

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

## DEVELOPMENT COMMITTEE

**Monday, October 11, 2021**  
**7:00 P.M. - Council Chambers**

### AGENDA

1. Call to Order, Roll Call, and Establishment of a Quorum
2. Approval of Minutes
  - A. August 9, 2021
3. Public Participation
4. Items for Consent
  - A. **440 W. North Ave. / Belle Tire**—Petitioner seeks a Special Use Permit, Minor Subdivision, and a Final PUD for a Motor Vehicle Care Center in accord with Sec. 10.4-5(C) of the West Chicago Zoning Code. The owners hope to operate a 10,000 square foot facility.
5. Items for Discussion
  - A. **SEC Roosevelt / Fabyan Pritzger Realty Group Concept Plan** – A discussion on a spec warehouse proposal at the southeast corner of Roosevelt and Fabyan, along with the extent of warehousing that may be built in light of the marketplace versus the original intent of the creation of the ORI Zoning District and not having intense uses fronting Roosevelt Road.
  - B. **537 Discovery Drive / Spec Warehouse** – Midwest Industrial Funds requests Final Development Plan approval to allow construction of a speculative industrial building, along with related site improvements, at 537 Discovery Drive in the DuPage Business Center.
  - C. **Gravel Driveways** – A while ago the City sought to have all gravel driveways converted to hard-surface during an enforcement moratorium period. After the moratorium ended and enforcement began, due to complaints, the enforcement effort ceased, but the requirement remains part of the Municipal Code. Staff would like to hear discussion on the following question: Should enforcement be reinstated or a text amendment alter the requirement in some manner?
6. Unfinished Business
7. New Business
8. Reports from Staff
9. Adjournment

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West Chicago, Illinois  
60185

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Ruben Pineda  
MAYOR  
Nancy M. Smith  
CITY CLERK

Michael L. Guttman  
CITY ADMINISTRATOR

**MINUTES**

**DEVELOPMENT COMMITTEE**

**August 9, 2021 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, Christine Dettmann, Jayme Sheahan and Rebecca Stout present. Alderman Matthew Garling arrived after roll call.

Also in attendance was Community Development Director, Tom Dabareiner.

**2. Approval of Minutes.**

**A. July 12, 2021.**

**Alderman Sheahan moved and Alderman Dettman seconded a motion to approve the minutes with changes. Voting Aye: Aldermen Beifuss, Dettman, Sheahan and Stout.**

**3. Public Participation. None.**

**4. Items for Consent.**

**A. Short-Term Home Rentals** – Following comments from AirBnB owners, Staff developed revisions to Ordinance No. 21-O-0019 that satisfies both Staff and the property owners.

**B. Scannell Properties Industrial Phase II** – Scannell Properties requests Final Development Plan approval to construct its second speculative warehouse/distribution facility in the DuPage Business Center.

**Alderman Beifuss moved, and Alderman Sheahan seconded the motion to approve Items for Consent 4. A. and 4. B. Voting Aye: Aldermen Beifuss, Dettmann, Sheahan and Stout.**

**5. Items for Discussion.**

- A. **Scannell Properties Downtown Apartments Conceptual Review** – On July 22, 2021, Finance Committee approved a conceptual finance plan for development of mixed-use multi-family apartments on Blocks 3 and 4 near the downtown. Representatives from Scannell, who focus on apartment development, will present their latest site and building plans for conceptual review and discussion.

Tom Dabareiner provided the staff update. Scannell Properties is known for their warehouse distribution facilities in the West Chicago business park. However, they work in numerous commercial sectors also, including multi-family. They began discussions last spring with the City's Economic Development Coordinator, Pete Kelly, also in attendance tonight, and Kane McKenna and Associates. Together they carved out a detailed financial plan, which was reviewed and agreed upon conceptually last month by the City's Finance Committee. Tonight, members are being asked to look at the building and site plans proposed. This development would span Blocks 3 and 4 of the City's Central-Main Street Redevelopment Plan and it would include a four-story, luxury apartment building complex with 225 units ranging from 550 to 1100 square feet. The first floor would also include 4500 square feet of dedicated commercial space and surface and garage parking. Rent rates are estimated to average \$2.13 per square foot, which is comparable to other new residential apartment complexes. The total cost of the project is \$49 million dollars. Representatives from Scannell are here to present their project.

Tom Jasin, Development Manager for Scannell Properties introduced himself and his team members also in attendance. They first began deliberations with staff in spring of 2020. He noted it is still early in the process, and so tonight they hope to communicate their vision for the project and what they feel best fits the market. They are open to further discussion. Scannell Properties has expertise in class-A multifamily development, and they would be a great partner with the City. Mr. Jasin provided some background details on some of Scannell Properties relevant history and development experience and highlights with public-private partnerships. Mr. Jasin then introduced the architect for the project, David Stahl of Cuningham Group.

Mr. Stahl provided some background on his firm and their relevant experience for the members. They are used to complex problems and working with cities and so they look forward to a great project. Mr. Jasin continued that they are proposing mixed use to include studio, 1-bedroom and 2-bedroom units along with 4500 square feet of retail space. They tried to maximize the street frontage and designed the parking garage out of view to create a large, luxury courtyard and to maximize the walkability of the downtown. They took careful consideration of the Downtown Plan, implementing ideas such as a pocket park, corner plaza feature, active ground floors, and connectivity between the blocks. Typical in their Class-A developments and planned here are granite or quartz countertops, stainless appliances, LVP flooring, in-unit washer/dryer, walk-in closets, walk-in showers, and tile backsplashes. Block 4 will offer amenities such as a club room as a gathering space, a pool with a luxury courtyard, a 24-hour fitness facility, bike storage, and potentially

a roof-top patio. They studied the comps in the market, and they are proposing amenities consistent with those offered there.

David Stahl again addressed the members. He pointed to some of the elements of good urban design principles incorporated here such as connecting the east and west ends of Main Street with a continuous sidewalk, while providing a buffer of green space for residents on the first floors, stoops for coming and going, corner retail location with its own identity, and a lobby for the Block 3 building and a pocket park. They want to make sure their development offers a variety of rhythm such as inset balconies and areas of higher concentration and entry points. With this development, they hope to tell a story about why this complex belongs here, and that it reflects the community, is timeless and is made of high-quality materials.

Alderman Beifuss asked about the setback from the sidewalk on Block 4. Mr. Jasin and Mr. Stahl replied that it is the minimum to provide a buffer between the sidewalk and the first floor, which is approximately 15 feet. They could make an adjustment if needed, however. Alderman Beifuss stated that more of a setback is better as this is a walking community. Alderman Beifuss asked about the height of the parking garage, and Mr. Stahl replied that it is below the height of the apartment building, but it is also four stories. Alderman Beifuss asked about the screening of the parking garage, and Mr. Stahl responded it could be something artistic inspired by something local to minimize the view of cars. Alderman Beifuss asked if both buildings would have walk-out units, and Mr. Stahl confirmed so. Alderman Beifuss stated that one of the comps, Wheaton 121, has temperature-controlled parking, and he asked if this feature would affect the rental price. Mr. Jasin replied that he does not believe so as they typically charge for parking outside of base rent. They would charge less for parking here. Alderman Beifuss asked about other features to be included and what the ceiling height is. Mr. Stahl stated the height is 9 feet, but the first floor may be slightly higher. Mr. Beifuss asked about walk-in closets, and Mr. Jasin said the 2-bedroom units and perhaps 1-bedroom units would, but the studios may not to have more living space. Alderman Beifuss asked about the pocket park size as green space has always been an important component of their downtown redevelopment discussions. Mr. Stahl offered to bring the square footage to their next meeting, and he mentioned that adjustments can be made with regards to gathering spaces. Alderman Beifuss asked about the number of cars planned for the garage, and Mr. Jasin said for 200. He added that parking for residents can be in either the surface or garage parking, and that they can add visual and/auditory safety measures. Alderman Beifuss asked about the three residences not owned by the City on the east side of Chicago Street. Mr. Jasin stated they are aware of this and they plan to bear the cost for acquiring those.

Alderman Beifuss commented on the proposed use and mix of the different exterior materials, stating he has seen other developments that are harmonious with what is existing and at the same time modern. He has some concerns about some of the materials. He is not sure he likes the total look, and he thinks it is perhaps the use of



concrete fiber. He has seen the use of brick in some other developments, and he has questions about the wearability and overall look and feel of concrete fiber. He asked if they are still looking at other materials. Mr. Stahl responded they did not receive a lot of input on the design and nor did they have a lot of time to prepare, but they are open to looking at other options. Alderman Beifuss indicated that due to the size and length of these buildings, they will define the street. They have spent years and years on this, and they want to make sure that whatever goes in is first rate. He likes that it is Class A, but he finds an open garage less favorable as it projects out to the neighborhood. He wants to know more about the shielding. Alderman Beifuss then asked about the current walkway and stairs along the east side of Block 4 that allows people from the neighborhood to get to the train station. He asked what their intentions are, and Mr. Stahl stated it is important and they would want to keep it, if possible, but perhaps lighting needs to be added.

Alderman Stout stated that given what they have heard about Scannell's willingness to work with them on certain elements and appearance, she asked about the consensus of the Committee members. Mr. Dabareiner stated this development will come back again, perhaps multiple times for review, as it is conceptual at this point. The proposal in front of them was just received in time to include in the night's meeting. Alderman Beifuss stated there is a certain monolithic feel to it, which he would like to see worked on. Alderman Stout stated that the monolithic nature is broken up by the cutout design of the individual units, which look like buildings within buildings, which give it character.

Mr. Stahl stated he appreciates the input. They are just getting started, and he agrees that they have a very long building that they do not want to be the same. They will shape it, and ensure there is enough variety and interest from both an investment standpoint as well as when driving by. Mr. Jasin added that Scannell is very selective about their multifamily developments, and they are here to get the member feedback. He understands their concern about massing and use of materials. They use fiber cement where needed to make the economics work and to add depth. Alderman Beifuss stated that Middleton Wisconsin is a good example of where they have done a good job upgrading the existing buildings in an old downtown and then adding new apartments, condominiums and a City center over time. It gets a lot of foot traffic. He does not have a problem with modern, but it should also complement what is existing. He stressed that he prefers something classic. He also stated he did not expect something this big on Block 4 with only 4500 square feet of commercial. The hope of this project is get more people to spend money at the existing businesses downtown. The City has worked with three different consultants on the downtown over the years, and it is very, very important that they get it right. Mr. Jasin commented their intention is to bring massing to support the retail. The intent of their design was to anchor Main Street by locating the retail on the corner. In addition, the cost of entry to build out a retail space is very high. Their thought is to fill the existing stores and restaurants with patrons. Alderman Beifuss emphasized that the purpose of this project is to help the City of West Chicago. The project must drive the

downtown. The people who live there need to have disposable income to spend in the downtown. The thing about West Chicago is that they have families with kids; they have one more person per household and that is why green space is important so the kids have a place to play downtown. They should not assume that the renters will all be empty nesters or couples with no kids.

Alderman Stout surmised that at this juncture, the Committee members have positive feelings about the proposed development.

Alderman Garling commented that he likes the way the parking faces the existing parking of the nearby property. He has similar concerns as Alderman Beifuss about the façade and character of the building. He also saw where they met with the Finance Committee last week, but he has concerns about the City taking on debt. He likes the way they have worked the property so that it fits in with the neighborhood.

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

**Alderman Sheahan moved, and Alderman Dettman seconded the motion to adjourn the Development Committee meeting at 8:02 p.m. Voting Aye: Aldermen Beifuss, Dettman, Garling, Sheahan and Stout.**

Respectfully submitted,

Jane Burke

## CITY OF WEST CHICAGO

### DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Belle Tire  
440 W. North Avenue  
Minor Subdivision, Special Use Permit, and Final PUD  
  
Ordinance No. 21-O-0026  
Resolution No. 21-R-0093

**AGENDA ITEM NUMBER:** 4. A.**FILE NUMBER:** \_\_\_\_\_**COMMITTEE AGENDA DATE:** Oct. 11, 2021**COUNCIL AGENDA DATE:** \_\_\_\_\_**STAFF REVIEW:** Tom Dabareiner, AICP**SIGNATURE** **APPROVED BY CITY ADMINISTRATOR:** Michael Guttman**SIGNATURE** \_\_\_\_\_**ITEM SUMMARY:**

Christopher Enright of Christopher Enright Architects, Inc, representing Belle Tire, has petitioned for approval of a Minor Subdivision, Special Use Permit, and Final PUD for the construction and operation of a motor vehicle care center in Lot 2 in St. Andrews Square Resubdivision Phase 2D, commonly known as 440 W. North Avenue. The subject property is located in the B-3 General Business District on the south side of North Avenue, approximately 1,200 feet west of Route 59, consisting of 4.8 acres. The site, which is an out lot within the St. Andrew's Shopping Center, is vacant and located between Everclean Carwash and West Chicago Auto Mall.

The petitioner is proposing to subdivide the property into two separate lots with the north lot, Lot 1, to consist of 1.85 acres in area and the south lot, Lot 2, to consist of 2.96 acres in area. Lot 1 will be developed with the proposed motor vehicle care center while Lot 2 will remain vacant. The petitioner is proposing landscaping around the entire perimeter of the proposed development. Foundation landscaping is proposed around the building except where overhead doors are proposed for the vehicle bays. To account for this missing landscaping, the petitioner is providing additional foundation landscaping in other areas around the building. The proposed building will be constructed almost entirely with Glen-Gery face brick with a concrete coping at the roofline. The north façade, which is the front entrance, will contain windows throughout the exterior wall as will the east façade.

At its October 5<sup>th</sup> meeting, Plan Commission members voted unanimously with 4-0 in support of the Minor Subdivision, Special Use Permit, and Final PUD.

**ACTION PROPOSED:**

Discuss and recommend approval of the requested Minor Subdivision, Special Use Permit and Final PUD for 440 W North Avenue for a Motor Vehicle Care Center known as Belle Tire.

**COMMITTEE RECOMMENDATION:**

Pc: Draft Resolution for Minor Subdivision  
Draft Ordinance for Special Use and Final PUD  
Proposed Plat of Subdivision  
Proposed Development Plans

## RESOLUTION NO. 21-R-0093

### A RESOLUTION APPROVING THE BELLE TIRE SUBDIVISION 440 W. NORTH AVENUE

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

Section 1. That the Final Plat of Belle Tire Subdivision, as prepared by CAGE Civil Engineering, consisting of two (2) sheets attached hereto and incorporated herein 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 fact of the Plan Commission, pursuant to Recommendation No. 21-RC-0011, a copy of which is attached hereto and incorporated herein as Exhibit “B” be and the same are hereby adopted as the findings of fact of the City Council.

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

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

APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2021.

AYES: \_\_\_\_\_

NAYES: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

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

ATTEST:

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

**EXHIBIT “A”**

(INSERT PLAT OF SUBDIVISION HERE)

# Exhibit "A"

## FINAL PLAT OF SUBDIVISION OF BELLE TIRE SUBDIVISION

OF LOT 2 IN ST. ANDREWS SQUARE RESUBDIVISION PHASE 2D, A SUBDIVISION IN SECTIONS 28 AND 33, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 1, 2004 AS DOCUMENT 0004-178769 IN DUPAGE COUNTY, ILLINOIS

### CURRENT P.I.N.:

PART OF 01-28-304-004

SUBMITTED BY/RETURN TO  
CITY OF WEST CHICAGO  
475 MAIN STREET, WEST CHICAGO, IL 60050

### RECORDER'S STAMP

### BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES AS ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING GPS OBSERVATIONS

0 30' 60'  
1" = 30' (HORIZONTAL)

### OWNER/CLIENT

BELLE TIRE  
1000 ENTERPRISE DRIVE  
ALLEN PARK, MICHIGAN

### SITE ADDRESS

440 W. NORTH AVENUE  
WEST CHICAGO, IL

### SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. MEASUREMENTS SHOWN IN PARENTHESES (XXX) ARE RECORD VALUES.
2. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS (L), RADI (R) AND CHORD BEARING AND LENGTH (CH).
3. NO MEASUREMENT SHALL BE ASSUMED BY SCALE MEASUREMENT.
4. EASEMENTS AND SETBACKS AS SHOWN ON THE PLATTED SUBDIVISION ARE HEREBY GRANTED TO THE CITY OF WEST CHICAGO.
5. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENT OF RECORD AND MAY NOT BE SHOWN OR PLOTTABLE.
6. IN ACCORDANCE WITH CHAPTER 785 ILCS SECTION 209/7, 5/8" X 24" IRON RODS WILL BE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE, UNLESS SHOWN OTHERWISE. CONTACT SURVEYOR OF RECORD WITH DISCREPANCIES FOUND IN THE FIELD.
7. THERE SHALL BE AT MOST ONE (1) VEHICULAR ACCESS POINT TO ILLINOIS ROUTE 64 (NORTH AVENUE) FROM LOT 1 THROUGH A GRANTED INGRESS-EGRESS EASEMENT.
8. ALL OTHER ACCESS SHALL BE FROM INTERNAL CIRCULATION.

### AREA TABLE

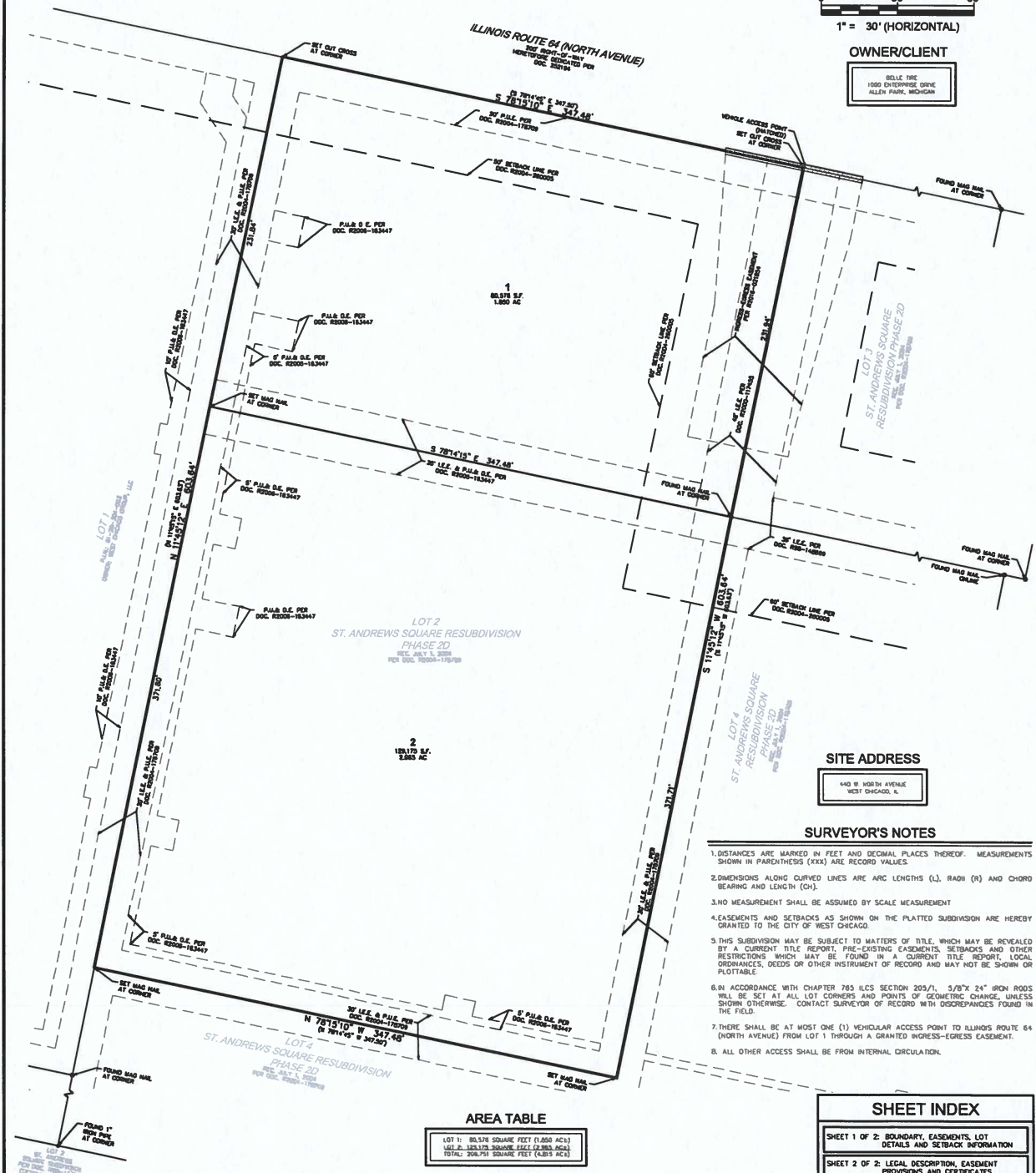
LOT 1: 80,578 SQUARE FEET (1.850 AC)
LOT 2: 120,170 SQUARE FEET (2.765 AC)
TOTAL: 200,748 SQUARE FEET (4.615 AC)

### SHEET INDEX

SHEET 1 OF 2: BOUNDARY, EASEMENTS, LOT DETAILS AND SETBACK INFORMATION
SHEET 2 OF 2: LEGAL DESCRIPTION, EASEMENT PROVISIONS AND CERTIFICATES

### LEGEND

- EX. BOUNDARY LINE
- EX. LOT LINE
- EX. EASEMENT LINE
- EX. SETBACK LINE
- PROP. LOT LINE
- XXXXXX = MEASURED INFORMATION
- (XXX.XX) = RECORD INFORMATION
- P.U.E. = PUBLIC UTILITY EASEMENT
- P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
- I.E.E. = INGRESS & EGRESS EASEMENT
- = FOUND MAG NAIL
- = FOUND IRON ROD/PIPE





FINAL PLAT OF SUBDIVISION  
OF  
BELLE TIRE SUBDIVISION

OF LOT 7 IN ST. ANDREW'S SQUARE RESUBDIVISION PHASE 20, A SUBDIVISION IN SECTIONS 28 AND 31, TOWNSHIP 4S  
NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 1, 2004  
AS DOCUMENT R2004-178709, IN DUPAGE COUNTY, ILLINOIS

OWNER'S CERTIFICATE

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

THIS IS TO CERTIFY THAT \_\_\_\_\_, IS OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER, HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

THIS IS ALSO TO CERTIFY THAT \_\_\_\_\_, AS OWNER OF THE PROPERTY DESCRIBED AS BEING THE SUBDIVISION AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE:

LOT NUMBERS: SCHOOL DISTRICT:  
ALL WEST CHICAGO ELEMENTARY SCHOOL, DISTRICT 33  
ALL WEST CHICAGO COMMUNITY HIGH SCHOOL, DISTRICT 94

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

BY: \_\_\_\_\_

PRINT: \_\_\_\_\_

NOTARY CERTIFICATE

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/IT/HEY DO SO/HAVE GIVEN THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

NOTARY PUBLIC SIGNATURE

CERTIFICATE AS TO SPECIAL ASSESSMENT

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

I, \_\_\_\_\_, COLLECTOR OF THE CITY OF WEST CHICAGO, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT WEST CHICAGO, DUPAGE COUNTY, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

CITY COLLECTOR

CITY OF WEST CHICAGO MAYOR & CITY COUNCIL APPROVAL CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

MAYOR AND CITY COUNCIL OF THE CITY OF WEST CHICAGO, COUNTY OF DUPAGE, STATE OF ILLINOIS, HEREBY CERTIFY THAT THE SAID COUNCIL HAS ONLY APPROVED THE FINAL PLAT OF SUBDIVISION ATTACHED HERETO BY ORDINANCE NO. \_\_\_\_\_ DULY AUTHORIZED AS PASSED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

WATSE

ATTEST

CITY CLERK

CITY ENGINEER CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

I, \_\_\_\_\_, CITY ENGINEER OF THE CITY OF WEST CHICAGO DO HEREBY CERTIFY THAT ALL MATTERS PERTAINING TO PUBLIC IMPROVEMENT REQUIREMENTS AS PRESCRIBED IN THE REGULATIONS CONCERNING PLATS ADOPTED BY THE CITY COUNCIL OF THE CITY OF WEST CHICAGO, ILLINOIS, INsofar AS THEY PERTAIN TO THE SUBJECT PLAT HAVE BEEN COMPLIED WITH.

I FURTHER CERTIFY THAT THE REQUIRED LETTER OF CREDIT IS POSTED FOR COMPLETION OF THE STORMWATER MANAGEMENT AND PUBLIC IMPROVEMENTS BASED ON ENGINEER'S PLANS AND SPECIFICATIONS PREPARED BY A LICENSED PROFESSIONAL ENGINEER AND APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION.

DATED AT WEST CHICAGO, DUPAGE COUNTY, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

CITY ENGINEER

CITY OF WEST CHICAGO PLAN COMMISSION APPROVAL CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

I, \_\_\_\_\_, CHAIRPERSON OF THE PLAN COMMISSION OF THE CITY OF WEST CHICAGO, COUNTY OF DUPAGE, STATE OF ILLINOIS, HEREBY CERTIFY THAT THE SAID COMMISSION HAS DULY RECOMMENDED APPROVAL OF THE FINAL PLAT OF SUBDIVISION ATTACHED HERETO ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

CHAIRPERSON

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAT THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICE AND JUDICIAL ACCESS, SUBDIVISIONS, IS STATE-APPROVED" WILL BE RECORDED BY THE DEPARTMENT.

JOSE ROEL, P.E.  
REGION ONE ENGINEER

DUPAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

I, \_\_\_\_\_, COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEMPTIBLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

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

THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

COUNTY CLERK

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

THIS INSTRUMENT \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS, ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

RECORDER OF DEEDS

SURFACE WATER STATEMENT

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF. OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUPERVISOR HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLUMBED FOR FLOOD PROTECTION.

IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE UNLikelIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

MATTHEW P. SCHMIDT  
ILLINOIS REGISTERED PROFESSIONAL ENGINEER  
ILLINOIS REGISTRATION NO. 035-003699  
LICENSE EXPIRES NOVEMBER 30, 2021

OWNER'S OR ATTORNEY'S SIGNATURE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

PERMISSION TO RECORD

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

I, SAMUEL J. PHILLIPS, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO A REPRESENTATIVE FROM THE CITY CLERK'S OFFICE OF THE CITY OF WEST CHICAGO, ILLINOIS TO RECORD THIS PLAT WITH THE DU PAGE COUNTY RECORDER'S OFFICE. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

BY: \_\_\_\_\_  
SAMUEL J. PHILLIPS  
SPHILLIPS@CIVIL.COM  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003699  
LICENSE EXPIRES NOVEMBER 30, 2021



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

THIS IS TO CERTIFY I, SAMUEL J. PHILLIPS, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 2 IN ST. ANDREW'S SQUARE RESUBDIVISION PHASE 20, A SUBDIVISION IN SECTIONS 28 AND 31, TOWNSHIP 4S NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 1, 2004 AS DOCUMENT R2004-178709, IN DU PAGE COUNTY, ILLINOIS

SUBDIVIDED PROPERTY CONTAINS 4.815 ACRES MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT 5/8" X 3/4" IRON RODS HAVE BEEN SET OR WILL BE SET UPON COMPLETION OF CONSTRUCTION, AT ALL CORNERS, POINTS OF CURVATURE AND TANGENTS AND CONCRETE MONUMENTS WILL BE PLACED AS INDICATED HEREON, UNLESS NOTED OTHERWISE.

I FURTHER CERTIFY THAT, BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 1704503027 WITH AN EFFECTIVE DATE OF AUGUST 1, 2015, THE LAND SHOWN ON THIS PLAT IS LOCATED WITHIN ZONE X. ZONE X IS DEFINED AS ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN FOR THE FLOOD INSURANCE RATE MAP.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF WEST CHICAGO, ILLINOIS, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY THE STATE OF ILLINOIS IN ACCORDANCE WITH §§ 3-2.2, 3-11-12-6 AND HEREFORE AND HEREFTER AMENDED.

GIVEN UNDER MY HAND AND SEAL, AT BOWNEH BROVE, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

FOR REVIEW

BY: \_\_\_\_\_  
SAMUEL J. PHILLIPS  
SPHILLIPS@CIVIL.COM  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003699  
LICENSE EXPIRES NOVEMBER 30, 2021

DESIGN FIRM PROFESSIONAL LICENSE NO. 10400737  
LICENSE EXPIRES APRIL 30, 2023  
DATE OF FIELD SURVEY: MARCH 15, 2021

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MEASURE STANDARDS FOR A BOUNDARY SURVEY.



2  
2

BELLE TIRE SUBDIVISION  
WEST CHICAGO, ILLINOIS  
FINAL PLAT OF SUBDIVISION

REVISIONS



3110 WOODCREEK DRIVE  
DOWNERS GROVE, IL 60515  
P: 630-595-0007  
WWW.CAGECIVIL.COM

**EXHIBIT “B”**

**RECOMMENDATION # 21-RC-0011**

**TO:** The Honorable Mayor and City Council

**SUBJECT:** PC 21-11  
Belle Tire Minor Subdivision  
440 W. North Ave.

**DATE:** October 5, 2021

**DECISION:** With a vote of four (4) “yes” and zero (0) “no”, the motion to recommend approval of the requested minor subdivision was unanimously approved.

**RECOMMENDATION**

After review of the proposed Final Plat of Belle Tire Subdivision, members of the Plan Commission/Zoning Board of Appeals recommend approval.

There are no specific findings of facts for resubdivision plat consideration. Rather, the PC/ZBA verifies that the submitted plat of resubdivision complies with the City’s subdivision regulations. The PC/ZBA finds that the plat does comply.

Respectfully submitted,

Barbara Laimins  
Chairman

**VOTE:**

For  
Laimins  
Kasprak  
Henkin  
Banasiak

Against

Abstain

Absent  
Hale  
Billingsley  
Devitt

## **ORDINANCE NO. 21-O-0026**

### **AN ORDINANCE APPROVING A SPECIAL USE PERMIT AND A FINAL PUD FOR A MOTOR VEHICLE CARE CENTER 440 W. NORTH AVENUE**

WHEREAS, on or about July 27, 2021, Christopher Enright Architects (the “APPLICANT”), filed applications for a special use for an motor vehicle care center and a final PUD for the property located at 440 W. North Avenue and legally described on Exhibit “A”, which is attached hereto and incorporated herein as the “SUBJECT REALTY”; and,

WHEREAS, Notice of Public Hearing on said application was published in the Daily Herald on September 20, 2021, 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 October 5, 2021, 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 of West Chicago have received the recommendation of the Plan Commission/Zoning Board of Appeals for the special use and final PUD which contains specific findings of fact, pursuant to Recommendation No. 2021-RC-0012, a copy of which is attached hereto as Exhibit “B” which is, by this reference, incorporated herein.

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

Section 1. A special use permit for a motor vehicle care center and final PUD in conformance with Section 5.5, Section 10.4-5(C) and (L), and Section 15 of the Zoning Ordinance are hereby granted for the SUBJECT REALTY, subject to compliance with the following conditions:

1. The site shall be developed in substantial compliance with the Final PUD Site Plan (Sheet 1 of 1) prepared by CAGE Civil Engineering, dated May 28, 2021 with a final revision date of August 31, 2021, attached hereto and incorporated herein as Exhibit “C”.
2. The site shall be developed in substantial compliance with the Site Layout Plan (Sheet C2.0) prepared by CAGE Civil Engineering, dated May 28, 2021 with a final revision date of September 2, 2021, attached hereto and incorporated herein as Exhibit “C”.
3. The site shall be developed in substantial compliance with the Final Landscape Plan (Sheet L.2) prepared by CAGE Civil Engineering, dated May 21, 2021 with a final revision date of September 2, 2021, attached hereto and incorporated herein as Exhibit “C”.
4. The site shall be developed in substantial compliance with the Building Elevations (Sheets A201, A202, and A203) prepared Christopher Enright Architects, dated May 28, 2021 with a final revision date of September 2, 2021, attached hereto and incorporated herein as Exhibit “C”.

5. The site shall be developed in substantial compliance with the Photometric Plan (Sheet EXT 1) prepared by CAGE Civil Engineering, dated May 21, 2021 with a final revision date of September 2, 2021, attached hereto and incorporated herein as Exhibit "C".
6. Prior to the issuance of a building permit for the construction of the 10,000 square foot building, the Final Plat of Subdivision shall be recorded with the DuPage County Recorder of Deeds.

Section 2. That all ordinances and resolutions, or parts thereof, shall, to the extent not expressly modified by the terms and conditions of this Ordinance, remain in full force and effect as therein provided.

Section 3. That this Ordinance shall be in full force and effect ten (10) days from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED this \_\_\_\_ day of \_\_\_\_\_, 2021.

Alderman Beifuss	_____	Alderman Chassee	_____
Alderman Sheehan	_____	Alderman Brown	_____
Alderman Hallett	_____	Alderman Dettman	_____
Alderman Birch-Ferguson	_____	Alderman Dimas	_____
Alderman Swiatek	_____	Alderman Garling	_____
Alderman Stout	_____	Alderman Short	_____
Alderman Jakabcsin	_____	Alderman Morano	_____

APPROVED as to form: \_\_\_\_\_  
City Attorney

APPROVED THIS \_\_\_\_ day of \_\_\_\_\_, 2021.

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

ATTEST:

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

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

## **EXHIBIT “A”**

### **LEGAL DESCRIPTION**

Lot 2 in St. Andrews Square Resubdivision Phase 2D, A Subdivision in Section 28 and 33, Township 40 North, Range 9 East of the Third Principal Meridian, According to the Plat thereof recorded July 1, 2004 as document R2004-178709, in DuPage County, Illinois.

PIN 01-28-304-004

## EXHIBIT “B”

### RECOMMENDATION NO. 2021-RC-0012

TO: The Honorable Mayor and City Council

SUBJECT: PC 21-11  
Special Use Permit and Final PUD for a Motor Vehicle Care Center  
Belle Tire  
440 W. North Avenue

DATE: October 5, 2021

DECISION: With a vote of four (4) “yes” and zero (0) “no”, the motion to recommend approval of the Special Use Permit and Final PUD for a Motor Vehicle Care Center was unanimously approved.

#### RECOMMENDATION

After review of the requested special use for a car wash for the SUBJECT REALTY, the Plan Commission/Zoning Board of Appeals (PC/ZBA) recommended approval based on the following findings of fact.

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

The proposed use of a *Motor Vehicle Care Center* is appropriate at the subject property which is located along the North Avenue commercial corridor. This type of use is consistent with the intent of the B-3 Regional Shopping District and is compatible to the other commercial uses at this location.

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

The proposed site layout is designed to prevent adverse affects on public health safety and welfare. The proposed access on the site will utilize existing access drives within the shopping center and no direct access is proposed on North Avenue. All repair work and activity for the operation will occur within the building and the overhead doors for the vehicle bays will not face North Avenue.

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

The property is being developed in a consistent manner with the existing uses along North Avenue in the St. Andrew’s Square shopping center. The site layout, including the proposed landscaping, will enhance the appearance of this segment of the North Avenue commercial corridor.



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

The proposed use of the subject property for a *Motor Vehicle Care Center* is listed as a special use, per Section 10.4-5(C) of the Zoning Code

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

Per Section 15.3 of the Zoning Ordinance: “...if the final plan and plat are, in the opinion of the Plan Commission, deemed to be sufficient in compliance with all applicable City ordinances and in substantial conformity with the approved preliminary plan and plat, they shall be approved by the Plan Commission and recommended to the City Council”. The proposed final plan shows in detail the use of the subject property, landscaping and building elevations. Said use of the property is in compliance with all applicable City ordinances.

Respectfully submitted,

Barbara Laimins  
Chairperson

**VOTE:**

<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Laimins			Hale
Henkin			Billingsley
Kasprak			
Banasiak			
Devitt			

## **EXHIBIT “C”**

(Insert Final PUD Plan, Site Layout Plan, Final Landscape Plan, Building Elevations, and Photometric Plan here)

## Exhibit "C"

### LEGEND

- [illegible]

FINAL P.U.D. SITE PLAN  
OF

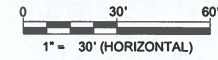
## BELLE TIRE SUBDIVISION

OF LOT 2 IN ST. ANDREWS SQUARE RESUBDIVISION PHASE 2D, A SUBDIVISION IN SECTIONS 25 AND 31, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAN THEREOF RECORDED JULY 1, 2004 AS DOCUMENT R2004-178709, IN DUPAGE COUNTY, ILLINOIS

THIS IS NOT A PLAT OF SUBDIVISION, REFER TO THE FINAL PLAT OF SUBDIVISION, WHICH IS A SEPARATE DOCUMENT FOR BOUNDARY INFORMATION, LOT DIMENSIONS, LEGAL DESCRIPTION AND AREA'S



## BASIS OF BEARINGS

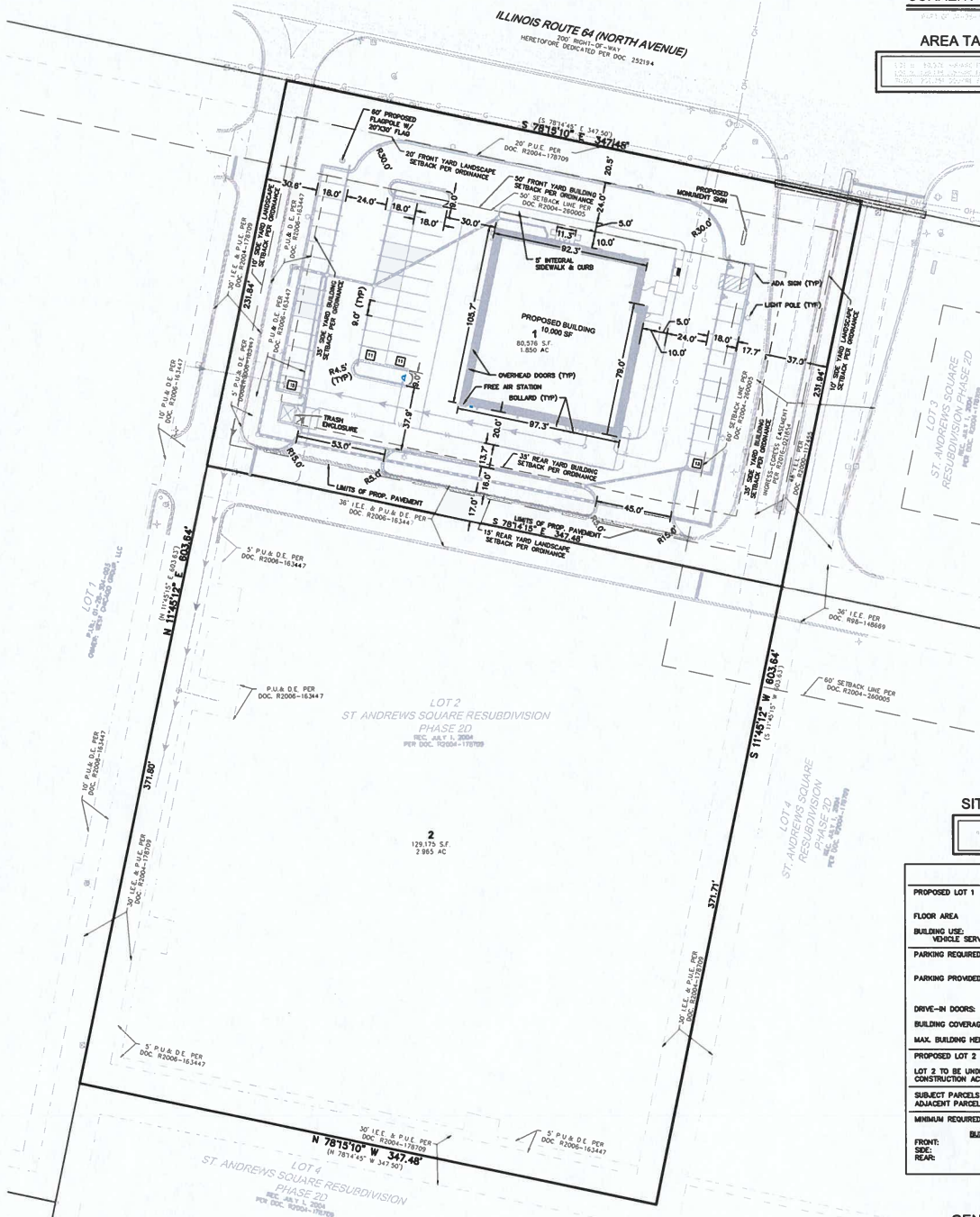


CURRENT P.I.N.:

51.73 Q\* 20-29-1-1-224

## AREA TABLE

DOI: 10.1002/9781118466366.ch10



## SITE ADDRESS

© 1997 by John Wiley & Sons, Inc.

## SITE DATA

PROPOSED LOT 1	280,576 S.F. (1.85 AC.)
FLOOR AREA	10,000 S.F.
BUILDING USE: VEHICLE SERVICE FACILITY	10,000 S.F.
PARKING REQUIRED:	40 SPACES (4,000 S.F.)
PARKING PROVIDED:	48 STANDARD 2 ADA 56 TOTAL
DRIVE-IN DOORS:	10
BUILDING COVERAGE:	12%
MAX. BUILDING HEIGHT:	75 FT.
PROPOSED LOT 2	215,175 S.F. (2.67 AC.)
LOT 2 TO BE UNDISTURBED FOR THE DURATION OF CONSTRUCTION ACTIVITY	
SUBJECT PARCELS ZONING:	B-3 (PUD)
ADJACENT PARCELS ZONING:	B-3 (PUD)
MINIMUM REQUIRED BUILDING & LANDSCAPE SETBACKS	
	<b>BUILDING</b> <b>LANDSCAPE</b>
FRONT:	50 FT.                      20 FT.
SIDE:	35 FT.                      10 FT.
REAR:	35 FT.                      15 FT.

### GENERAL NOTES

1. CITTIZENSHIP AND NATURALIZATION AND DEPENDENT  
RELATIONS SERVICE. DEPARTMENT OF JUSTICE  
WASHINGTON, D. C. 20535. MR. JAMES M. HARRIS,  
ATTORNEY AT LAW, 2010 14TH STREET, N.W.,  
WASHINGTON, D. C. 20005. RE: CHAS. HARRIS  
AND LITTON CO.

2. RE: HARRIS LITTON CO. VS. AFRICA PAPER  
CO., INC. (1:83-CV-00001)

BELLE TIRE SUBDIVISION  
WEST CHICAGO, ILLINOIS  
FINAL P.U.D. SITE PLAN

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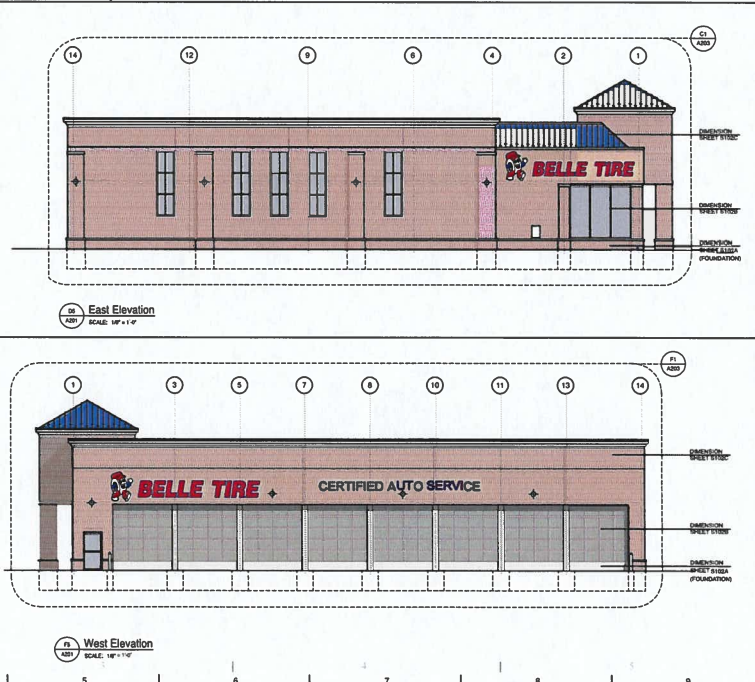


3110 WOODCREEK DRIVE  
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WWW.CAGECIVIL.COM









  
 Christopher Enright Architects  
 628 E. Parent Avenue  
 Suite 100  
 Plymouth, Michigan 48177  
 TEL: 248.446.6465  
 CEL: 248.356.8050  
 c.enright@enrightarchitects.com

**Belle Tire**  
440 W. North Avenue  
West Chicago, IL 60185

City Submitted: MAY 28, 2021

City Submitted: SEPTEMBER 02, 2021

MARK DATE DESCRIPTION

---

PROJECT NO: 21-170

MODEL FILE: 2nd Design Cells Drawings, Title 1.dwg

COPYRIGHT: © Copyright 2021 Christopher Brought Architects

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SHEET TITLE

Building Elevations

A201









115 N. WOODSTOCK ROAD  
P.O. BOX 1000  
CHICAGO, IL 60615  
WWW.CAGEENGINEERING.COM

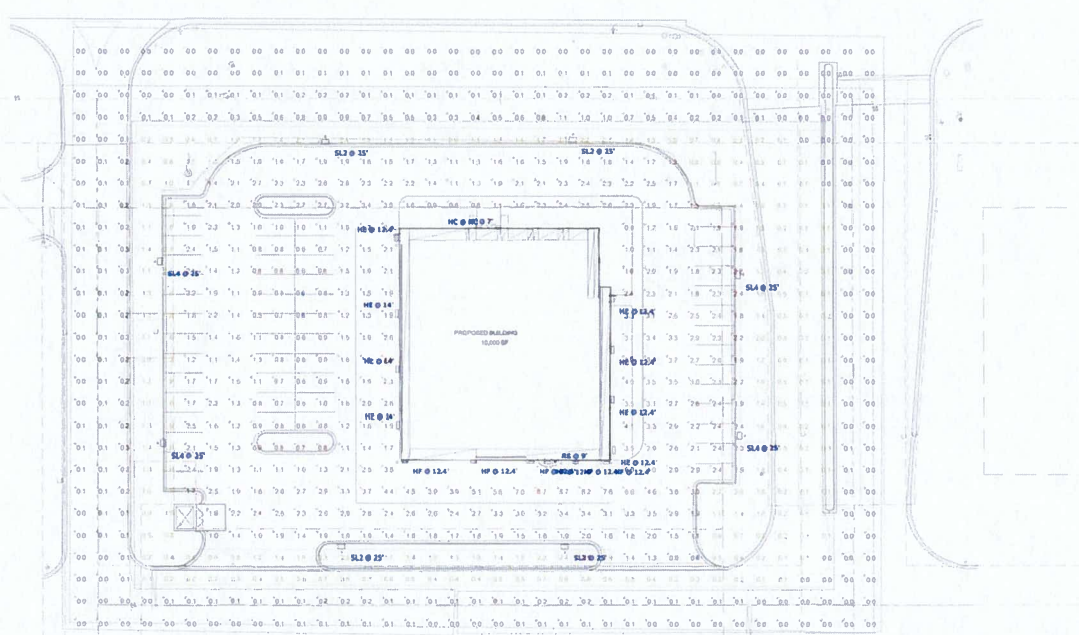


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BELLE TIRE WEST CHICAGO  
440 W. NORTH AVENUE  
WEST CHICAGO, IL

2/2008  
SHEET 1 OF 1  
SITE LIGHTING PLAN

EXT. 1



Symbol	Feature	Spot Height	Footcandle	Notes
SL4	Spot	4' 0"	4.0	Spot 4' 0" x 4' 0" x 4' 0"
SL2	Spot	2' 0"	2.0	Spot 2' 0" x 2' 0" x 2' 0"
HE	Horizontal	0' 0"	0.0	Horizontal 0' 0" x 0' 0" x 0' 0"
HP	Horizontal	0' 0"	0.0	Horizontal 0' 0" x 0' 0" x 0' 0"
HC	Horizontal	0' 0"	0.0	Horizontal 0' 0" x 0' 0" x 0' 0"
RE	Reference	0' 0"	0.0	Reference 0' 0" x 0' 0" x 0' 0"

Statistics					
Description	Symbol	Avg	Max	Min	Avg/Min
General Parking	⊗	2.1 fc	8.7 fc	0.6 fc	3.5:1
Perimeter	⊕	0.8 fc	2.5 fc	0.0 fc	N/A
Property Line Area	⊗	0.1 fc	1.1 fc	0.0 fc	N/A



1" = 20' HORIZONTAL

## CITY OF WEST CHICAGO

### DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Pritzker Realty Group Concept Plan  
SEC Roosevelt/Fabyan  
Warehouse/Distribution Center

**AGENDA ITEM NUMBER:** 5.A.**FILE NUMBER:** \_\_\_\_\_**COMMITTEE AGENDA DATE:** Oct. 11, 2021**COUNCIL AGENDA DATE:** \_\_\_\_\_**STAFF REVIEW:** Tom Dabareiner, AICP**SIGNATURE** **APPROVED BY CITY ADMINISTRATOR:** Michael Guttman**SIGNATURE** \_\_\_\_\_**ITEM SUMMARY:**

A few years ago, the City Council considered rezoning a portion of the southeast corner of Roosevelt at Fabyan for a Home Depot Warehouse/Distribution facility. A majority gave a nod in favor of a limited rezoning of the portion of land adjacent to the rail line. This year, a speculative version of a similar type use is being proposed by the Pritzker Realty Group (PRG) in the same location, but including land extending to Roosevelt Road. A copy of the conceptual site plan is attached.

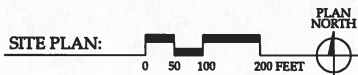
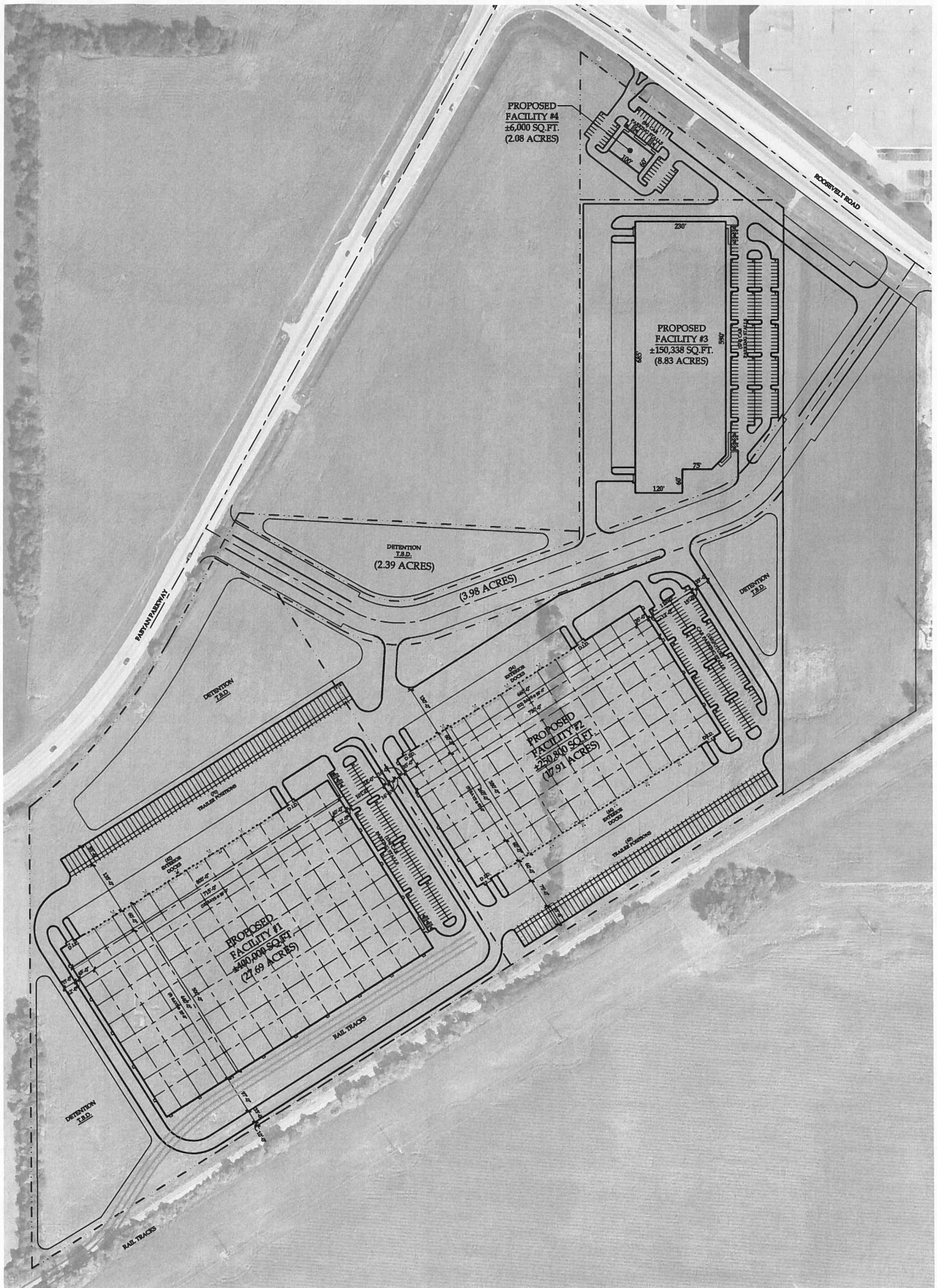
The area is zoned Office, Research, and Industrial (ORI), but a distribution center is not a permitted use in the ORI District. A rezoning to Manufacturing (M) would be required to allow the use, which is in a unique position to take advantage of the rail line along the southeast edge of the property. Staff continues to hear that a rezoning to M is likely needed to make this property work.

Representatives of PRG will present their concept to the Development Committee, discuss the marketplace for the foreseeable future, and seek any advice Committee members wish to give.

**ACTION PROPOSED:**

Discussion and Consideration. This item will not go to City Council as it is preliminary in nature and for discussion.

**COMMITTEE RECOMMENDATION:**



# PROPOSED FACILITIES

FABYAN PARKWAY, WEST CHICAGO, ILLINOIS

SEPTEMBER 03, 2021 #21251

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## CITY OF WEST CHICAGO

### DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Final Development Plan  
537 Discovery Drive  
Midwest Industrial Funds

Resolution No. 21-R-0092

AGENDA ITEM NUMBER: 5.B.

FILE NUMBER: \_\_\_\_\_

COMMITTEE AGENDA DATE: Oct. 11, 2021

COUNCIL AGENDA DATE: \_\_\_\_\_

STAFF REVIEW: Tom Dabareiner, AICP

SIGNATURE



APPROVED BY CITY ADMINISTRATOR: Michael Guttman

SIGNATURE

\_\_\_\_\_

**ITEM SUMMARY:**

Midwest Industrial Funds requests Final Development Plan approval to allow construction of a speculative industrial building, along with related site improvements, at 537 Discovery Drive in the DuPage Business Center. This is the third building in the DuPage Business Center proposed by Midwest Industrial Funds, with the construction the buildings at 2525 Enterprise Circle and 2555 Enterprise Circle having been completed.

The new building is 400,089 square feet and is designed to host up to four tenants. The building will be cross-docked with truck docks facing Roosevelt Road to the north as well as Discovery Drive to the south. Berming will be installed along Roosevelt Road as well as extensive landscaping along both Roosevelt Road and along Discovery Drive to screen these docks from adjacent public view.

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 approved the Final Development Plan at its June 28, 2021 meeting.

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 537 Discovery Drive.

**COMMITTEE RECOMMENDATION:****ATTACHMENTS:**

Draft Resolution  
Plans and Elevations



## RESOLUTION NO. 21-R-0092

### A RESOLUTION APPROVING THE FINAL DEVELOPMENT PLAN FOR MIDWEST INDUSTRIAL FUNDS, 537 DISCOVERY DRIVE 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 Midwest Industrial Funds development by Resolution 2021-2471 on September 15, 2021; and,

WHEREAS, the City Council of the City of West Chicago has determined that the proposed Final Development Plan for the Midwest Industrial Funds 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:

Section 1. That the Final Development Plan for the Midwest Industrial Funds development is hereby approved in accordance with the following plans, attached hereto as Exhibit "A":

1. The Site Plan, consisting of one (1) sheet (Sheet OVSP), prepared by Spaceco, Inc. dated July 2, 2021 with a last revision date of September 2, 2021.
2. The Landscape Plans, consisting of four (4) sheets (Sheets L-1, L2, L-3, and L-4), prepared by Ives/Ryan Group, Inc. dated July 20, 2021 with a last revision date of September 29, 2021.
3. The Building Elevations, consisting of one (1) sheet (Sheet A2.0), prepared by Harris Architects, Inc. dated June 29, 2021 with a last revisions date of September 3, 2021.

Section 2. That all resolutions, or parts thereof, in conflict with the provisions of this Resolution are, to the extent of such conflict, expressly repealed.

Section 3. 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 \_\_\_\_\_ 2021.

AYES: \_\_\_\_\_

NAYES: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

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

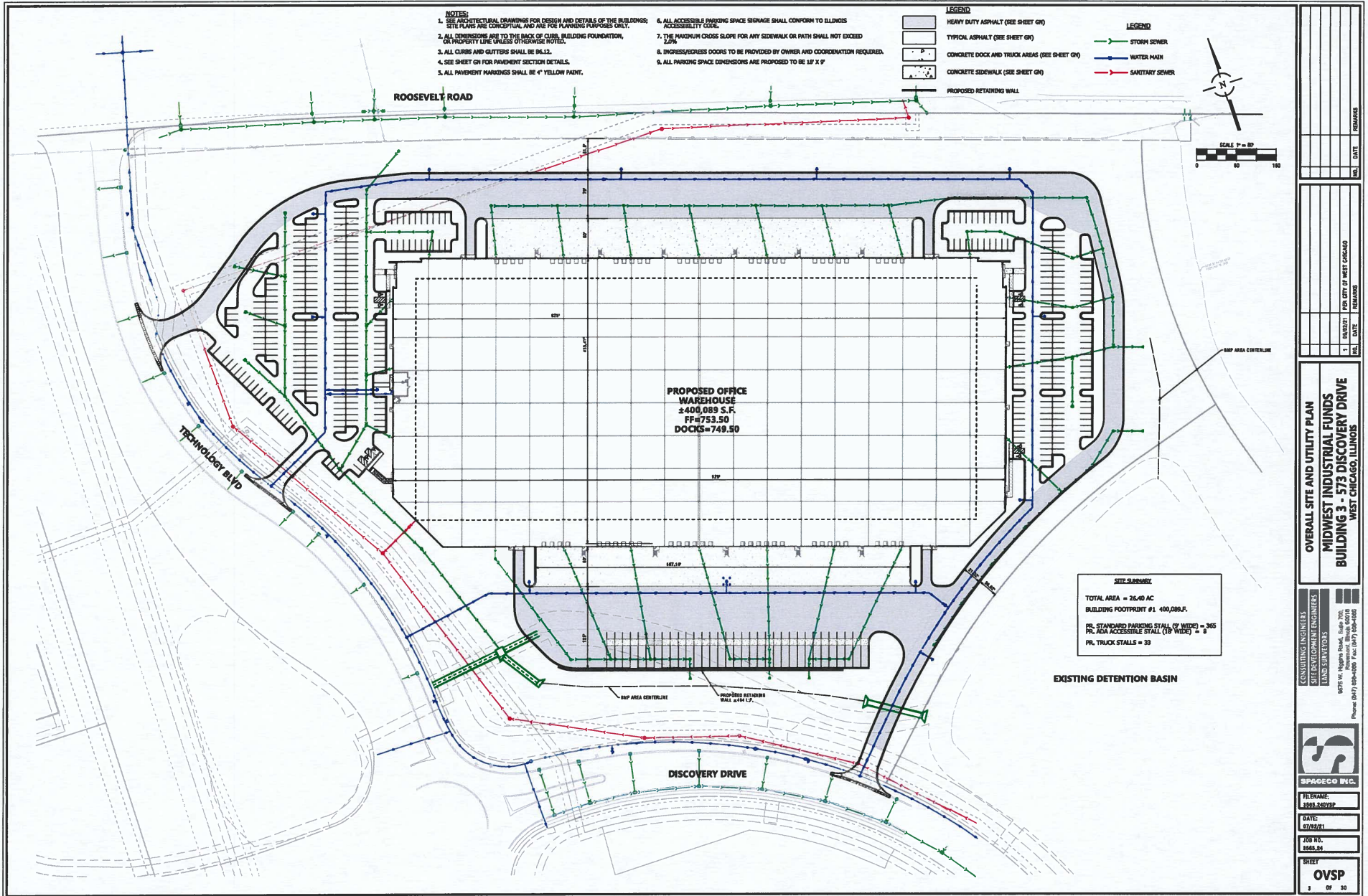
ATTEST:

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

## Exhibit “A”

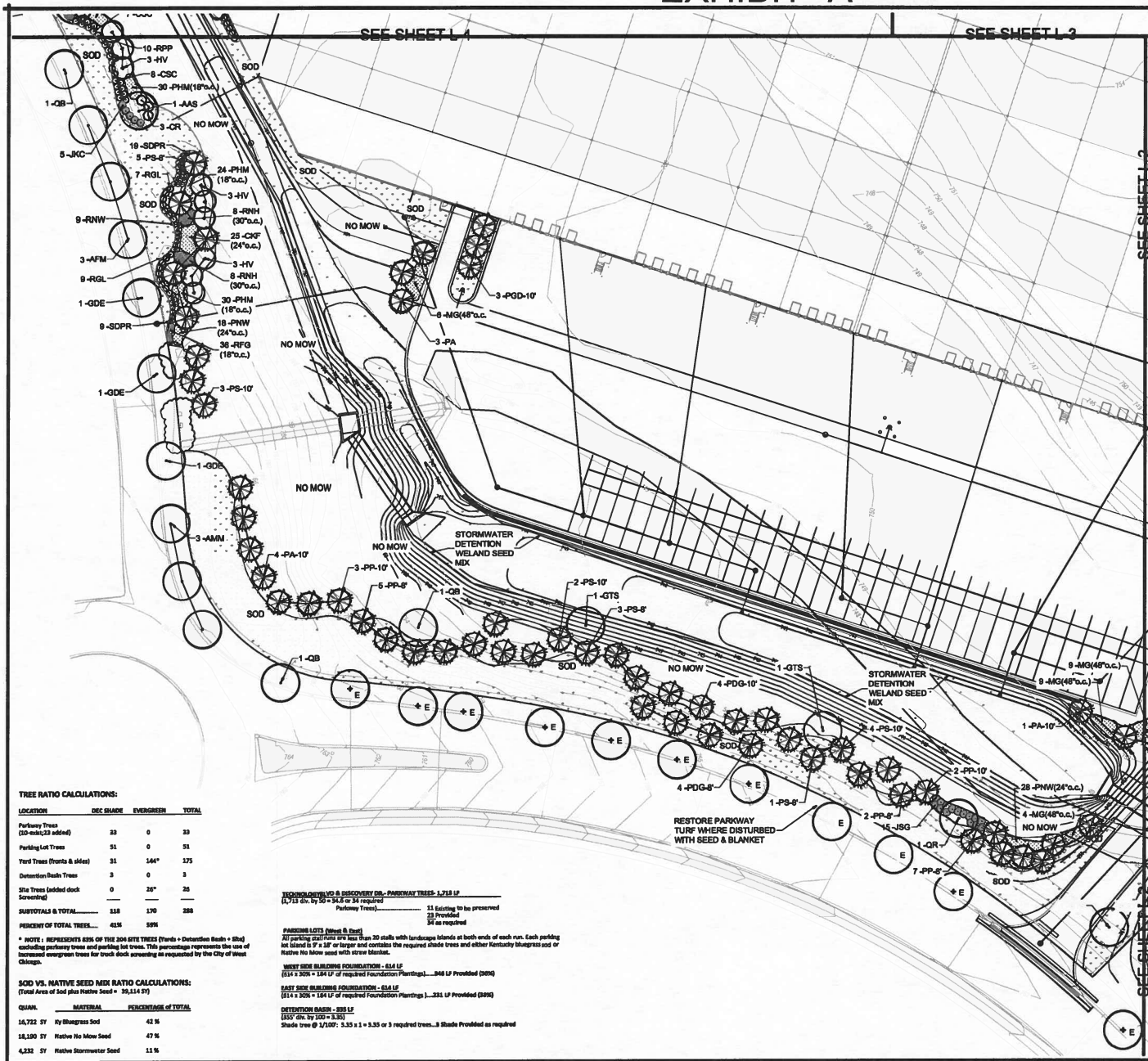
(insert Site Plan, Landscape Plans, and Building Elevation Plan here)

## EXHIBIT "A"





## EXHIBIT "A"



PLANT LIST				
SCT	QTY	POTENTIAL NAME	COMMON NAME	SIZE / FIPS
<b>DECIDUOUS SHADE TREES</b>				
AFM	20	Acer 'Nimbus'	Nimbus Freeman Maple	3'0" D"
AMF	14	Acer m. 'Norton'	Norton Blue Maple	3'0" D"
AMF	4	Acer glabrum 'Nimbus Splendor'	Nimbus Splendor Buckeye	3'0" D"
BN	3	Betula nigra	Norway Birch	3'0" D"
GB	3	Castalia speciosa v	Northern California	3'0" D"
CD	1	Cedrus occidentalis	Harvest Cedar	3'0" D"
QTS	18	Quercus laevis 'Stylian'	Savanna Honeylocust	3'0" D"
GOE	8	Quercus laevis 'Elkscross'	Elkcross Savanna Cuckoo	3'0" D"
QF	9	Quercus laevis	Savanna White Oak	3'0" D"
QR	3	Quercus rubra	Red Oak	3'0" D"
UF	8	Ulmus 'Frontier'	Frontier Elm	3'0" D"

<u>MOSSES IN TREES</u>				
PA	5	Pleuroziales	Norway Spruce	13.60
PA	37	Pleuroziales	Norway Spruce	8.60
PD2	13	Pleuroziales	Black Hills Spruce	12.20
PD2	24	Pleuroziales	Black Hills Spruce	7.20
PP	11	Pleuroziales	Colorado Green Spruce	10.60
PP	36	Pleuroziales	Colorado Green Spruce	8.60
PS	9	Pleuroziales	Eastern White Pine	12.60
PS	41	Pleuroziales	Eastern White Pine	6.60

DECIDUOUS ORNAMENTAL TREES				
CA	4	Cornus alternifolia	Pagoda Dogwood	8' dbh.
NU	3	Magnolia x 'Zebra'	Zebra Magnolia	8' dbh.

DÉFICIT EN VITAMINES ET MINÉRAUX				
CR	26	Citrus aurantium	Gray Dogwood	88
DA	30	Quercus / "SERRAVALLEI"	Rose Anemone	89
HW	8	Hamelia venusta	Orchid Wasp Heart	30965
WV	17	Hamelia virginiana	Witch Haze	87364
DA	8	"Nectar"	Prickly Pear Flame	32725
DEK	12	Rosa "Matisse"	Eyrie Elegue w/ Katana's Rose	80
RPP	4	Rosa / "Pamela Powert"	Purple Pamela Rose	80
ADPR	4	"SILVER" SILVERBEEF	Douglas Eye Rose Spruce	83
DAK	1	"Angela Rose"	Angela Rose	21250
V	3	Viburnum "Cayuga"	Kanawakee Viburnum	24795
VU	2	Viburnum "Judd"	Udd Viburnum	24795

EVERGREEN SHELS			
J50	27	Jun perus a. "Sea Green"	Sea Green Jumper 36" 60

<u>PERMANENT GRASS</u>				
CKF	65	<i>Calamagrostis</i> s. <i>Yari</i> Forster	Feather Reed Grass	#1
MD	4	<i>Deschampsia graminea</i>	Giant Chinese Silver Grass	#6
PHM	165	<i>Panicum</i> s. <i>Healy</i> List	Heavy List Switch Grass	#1
PNW	170	<i>Panicum</i> s. <i>Northward</i>	Northward Switch Grass	#1
SH	7	<i>Spontaneous heterolepis</i>	Prickly Dropseed	#1

PERSONALS				
ASB	36	Altum's "Summer Beauty"	Summer Beauty On On	#1
EGS	104	Echmises "Cheyenne Spirit"	Cheyenne Spirit Conflowed	#1
EPH	103	Echmises "GBI Come 2"	Pass Measurers Conflowed	#1
ERS	36	Echmises "Rally Star"	Rally Star Conflowed	#1
HRW	118	Hermeculae "Summer Wine"	Summer Wine Upset	#1
HRK	118	Hermeculae "Happy Returns"	Happy Returns Doyly	#1
HRP	124	Hermeculae "Pasta Delight"	Pasta Delight	#1
RJL	104	Ruechies "Daisies Run"	Daisy-eyed Sun On	#1
RNH	11	Ruechies "Hotchkiss"	Autumn Sun Conflowed	#1

RGL	41	Rhus o 'Gro-Low'	Gro-Low Sumac	#5
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**MATERIAL & LABOR LIST:**

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## REVISIONS


I - City Review Comments:      03-05-01  
S - City Review Comments:      08-03-01

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LANDSCAPE  
PLAN

PROJECT NO.: JOB NO.:  
L1421 9302

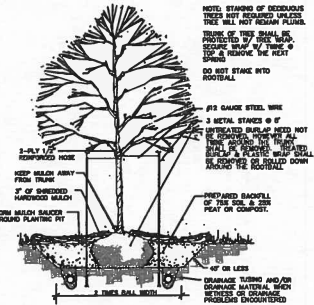
DATE: 07-20-21  
SCALE: 1"=30'  
PLANNER: JR  
DRAWN BY: \_\_\_\_\_  
CHECKED: \_\_\_\_\_

**SHEET**  
**L-1**

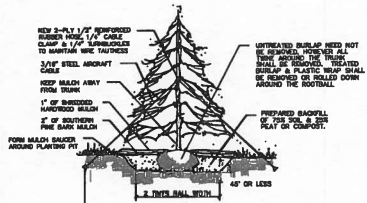


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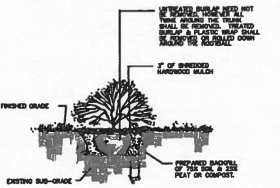
# EXHIBIT "A"



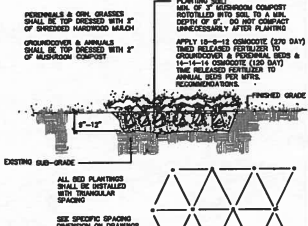
### DECIDUOUS TREE



EVERGREEN TREE

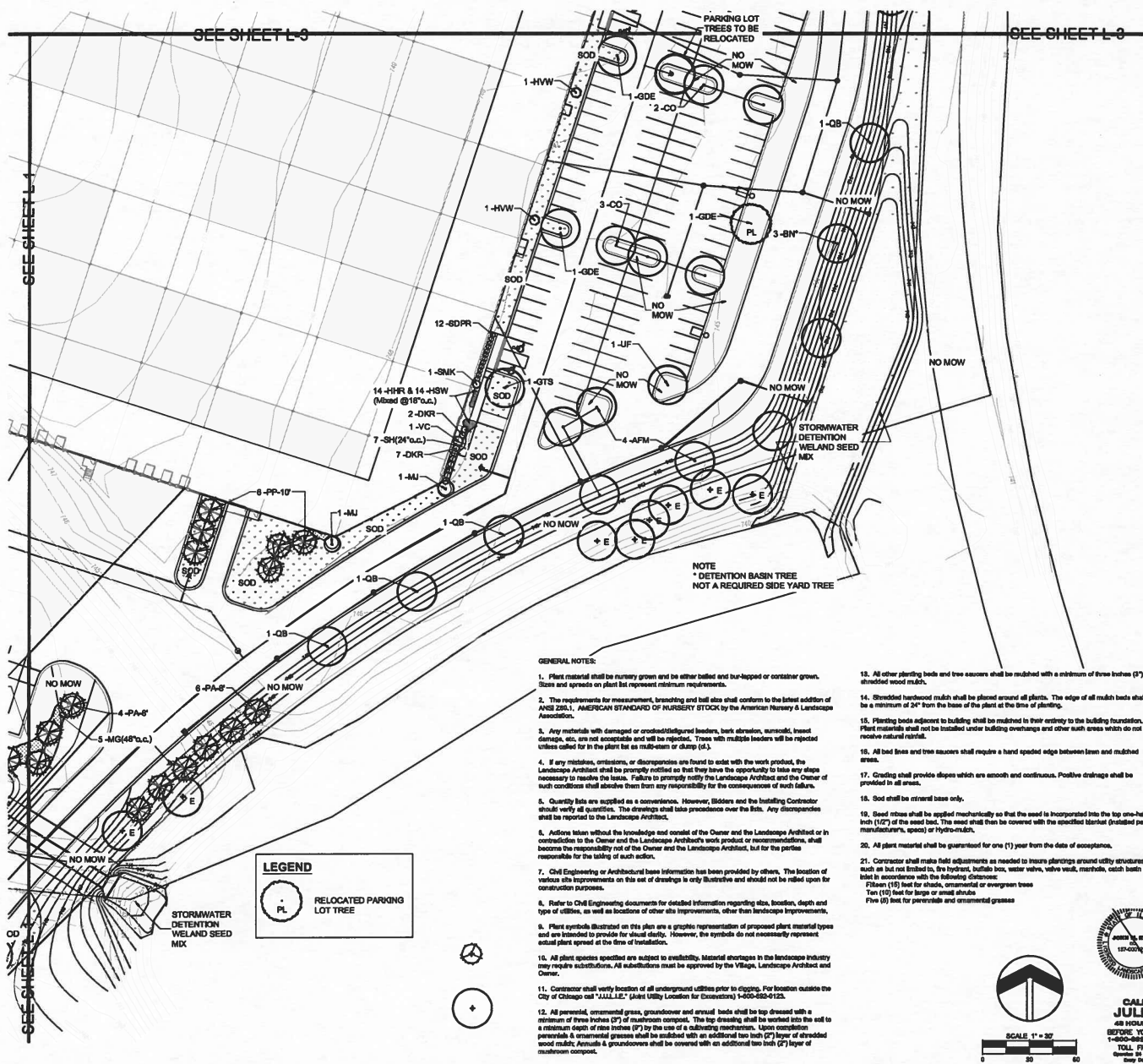


SHRUBS



### BED PLANTING DETAIL

(PERENNIALS, ORNAMENTAL GRASSES  
VINES, GROUND COVER & ANNUALS)



GENERAL NOTES

- Plant material shall be nursery grown and be either balled and top-lipped or container grown. Sizes and spreads on plant label represent minimum requirements.
- The requirements for maintenance, pruning and other care shall conform to the latest edition of **ANSI Z603.1-2008 STANDARD OF HORTICULTURAL STOCK** by the American Nursery & Landscape Association.
  - Any materials with damage or arched/drooping leaders, trunk abnormalities, unsound, dead damage, etc. are not acceptable and will be rejected. Trunk abnormalities will be rejected either before or by the plant lot be delivered or during the trial.
  - If any mistakes, omissions, or discrepancies are found to exist with the work product, the Landscape Architect shall be promptly notified so that they have the opportunity to take any steps needed to resolve the issue. It is the intent to promptly resolve the Landscape Architect's claims of such conditions that arise from their any responsibility for the consequences of such failures.
  - Quantity lists are supplied as a convenience. However, bidders and the installing Contractor should verify all quantities. The drawings shall take precedence over the lists. Any discrepancies shall be reported to the Landscape Architect.
  - Actions taken without the knowledge and consent of the Owner and the Landscape Architect or in contradiction to the Owner and the Landscape Architect's work product or recommendations, shall be the responsibility of the Contractor and the Landscape Architect, but for the parties responsible for the taking of such action.
  - Civil Engineering or Architectural base information has been provided by others. The location of various site improvements on this set of drawings is only illustrative and should not be relied upon for construction.
  - Refer to Civil Engineering documents for detailed information regarding site, landscape, depth and type of utilities, as well as locations of other site improvements, other than landscape improvements.
  - Plant specimens illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide for visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation.
  - All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Village, Landscape Architect and Owner.
  - Contractor shall verify location of all underground utilities prior to digging. The location outside the City of Chicago can be found at: [www.1-800-4-A-TOOL.com](http://www.1-800-4-A-TOOL.com)
  - All perennial, ornamental grass, groundcover and annual beds will be top dressed with a minimum of three inches (3") of maintenance compost. The top dressing shall be worked into the soil to a minimum depth of three inches (3") by the use of a cultivating machine. Loose composted perennials & ornamental grasses shall be subsoiled with an additional two inch (2") layer of shredded soil mix. Annuals & groundcovers shall be covered with an additional two inch (2") layer of composted ground.
  - All planting beds and trees shall be planted at a minimum of three inches (3") of above ground.
  - All other planting beds and trees shall be mulched with a minimum of three inches (3") of above ground.
  - Shredded hardwood mulch shall be placed around all plants. The edge of all mulch beds shall be a minimum of 24" from the base of the plant at the time of planting.
  - Planting beds located adjacent to building shall be enclosed in their entirety by the building foundation. Plant materials shall not be installed under building overhangs and other such areas which do not receive natural sunlight.
  - All bed lines and tree locations shall require a hard spacing edge between beds and mulched areas.
  - Graveling shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.
  - Soil shall be natural base only.
  - Seed mixes shall be applied mechanically so that the seed is incorporated into the top one-half inch (1/2") of the seed bed. The seed shall then be covered with the specified stratum (stratum per manufacturer, species of vegetation).
  - All plant material shall be guaranteed for one (1) year from the date of acceptance.
  - Contractor shall make field adjustments as needed to insure plantings around utility structures, such as but not limited to, hydro, hydronic, fuel gas, steam, water, valve, water, marshes, catch basin or inlet in accordance with the following dimensions:  
 (1) Plant (10') foot for shade, ornamental or evergreen trees  
 (2) Plant (10') foot for large or small shrubs  
 (3) Plant (5') foot for perennials and ornamental grasses
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**SCALE 1" = 30'**

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**2 - City Review Comments**      **08-29-21**

**1 - City Review Comments**      **08-29-21**

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## LANDSCAPE PLAN

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L1421 9302

DATE: 07-20-21  
SCALE: 1"=30'  
PLANNER: JR  
DRAWN BY: \_\_\_\_\_  
CHECKED: \_\_\_\_\_

**SHEET**  
**L-2**

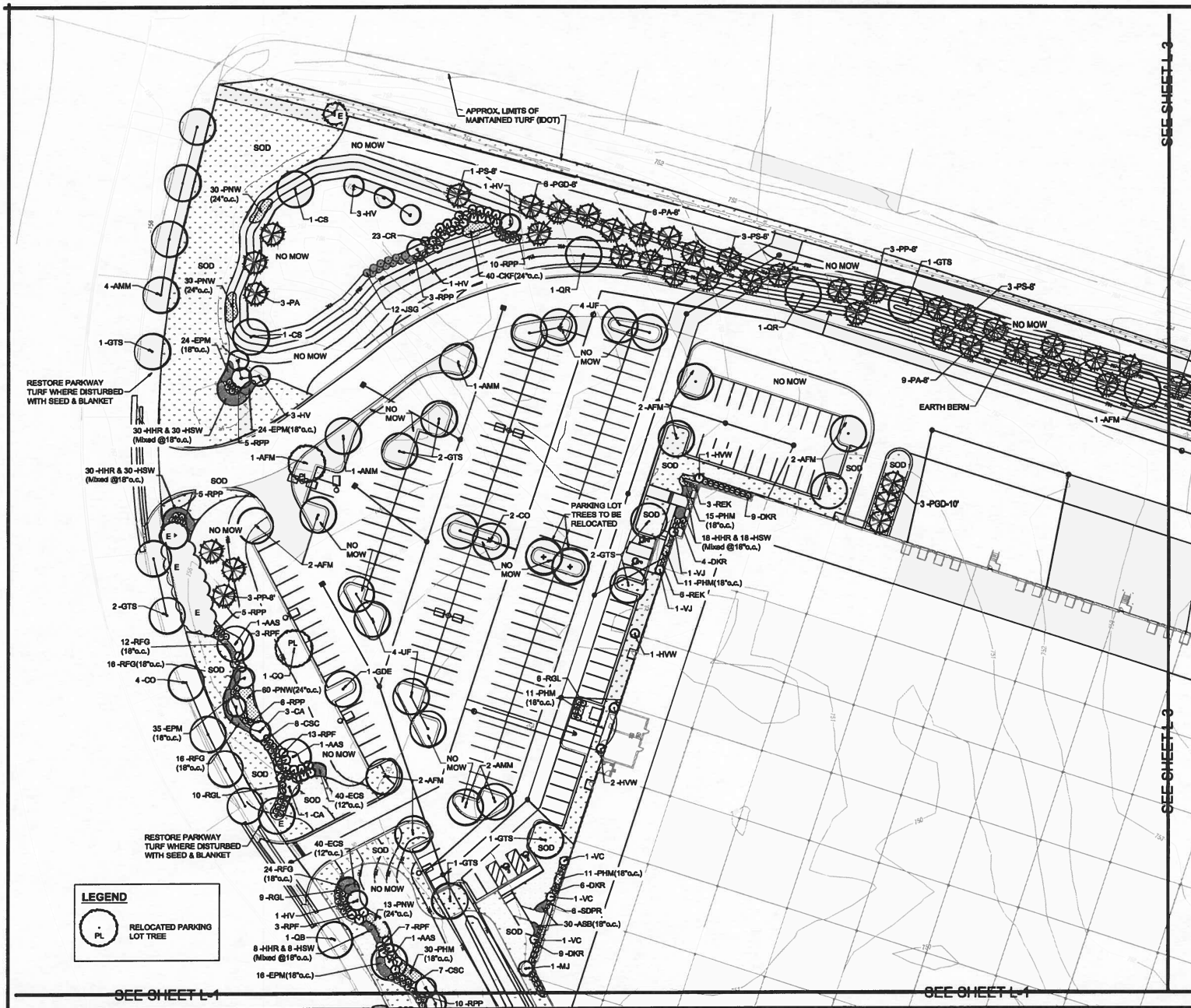


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## REVISIONS

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LANDSCAPE  
PLAN


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DATE: 07-20-21  
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**SHEET**  
**L-4**



SCALE 1" = 30'



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**A2.0**  
3 OF 33 SHEETS

## CITY OF WEST CHICAGO

### DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Gravel Parking/Driveway Prohibition

AGENDA ITEM NUMBER: 5.C.

FILE NUMBER: \_\_\_\_\_

COMMITTEE AGENDA DATE: Oct. 11, 2021

COUNCIL AGENDA DATE: \_\_\_\_\_

STAFF REVIEW: Tom Dabareiner, AICP

SIGNATURE 

APPROVED BY CITY ADMINISTRATOR: Michael Guttman SIGNATURE \_\_\_\_\_

**ITEM SUMMARY:**

The Municipal Code requires that all parking lots and driveways be hard-surfaced and no longer consist of just gravel. In fact, the Code set a deadline of July 1, 2004 for the conversion of all gravel parking area and driveways to an acceptable hard surface. A copy of the Code section, written in 1989, follows:

*Section 13.1-13 (A) (9) – Off-Street Parking and Loading – Location of Parking – Residential Districts (9) Any and all driveways and residential parking areas lawfully existing on the effective date of the parking ordinance amendment, which would not be permitted under the terms of the new ordinance, may lawfully continue and remain nonconforming after the adoption of the parking ordinance amendment until July 1, 2004. All driveways or parking areas so affected shall be removed or converted to be in compliance with the parking ordinance within the amortization period. Any driveways or parking areas that are not in compliance with the parking ordinance within the amortization period are subject to enforcement under the zoning code, including fines and costs set forth therein.*

Subsequent to the 2004 deadline, code enforcement action began. As you can imagine, many property owners were upset with the requirement. Eventually, enforcement was halted unilaterally by the Community Development Director as inspectors and the Department wearied of the complaints.

Recently, the City received a complaint from a resident who had complied about the many examples that exist of properties not in compliance. A survey by inspectors found 151 properties with gravel driveways and/or parking areas. Since the ordinance deadline passed, some of the homes have changed ownership and our inspections did not call out the gravel surfaces as a code violation.

**ACTION PROPOSED:**

Discussion on whether to extend another amortization period (not uncommon), or ignore the gravel prohibition and rewrite the ordinance to grandfather existing properties. Staff is open to other solutions, as well.

**COMMITTEE RECOMMENDATION:**