AND MEASURED TO A LINE DRAWN PARALLEL WITH THE NORTH LINE OF SAID LOT 5; THENCE CONTINUING ALONG A PROLONGATION OF THE LAST DESCRIBED COURSE, 194.20 FEET RECORDED AND MEASURED TO A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 5, WHICH IS 644.20 FEET NORTH OF THE NORTH LINE OF SAID LOT 5 (AS MEASURED ALONG THE WEST LINE OF THE SAID NORTHWEST QUARTER OF SECTION 22); THENCE NORTH 86 DEGREES 57 MINUTES 00 SECONDS EAST, RECORDED AND MEASURED ALONG SAID PARALLEL LINE. 299.53 FEET RECORDED AND MEASURED TO THE WEST LINE OF JOLIET STREET (S.A. ROUTE 6) SAID LINE BEING A CONCAVED CURVE TO THE WEST, HAVING A RADIUS OF 2819.93 FEET RECORDED AND MEASURED; THENCE ALONG A CHORD BEARING SOUTH 07 DEGREES 28 MINUTES 25 DEGREES EAST, FOR AN ARC DISTANCE OF 194.74 FEET TO A JOG IN THE WESTERLY RIGHT-OF-WAY LINE OF SAID JOLIET STREET SAID JOG BEING A PARALLEL LINE WITH THE NORTH LINE OF SAID LOT 5, WHICH IS 450.00 FEET RECORDED AND MEASURED NORTHERLY OF (AS MEASURED ALONG THE WEST LINE OF THE SAID NORTHWEST QUARTER OF SECTION 22) SAID LINE ALSO BEING 45.00 FEET WESTERLY OF AND PARALLEL WITH THE SAID CENTERLINE OF JOLIET STREET; THENCE NORTH 86 DEGREES 57 MINUTES 00 SECONDS EAST, RECORDED AND MEASURED ALONG SAID PARALLEL LINE 5.00 FEET RECORDED AND MEASURED TO A LINE 40.00 FEET WESTERLY OF AND PARALLEL WITH THE SAID CENTERLINE OF JOLIET STREET; THENCE SOUTHERLY ON A CONCAVED CURVE TO THE WEST, HAVING A RADIUS OF 2824.93 FEET RECORDED AND MEASURED, SUBTENDING A CHORD BEARING SOUTH 03 DEGREES 08 MINUTES 01 SECONDS EAST, RECORDED AND MEASURED ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF JOLIET ROAD, 179.01 FEET RECORDED AND MEASURED TO THE WESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 59; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT HAVING A CHORD BEARING

SOUTH 19 DEGREES 53 MINUTES 30 SECONDS WEST, FOR AN ARC DISTANCE OF 41.49 FEET RECORDED, 40.65 FEET MEASURED, TO THE POINT OF BEGINNING, EXCEPT THAT PART USED FOR ROADWAY PURPOSES, ALL IN DUPAGE COUNTY, ILLINOIS

Tax ID Number: 04-22-100-012

AND

THAT PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED BY COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER AND RUNNING THENCE SOUTH ON THE WEST LINE THEREOF 705.10 FEET FOR A PLACE OF BEGINNING. THENCE CONTINUING SOUTH ON SAID WEST LINE, 389.41 FEET TO A POINT WHICH IS 644.20 FEET NORTH OF THE NORTH LINE OF LOT 5 IN FAIRBANK-WARD ASSESSMENT PLAT; THENCE NORTH 88 DEGREES 22 MINUTES 17 SECONDS EAST, PARALLEL WITH SAID NORTH LINE 344.81 FEET TO THE CENTER LINE OF JOLIET ROAD (S.A. ROUTE 6). THENCE NORTHERLY ON SAID CENTER LINE, BEING A CURVE TO THE LEFT HAVING A RADIUS OF 2864.93 FEET, A DISTANCE OF 309.62 FEET TO THE POINT OF TANGENCY, THENCE NORTH 14 DEGREES 06 MINUTES 41 SECONDS WEST ON THE TANGENT TO SAID CURVE 92.29 FEET; THENCE SOUTH 86 DEGREES 59 MINUTES 28 SECONDS WEST (RECORD SOUTH 88 DEGREES 35 MINUTES WEST) 263.16 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Tax ID Number 04-22-100-011

EXHIBIT "B"

RECOMMENDATION NO. 2020-RC-0001

TO:

Honorable Mayor and City Council

SUBJECT:

PC 19-22

Amendment to the Preliminary and Final Planned Unit Development Plan of 1800 Joliet

Street for Lakeshore Recycling Systems, LLC

DATE:

March 3, 2020

DECISION:

The Plan Commission/Zoning Board of Appeals (4-0 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 of 1800 Joliet Street, 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. Final PUD Plan (Sheet PUD-1) prepared by Advantage Consulting Engineers, dated August 12, 2019 with a final revision date of January 14, 2020
 - B. Geometric Site Plan (Sheet L1) prepared by Advantage Consulting Engineers, dated August 12, 2019 with a final revision date of January 14, 2020
 - C. Phasing Site Plan (Sheet PH1) prepared by Advantage Consulting Engineers, dated August 12, 2019 with a final revision date of January 14, 2020
 - D. Final Landscape Plan for Phase 2, consisting of one (1) sheet, prepared by Gary R. Weber Associates, dated August 8, 2019 with a final revision date of January 14, 2020
 - E. Building Floor Plans (Sheets A3.0 and A3.1) prepared by Purohit Architects, dated May 26, 2019 with a final revision date of January 14, 2020
 - F. Building Elevations (Sheets A6.0 and A6.1) prepared by Purohit Architects, dated May 26, 2019 with a final revision date of January 14, 2020
- 2. The Conditions contained in Section 2 of Ordinance 10-O-0104 are hereby rescinded.
- Phase 4, as indicated on the Phasing Plan attached as Exhibit C, shall be completed within one
 year of the completion of Phase 3, as indicated on the Phasing Plan attached as Exhibit C.
- 3. The left turn lane, as recommended in the petitioner's Traffic Impact Study, shall be installed at the proposed north entrance for northbound Joliet Street traffic during Phase 2 of the project, as indicated on the Phasing Plan attached hereto as Exhibit "G". A building permit for the proposed worship facility shall not be issued until this turn lane is completed.

- 4. The right-in/right-out channelized island, as recommended in the petitioner's Traffic Impact Study, shall be installed at the existing entrance on Joliet Street on the south end of the property during Phase 2 of the project, as indicated on the Phasing Plan attached as Exhibit "C". Said channelized island shall be installed prior to the issuance of an occupancy permit, whether temporary or full, for the proposed worship facility.
- 4. A final landscape plan for Phase 3 and 4, as indicated on the Phasing Plan attached as Exhibit "G", shall be submitted with the building permit application for the proposed worship facility. Said landscape plan must be approved by City staff prior to the issuance of a permit for the proposed worship facility.
- 5. Land-banked parking shall be added to the southeast corner of the property where the existing single-family residence is located. Within two (2) years of completion of Phase 4, a parking study shall be conducted and submitted to the City for review and determination if landbanked parking is required to be installed.

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 institutional uses for this area. The amendment to the PUD for the construction of a new facility will meet the purpose and intent of the PUD regulations for some of the objectives including providing environmental design of natural features, such as wetlands, and allowing for phasing of the development. For the proposed plan to meet the objective of not being detrimental to the public health, safety, morals, comfort of the general welfare, certain conditions must be met. These conditions include construction of a left turn lane on Joliet Street at the proposed north access, construction of a right-in/right-out channelized island at the existing south access, and an increase in the amount of parking with land-banked parking.

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

The proposed plan generally meets the requirement and standards of the PUD regulations with the exception of providing adequate access to minimize traffic congestion on public streets and satisfying the parking requirements. These two items, however, can be accomplished with the construction of a left turn lane, the construction of a right-in/right-out channelized island, and an increase in the amount of off-street parking with land-banked parking.

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:

All dimension, area, bulk and use requirements have been met. The petitioner is seeking a deviation from the parking requirements to allow 306 parking stalls in lieu of the minimum required 1,500 parking stalls based on the maximum occupancy of the building. The degree of this deviation can and should be reduced by providing landbanked parking.

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:

Based on the traffic impact study submitted by the petitioner, the proposed plan will have an impact on the existing roadway network as it will add traffic during both the pre-service and post-service times on Sundays. To address this impact, a left turn lane for the proposed north entrance shall be constructed to prevent vehicular back-ups for northbound Joliet Street. Furthermore, the existing entrance at the south portion of the property shall include a channelized island restricting access to right-in/right-out to reduce any backups at the intersection of Route 59 and Joliet Street.

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

The proposed plan does not change the use of the property, which has been a place of worship for over 20 years. This is an appropriate use for the R-3 Zoning District. Negative impacts on the adjacent properties and the neighborhood will occur, including delays in traffic from members accessing the site and on-street parking as a result of insufficient parking on site. These items can be mitigated through the previously mentioned conditions of installing a left turn lane at the north access on Joliet Street and providing land-banked parking.

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

Although places of worship do not expand the tax base or necessarily increase the economic vitality of the City, they are typical components of a community. If the aforementioned conditions are met, the physical development of the property will be satisfactory.

Respectfully submitted,

Steve Hale Acting Chairperson

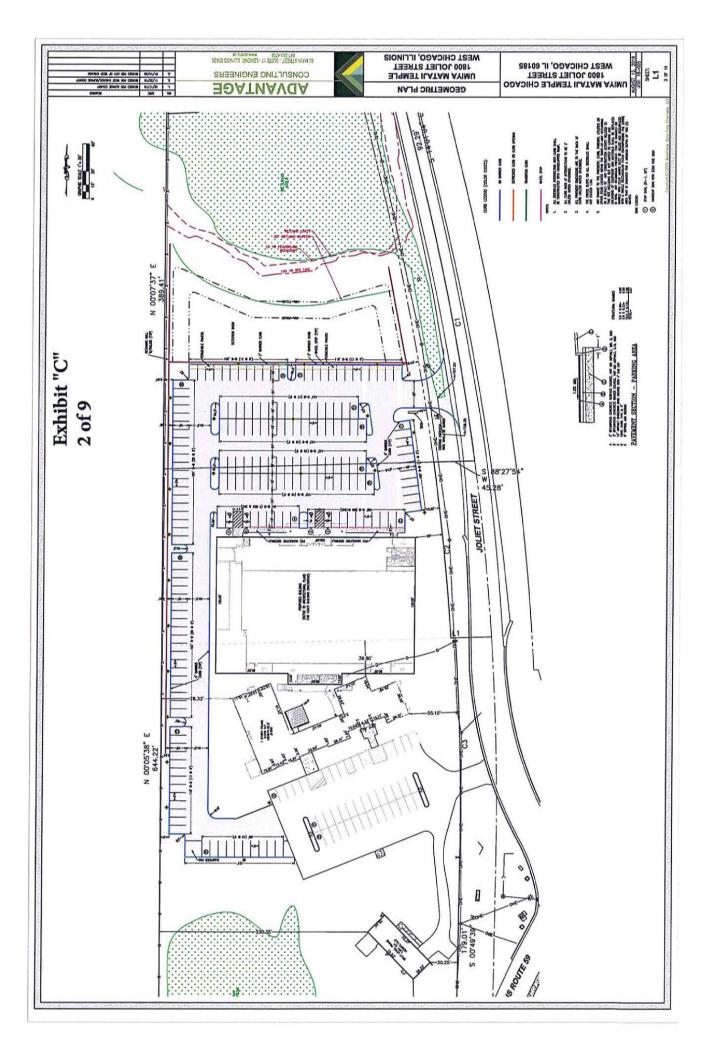
VOTE:

For	Against	Abstain	Absent
Hale			Devitt
Kasprak			Faught
Henkin			Laimins
Dettman			

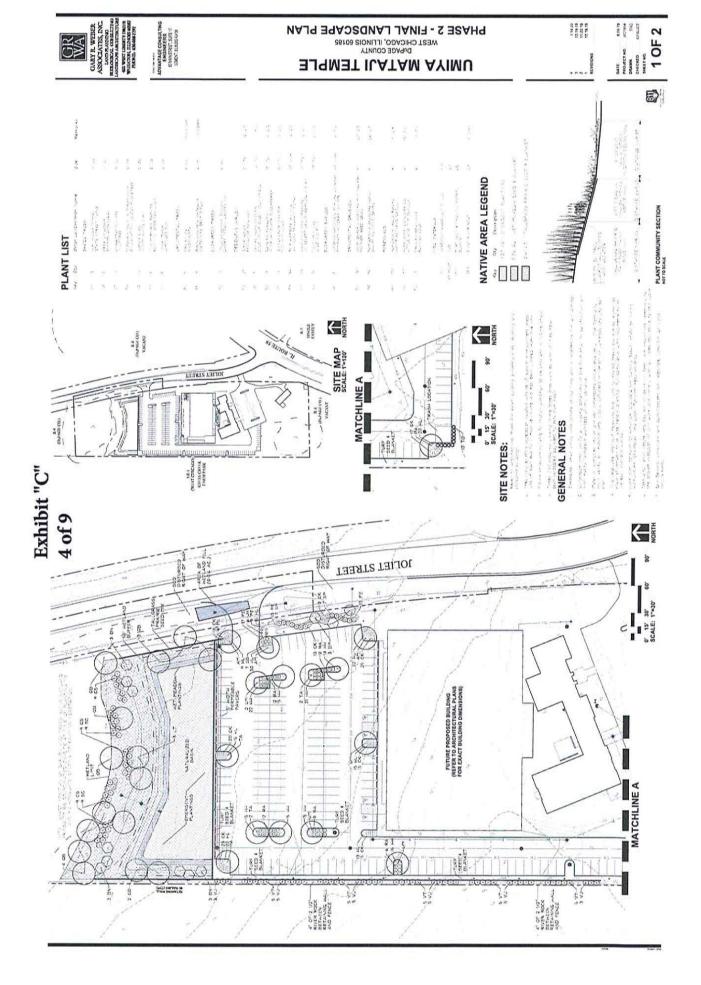
EXHIBIT "C"

Final PUD Plan, Geometric Site Plan, Phasing Site Plan, Final Landscape Plan for Phase 2, Building Floor Plans, Building Elevations

UMIYA MATAJI TEMPLE 1800 JOLIET STREET WEST CHICAGO, ILLINOIS SO MAIN STREET - SUITE 17 - LEMONT, ALL WING 66139 UMIYA MATAJI TEMPLE CHICAGO 1800 JOLIET STREET WEST CHICAGO, IL 60185 CONSULTING ENGINEERS *ADVANTAGE* PINAL PUD PLAN Exhibit "C" II. 1 of 9 Zellimill@jllijjill



UMIYA MATAJI TEMPLE 1800 JOLIET STREET WEST CHICAGO, ILLINOIS SO MAIN STREET - SUITE 11 - LEMONT, ILLINOIS 50039 ALENDA WWW 607-2016 FAND AND TO THE POST OF THE POS UMIYA MATAJI TEMPLE CHICAGO 1800 JOLIET STREET WEST CHICAGO, IL 60185 CONSULTING ENGINEERS **ADVANTAGE** PHASING SITE PLAN Exhibit "C" 3 of 9 Zallitall Wallille Zalling Zal



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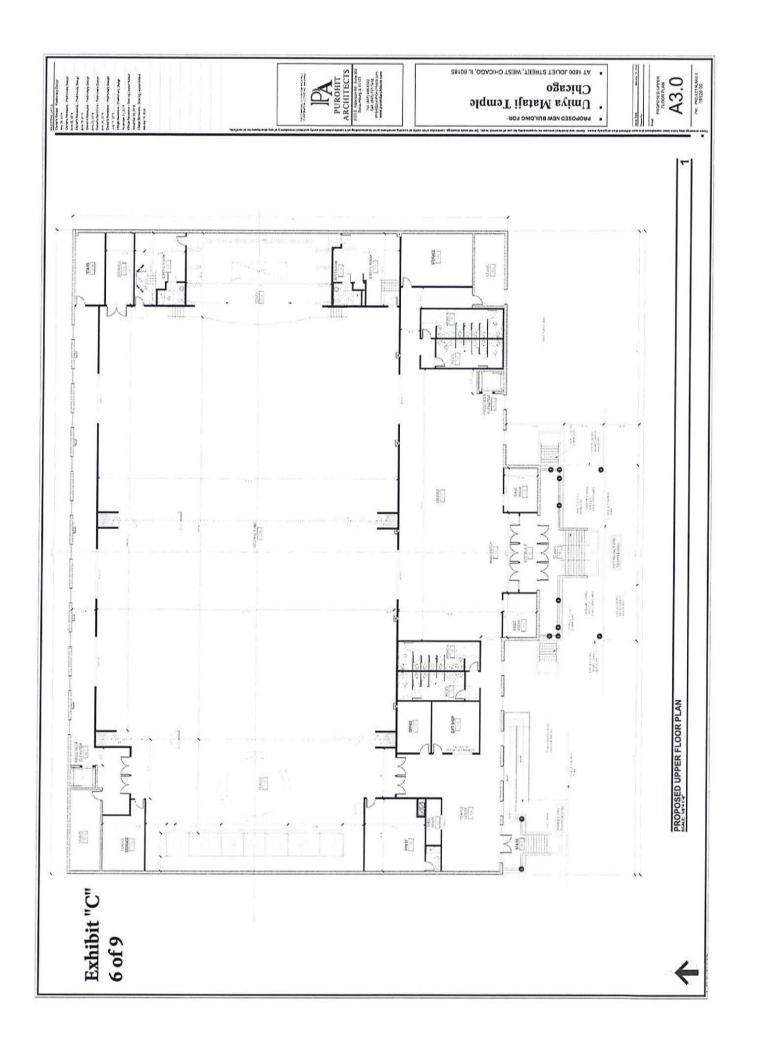
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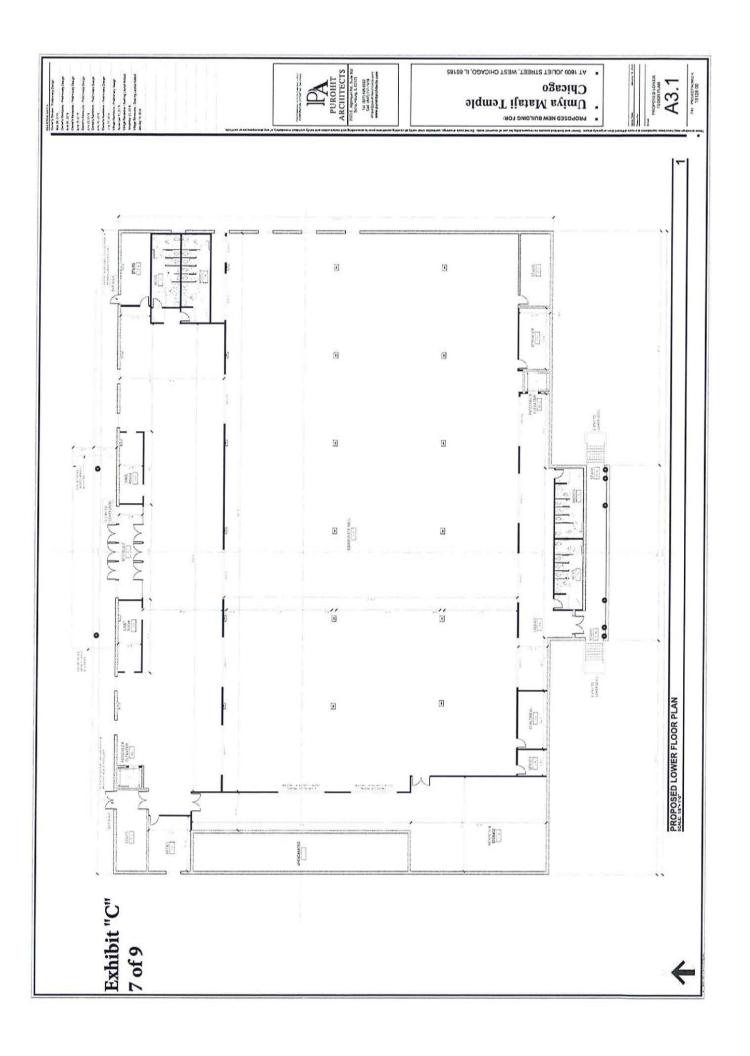
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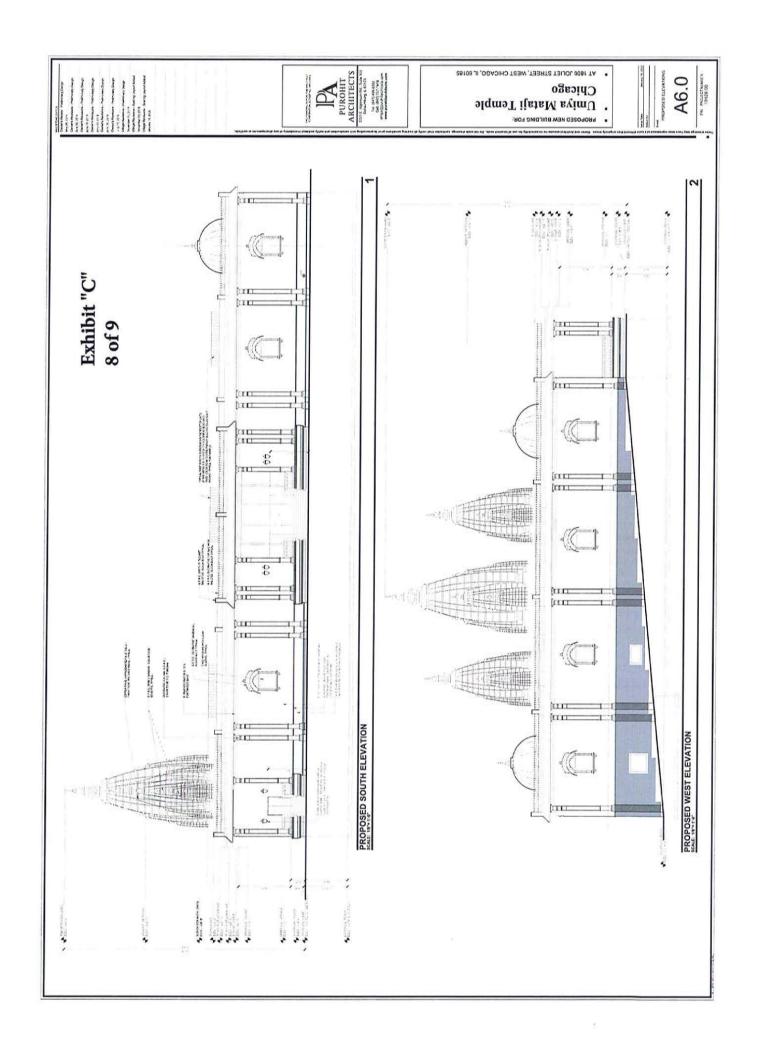
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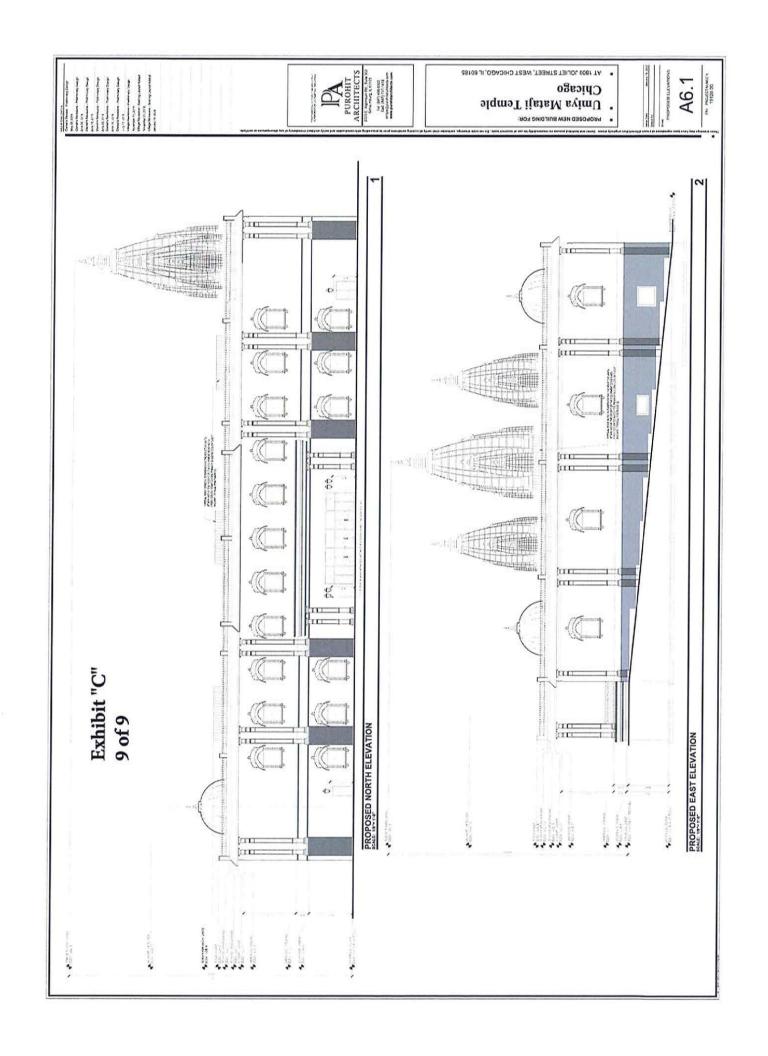
LANDSCAPE SPECIFICATIONS DuPAGE COUNTY
WEST CHICAGO, ILLINOIS 60185

DECIDIOUS AND EVERGREEN SHRUBS









RESOLUTION NO. 20-R-0014

A RESOLUTION APPROVING UMIYA MATAJI SANSTHA CHICAGO MIDWEST PLAT OF CONSOLIDATION 1800 JOLIET STREET

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

Section 1. That the Umiya Mataji Sanstha Chicago Midwest Plat of Consolidation, as prepared by JLH Land Surveying, Inc., consisting of two (2) sheets 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. 20-RC-0003, 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.

<u>Section 3.</u> 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	, 2020.	
AYES:	-		
NAYES:	- ,		
ABSTAIN:	_		
ABSENT:	-		
		Mayor Ruben Pineda	
ATTEST:			
City Clerk Nancy M.	Smith		

EXHIBIT "A"

Insert Plat of Consolidation

EXHIBIT "B"

RECOMMENDATION NO. 2020-RC-0003

TO: Honorable Mayor and City Council

SUBJECT: PC 19-22

Lot Consolidation

Umiya Mataji Sanstha Chicago Midwest

1800 Joliet Street

DATE: March 3, 2020

DECISION: By a vote of four (4) "yes" and zero (0) "no", the Plan Commission/Zoning Board of

Appeals recommended approval of a Plat of Consolidation for two (2) adjacent parcels.

RECOMMENDATION:

After a review of the proposed Umiya Mataji Sanstha Chicago Midwest 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,

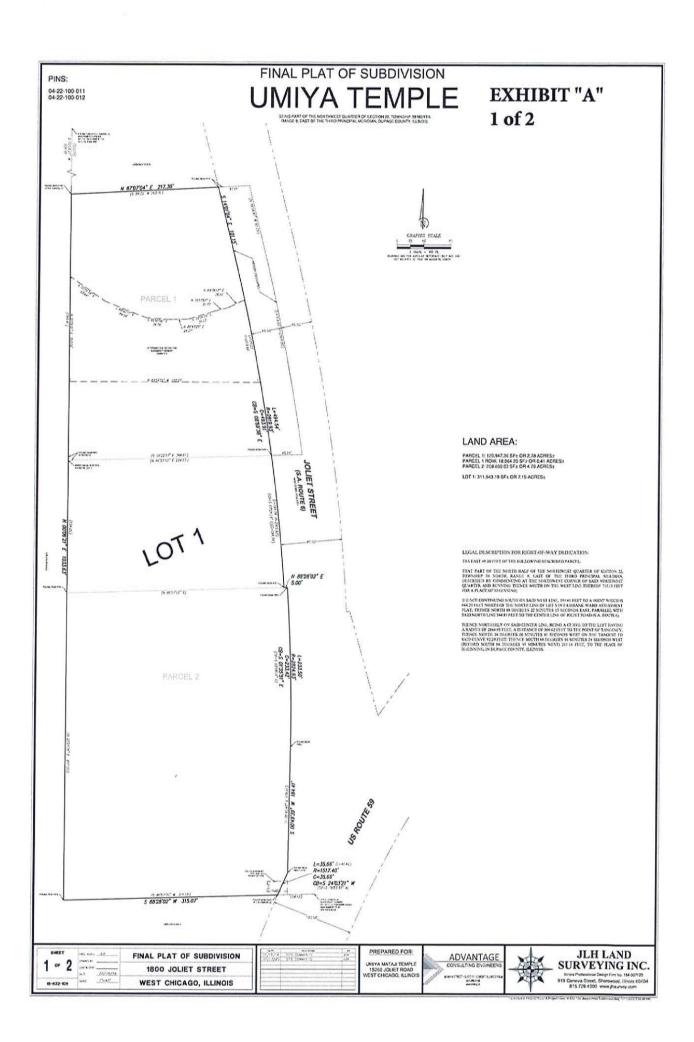
Steve Hale

Acting Chairperson

VOTE:

For	Against	Abstain	Absent
Hale			Devitt
Kasprak			Faught
Henkin			Laimins
Dettman			

Dettman



PINS:

04-22-100-011 EXHIBIT "A" 2 of 2

FINAL PLAT OF SUBDIVISION

UMIYA TEMPLE

PLAT STREETTED BY AND HEAL ST SETVENAD TO

STORM WATER DRAINAGE, DETENTION AND RETENTION RESTRICTIONS AND EASIMENTS.

FOR THE PURPOSE OF PROMOTING BUTTHOUST GRADNAGE AND PLOGG CONTROL FOR THE BENNETH OF THE PROPERTY AND THE PURPOSE GRADNAGES, THE RELEGIOUS EASTMANTS AND RESTRICTIONS, AND HER REPORT SHOWN OF THE PURPOSE AND RESTRICTION UNION THE OBNICE OF THE PROPERTY SHOWN OF THIS PLAT AND THE SUCCESSIONS, BEING BUTCHING, ADMINISTRATIONS AND RESCENS.

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2. NOTWITHSTANDING THE FOREGOING, THE OPENDAD OF EACH LOTE UPIN WHICH MED HANDRON AREAS AND LOCATED, AND OR THES SUCCESSORS, HORSE, EXECUTED, AND AREAS AND CONTROL WITH SUCCESSORS, HORSE, EXCHANGE AND AREAS AREAS AND AREAS AND AREAS AND AREAS AREAS AND AREAS AND AREAS AND AREAS AND AREAS AREAS AND AREAS AND AREAS AREAS AND AREAS AREAS

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BY CITY CULLECTOR

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS ; COATSTY OF DEPART 135

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CITY ENGINEER'S CERTIFICATE

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STATE OF ELLINOIS ; COUNTY OF DUPAGE) SS

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DATED AT WILL COUNTY, ELINOIS, 1905 DAY OF

JAMES L. HARPOLE, ILLINOIS PROFESSIONAL LAND SURVEYOR SO, 3150 LICINSE EXPERTS NOVEMBER 10, 2020



CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE			
AGENDA ITEM SUI	MMARY		
ITEM TITLE:	E 8		
Final Development Plan 2575 Enterprise Circle Greco DeRosa Investment Group	AGENDA ITEM NUMBER: 5. 6. FILE NUMBER:		
2	COMMITTEE AGENDA DATE: Mar. 9, 2020		
Resolution No. 20-R-0015	COUNCIL AGENDA DATE:		
STAFF REVIEW: Tom Dabareiner, AICP	SIGNATURE		
APPROVED BY CITY ADMINISTRATOR: Michael Guttman	SIGNATURE		
ITEM SUMMARY:			
Greco DeRosa Investment Group (GDIG) requests Final Development Plan approval to allow construction of a speculative distribution building, along with related site improvements, at 2575 Enterprise Circle in the DuPage Business Center. This is the first phase of a two-phase effort, with grading to get underway for a second building at 2595 Enterprise Circle, as well.			
The new building is 295,641 square feet. It is designed to host up to four tenants. These tenants may include divisions of Greco & Sons, a national distributor of food products.			
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 that meets requirements. The DAA Board will consider the GDIG Final Development Plan at its March 18, 2010 meeting, meaning that the City Council will need to consider the matter at its next available meeting on April 6, 2020.			
The attached draft Resolution references specific site plans and building elevations for the proposed development. The terms of the IGA require the City Council to approve the final development plan (and any amendments thereto) if it is in conformance with all of the controlling documents (the City's Airport Zoning District regulations and the DAA's Minimum Design Standards). City staff acknowledges that the proposed development plans comply.			
ACTION PROPOSED:			
Consideration of the Final Development Plan for 2575 Enterprise Circle.			
COMMITTEE RECOMMENDATION:			

ATTACHMENTS:

Draft Resolution Site Plan, Elevations

RESOLUTION NO. 20-R-0015

A RESOLUTION APPROVING THE FINAL DEVELOPMENT PLAN FOR GRECO DEROSA INVESTMENT GROUP, 2595 ENTERPRISE CIRCLE DUPAGE BUSINESS CENTER

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

WHEREAS, the DuPage Airport Authority conditionally approved the final development plan for the Greco DeRosa Investment Group development by Resolution 2020-XXXX on March 18, 2020; and,

WHEREAS, the City Council of the City of West Chicago has determined that the proposed Final Development Plan for the Greco DeRosa Investment Group development does comply with the applicable codes and ordinances of the City of West Chicago.

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

<u>Section 1</u>. That the Final Development Plan for the Greco DeRosa Investment Group development is hereby approved in accordance with the following plans, attached hereto as Exhibit "A":

- 1. The Site Plan prepared by Spaceco, Inc. dated October 11, 2019 with a last revision date of December 18, 2019.
- 2. The Landscape Plans prepared by Metz and Company Landscape Architects dated October 28, 2019 with a last revision date of January 22, 2020.
- 3. The Building Elevations prepared by Ware Malcomb Architects, Inc. dated October 28, 2019 with a last revision date of December 18, 2020.

Section 3. That if the City Staff determines the parapet wall does not adequately screen rooftop mechanical units, individual screening shall be installed around the visible units to prevent views from the adjacent public rights-of-way.

<u>Section 4</u>. 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	2020.
AYES:	
NAYES:	
ABSTAIN:	
ABSENT:	
ATTECT.	Mayor Ruben Pineda
ATTEST:	
City Clerk Nancy M. Smith	

Exhibit "A"

(insert Site Plan, Landscape Plans, and Building Elevation Plan here)

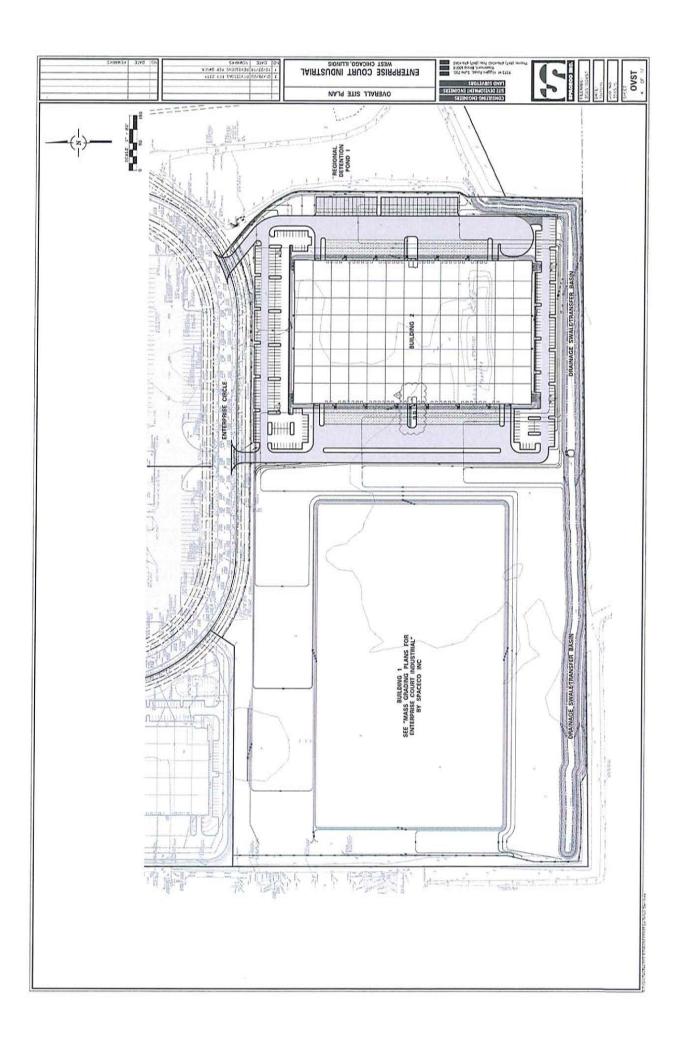


Exhibit "A"

FINAL LANDSCAPE PLAN FOR:

Exhibit "A" ENTERPRISE CIRCLE INDUSTRIAL 2067

BUILDING 2

Site Location Map





COMPANY

COVER

911-61

CS-1

Ware Malcomb 1315 W. 22nd Street, Suite 410 Oak Brook, IL 60523 630.218.0063 Metz & Company 826 E. Maple Street Lombard, IL 60148 630,561,3903 Architect:

Landscape Architect:

Engineer: Spaceco Inc. 9575 W. Higgins Road, Suite 700 Rosemont, IL 60018 847.696.4060

SHEET INDEX

WEST CHICAGO, ILLINOIS

2595 ЕИТЕВРЯІЅЕ DRIVE

BUILDING #2

ENTERPRISE CIRCLE INDUSTRIAL

TITLE
LANDSCAPE PLAN
LANDSCAPE PLAN
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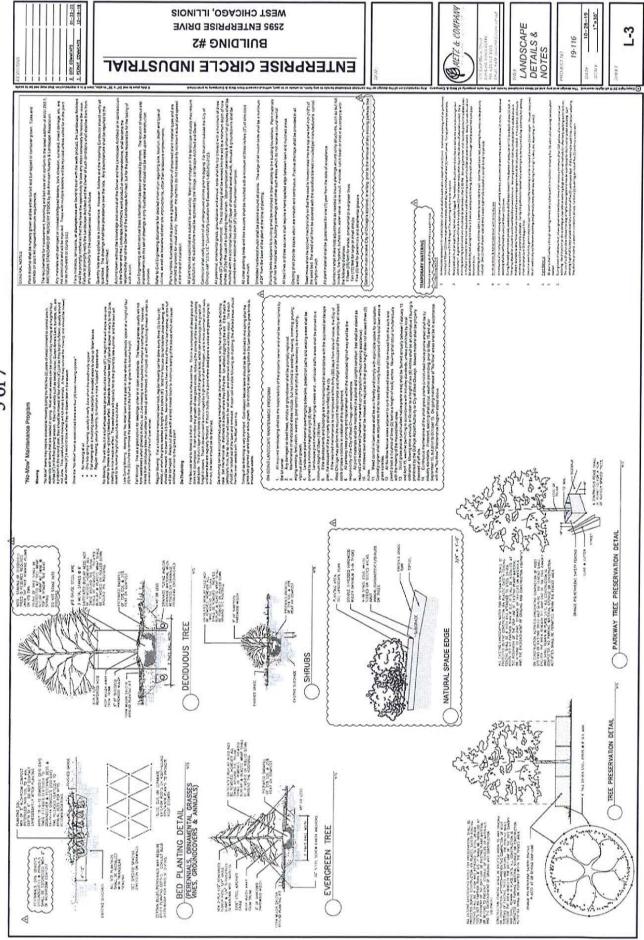
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