

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

## Plan Commission/Zoning Board of Appeals Tuesday, February 7, 2023 – 7:00 p.m.

West Chicago City Hall – Council Chambers  
475 Main Street  
West Chicago, IL 60185

### A G E N D A

1. **Call to Order, Roll Call and Determination of a Quorum**
2. **Pledge of Allegiance**
3. **Chairperson's Comments**
4. **Public Comment**
5. **Approval of the Draft November 1, 2022 Meeting Minutes**
6. **Public Hearing of Case PC 22-12 – Wheaton Academy – 900 N Prince Crossing Rd – Request to approve a fifth amendment to the Final Planned Unit Development**

Wheaton Academy is requesting approval of a fifth amendment to their existing Final Planned Unit Development. The proposed amendment is for the demolition of the existing Academy Hall, the construction of a two-story, 20,500 square foot addition to the existing Academic Building, and other phased improvements.
7. **Review of Case PC 22-12 – Wheaton Academy – 900 N Prince Crossing Rd – Request to approve a fifth amendment to the Final Planned Unit Development**
8. **Public Hearing of Case PC 23-01 – The Crusher – 629-651 W Washington St – Request to approve an amendment to the Special Use Permit**

The Crusher is requesting approval of an amendment to their existing Special Use Permit for the operation of a Salvage and Recycling Facility. The proposed amendment will amend the previously approved Phasing Plan for the development of the site.
9. **Review of Case PC 23-01 – The Crusher – 629-651 W Washington St – Request to approve an amendment to the Special Use Permit**
10. **Review of Case PC 23-02 – Approval of the 2023 Zoning Map**
11. **Petition Updates/Staff Report**
12. **Adjournment**

cc: Plan Commission Members  
Mayor  
City Council  
M. Guttman  
T. Dabareiner

School Districts #25, #33, #94, #303, #46  
West Chicago Fire Protection District  
West Chicago Park District  
West Chicago Public Library District  
DuPage County Building & Zoning

475 Main Street  
West Chicago, Illinois  
60185

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M. Patel  
Warrenville Plan Commission  
J. Sterrett  
News Media

Ruben Pineda  
MAYOR  
Nancy M. Smith  
CITY CLERK

Michael L. Guttman  
CITY ADMINISTRATOR

**Draft**  
**PLAN COMMISSION/ZONING BOARD OF APPEALS**  
**November 1, 2022 7:00 P.M.**

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

Chairperson Laimins called the meeting to order at 7:00 p.m. Roll call found Chairperson Laimins and Commissioners Banasiak, Billingsley, Hale, Henkin, and Slattery present. Commissioner Kasprak was absent. With six members present, a quorum was established.

Staff in attendance was City Planner John Sterrett.

**2. Pledge of Allegiance** – Chairperson Laimins led the Commission in the Pledge of Allegiance.

**3. Chairman's Comments** – Chairperson Laimins explained the Rules of Procedure for the public hearing on the agenda.

**4. Public Comment** – None.

**5. Approval of the Draft Minutes of the October 4, 2022 Plan Commission Meeting**

Commissioner Hale made a motion, seconded by Commissioner Billingsley, to approve the October 4, 2022 Plan Commission meeting minutes. With a voice vote of four “ayes”, zero “noes”, and two abstentions, the motion carried and the draft minutes of the October 4, 2022 meeting were approved.

**6. Public Hearing of Case PC 22-07 – Preliminary Planned Unit Development and Plat and Special Use Permit**

Commissioner Banasiak made a motion, seconded by Commissioner Henkin, to reopen the public hearing for Case PC 22-07 for a Preliminary Planned Unit Development and Plat and Special Use Permit for QuikTrip Corporation at the southeast corner of Illinois Route 59 and Illinois Route 64. With a voice vote of all “ayes” and zero “noes”, the motion carried and the Plan Commission reopened the public hearing for Case PC 22-07.

Mr. Sterrett was duly sworn in. Mr. Sterrett stated that QuikTrip Corporation is petitioning the City for approval of a Preliminary Planned Unit Development, Preliminary Plat of Subdivision, and Special Use Permit to allow the development of a vacant 24.25-acre property, owned by QuikTrip Corporation. The property is located on the south side of Illinois Route 64 and on the east side of Illinois Route 59, located in the B-3 Regional Shopping District. The property is surrounded by established commercial uses on the north, west, and northwest side including the Mosaic Shopping Center to the north, St. Andrew's Shopping Center to the west, and the Franciscan Plaza Shopping Center kitty-corner. Additionally, Shell Gas Station is located immediately to the northwest at the hard corner of Illinois Route 64 and Illinois Route 59. The Waynewood residential subdivision in unincorporated DuPage County is located immediately to the east and the City owns vacant property immediately to the south, which contains a detention area that serves the Prestonfield residential development.

Mr. Sterrett stated that the proposed project consists of a phased commercial development containing four commercial lots. The petitioner is proposing three access points for the development: A full access with a traffic signal at the far south end of the property on Illinois Route



59 that will line up with Heritage Woods Drive, a right-in/right-out access on Illinois Route 59 approximately 940 feet north of the proposed full access drive, and a three-quarter access on Illinois Route 64 across from the existing middle access point of Mosaic Crossing shopping Center, near the new Kid's Empire and Planet Fitness. Both Illinois Route 59 and Illinois Route 64 are state arterial roadways and under the jurisdiction of the Illinois Department of Transportation. The location and type of these access points are dictated entirely by IDOT and have been approved by the agency as shown. The site will also contain a stormwater detention facility on the east side of the development. The facility is not designed to hold standing water. Instead, the detention area will fill with rain water during a storm and slowly be released to the property to the south, which is owned by the City, at the same rate that the subject property currently conveys stormwater onto the City-owned property. The proposed stormwater detention area has been preliminarily approved by the City's stormwater engineer and complies with the DuPage County Stormwater Ordinance. The proposed utility layout and preliminary engineering have received preliminary approval from the City's Public Works Department and stormwater engineer.

Mr. Sterrett stated that in addition to the Preliminary PUD and Plat, the petitioner is requesting approval of a special use permit on the new Lot 1 for a motor vehicle service station, also known as a gas station. The use will consist of a 8,292 square foot convenience store to be open 24/7 known as QuikTrip and will have a canopy for regular pumps along Illinois Route 64 and a canopy for diesel trucks located in the rear of the building. A truck scale is also proposed near the diesel canopy. The convenience store will be constructed in accordance with the City's design standards and the petitioner will install landscaping on Lot 1 in compliance with the City's landscape ordinance. Proposed building and freestanding signage will comply with the City's Sign Code and all exterior lighting will comply as well including having light levels drop to 0 foot-candles before light reaches the property lines and providing shielding of lights to prevent glare.

Mr. Sterrett stated that the property is designated as Corridor Commercial within the Comprehensive Plan that the City approved earlier this year. This designation as commercial for future use of the property has existed as far back as 1975. Both a commercial Planned Unit Development and a Motor Vehicle Service Station, are identified in the City's Zoning Code as Special Uses. Staff has drafted findings of fact, contained in the staff report, and posted publicly on the City's website, and recommends the Plan Commission adopt these findings with their recommendation. Mr. Sterrett stated that staff recommends that the Plan Commission pass a motion recommending to the City Council approval of the requests. Several conditions are recommended to be added to this recommendation to mitigate potential impacts from the development on surrounding properties, including:

1. That the site be developed in substantial conformance with the plans submitted for consideration
2. That the proposed shade trees immediately east of the truck parking stalls shall be replaced with eight foot tall evergreen trees. These trees shall be included on the Final Landscape Plans.
3. That the Final Landscape Plans include a greater variety of shrubs throughout the site, both along property lines and foundation landscaping.
4. That overnight truck parking be prohibited on Lot 1 and the petitioner shall install signage at the truck parking stalls indicating this prohibition.
5. That the columns for the gas pump and diesel pump canopies be wrapped in either brick or stone to match the architecture of the convenience store building.

Mr. Sterrett stated these conditions have been shared and are acceptable to the petitioner. Mr. Sterrett also stated that if during the course of the public hearing the Plan Commission determines that additional conditions may be necessary to adequately mitigate any potential impact from the proposal, the Plan Commission may recommend those as well.

Erik Eckhart, representing QuikTrip Corporation was duly sworn in. Mr. Eckhart provided a background to QuikTrip and went over in additional detail the site plan and the proposed operation of the site and proposed use.

The following members of the public were duly sworn in by the court reporter and spoke in opposition to the proposal:

Fred Turner of 29W681 Waynewood Drive raised concerns regarding gas fumes from trucks and contamination of water runoff.

Tom Butkovich of 29W651 Waynewood Drive raised concerns about fumes going to the senior centers to the west of the property, gasoline spills, and truck traffic.

Susan Corriero of 29W651 Waynewood Drive raised concerns about overnight truck parking, diesel air pollution, truck noise pollution, and the meeting notification requirements.

Dan Sonsedek of 2N610 Valewood Road raised concerns about contaminated water runoff, light pollution, and traffic.

Jeff Seick of 29W721 North Avenue raised concerns about gasoline fumes and traffic.

George Mack of 2N665 Valewood raised concerns about well water contamination from diesel gas runoff and where revenue from the proposed gas station would be going.

Neil Puccetti of 29 Valewood Drive raised concerns about water runoff and traffic.

Laurie Norris of 2N560 Valewood Drive raised concerns about the notification requirements and impact on property values.

Bob Norris of 2N560 Valewood Road raised concerns about the trucks, potential crime, and traffic.

Dan Budziak of 2N645 Valewood Road raised concerns about property values and impacts to well water.

Brad Burlage of 2N632 Valewood Road raised concerns about soil contamination and traffic.

Tim Green of 2N515 Woodcrest Drive raised concerns about well water, diesel spills, traffic, and flooding.

Catherine Edman of 0N766 Woods Avenue, Wheaton, raised concerns about traffic, the difference in elevation of the property and the homes to the east, fencing, stormwater, sales tax revenue, and funding for the proposed traffic light.

Mr. Eckhart provided information and answered questions on underground fuel tanks to prevent leaks, information on security monitoring, and 24-hour maintenance including fuel spills.

Jonathan Smith of 208 South Church Street, Wauconda, engineer for the petitioner, provided information on the oil/water separator system to prevent fuel spills from running off the site.

Robert Codden of 29W535 Hawthorne raised concerns about air contamination from diesel fumes.

Tim Green of 2N515 Woodcrest Drive raised concerns about diesel fuel spills on the ground and how soil contamination will be prevented.

Mr. Smith stated that all IEPA regulations and permitting must still be sought that will address this.

Jeanne Niedra of 2N538 Valewood Road raised concerns about contaminated water runoff affecting well water.

Fred Turner of 29W681 Waynewood Drive asked questions regarding the treatment train for oil/water separation. Mr. Smith responded to these questions.

Alfred Cedeno of 29W606 Waynewood raised concerns on the overall value and effects on the neighborhood including wells, and traffic.

Skip Kramer of 29W601 Waynewood Drive raised concerns about diesel truck fumes, water contamination, traffic, and spills from diesel fuel.

Mr. Sterrett explained that the property has been zoned commercial since at least the 1970s, and that commercial zoning included gas stations as a special use permit.

Sharon Nolan of 29W520 Glen Road raised concerns regarding property values affected by the proposal and water contamination.

Carol Townsend of 1364 Sweet Bay Lane raised concerns regarding trucks stopping at the proposed stop light and property values.

Teresa Camino of 2N735 Woodcrest Drive raised concerns regarding water retention and that the public hearing sign was only written in English.

Christina Jakubas of 2N351 Glen raised concerns about the health and safety of the residents.

Mr. Sterrett explained how and what City staff reviews in regards to a Planned Unit Development and Special Use Permit, which includes verifying that the proposal meets City Codes. The City does not have jurisdiction to enforce County, State, or Federal laws, as those are regulated and enforced by the appropriate County, State, or Federal agency.

Katrina Hish of 16 Waynewood Drive raised concerns about contamination of the land, increase in crime such as drugs and human trafficking.

Mr. Green raised concerns about notification requirements from the petitioner. Mr. Sterrett addressed the notification requirements. Mr. Sterrett also explained what a special use permit is.

Juan Galvan of 29W735 Valewood Road raised concerns about destroying the ecosystem of the subject property, regeneration of semi-trucks, noise, crime, and pollution.

Ms. Niedra raised concerns regarding the Findings of Fact contained in the staff report.

Mr. Eckhart stated that they will have a finalized grading plan once the final engineering plan is put together. Mr. Eckhart answered questions from the Plan Commission and discussed a portion of their annual profits going back to the community and stated fencing and maintenance of the green area on the east part of the property will be included in the final plans. Mr. Eckhart also answered questions regarding idling trucks and they must look into this matter.

Nick Ftikas of 221 North LaSalle Street, Chicago was duly sworn in. Mr. Ftikas is the attorney representing the petitioner and reiterated that this a preliminary approval and that they will be back for final approval. All IEPA permits must still be sought. Mr. Ftikas answered questions from the Commission regarding the cleaning of the treatment train.

Mr. Sterrett answered questions from the Commission regarding the stormwater detention and that the amount of detention needed is based on net new impervious surface. Mr. Sterrett also answered questions related to the concern on the internal drive and potential cut-through traffic. Mr. Sterrett explained that the internal private drive is required to be maintained by the required owners' association. Mr. Sterrett also answered questions related to the sidewalks being proposed along the development.

Mr. Eckhart answered questions from the Commission regarding the proposed truck scale. Mr. Sterrett answered questions from the Commission regarding notification and sign posting requirements. Mr. Ftikas clarified how the required mailing was sent and how the names and addresses of those within 250 feet was obtained by the Wayne Township Assessor.

The Plan Commission began to review the draft Findings of Fact and had concerns regarding potential environmental impacts, impact on surrounding properties, and impact on property value. Mr. Ftikas stated that Quiktrip will perform a full air-quality impact study and an environmental impact study to bring back for review by the Plan Commission.

Commissioner Billingsley made a motion, seconded by Commissioner Henkin, to continue the public hearing to December 6, 2022. A roll call vote found Commissioners Billingsley, Banasiak, Henkin, Hale, Slattery, and Chairperson Laimins voting aye. With a roll call vote of six ayes and zero noes, the motion carried and the public hearing was continued to December 6, 2022.

## **7. Adjournment**

With no further business to discuss, Commissioner Billingsley made a motion, seconded by Commissioner Henkin to adjourn the meeting. With a voice vote of all ayes, the motion carried and the Plan Commission, at 10:37 p.m., adjourned.

Respectfully Submitted,  
John Sterrett, City Planner

**City of West Chicago**  
**Community Development Department**  
**Report for the Plan Commission/Zoning Board of Appeals**  
**February 7, 2023**



- Case:** PC 22-12
- Petitioner:** Wheaton Academy
- Owner:** Wheaton Academy
- Location:** 900 Prince Crossing Road – NWC of Hawthorne Lane and Prince Crossing Road
- Zoning:** R-2 Single-Family Residential with a Planned Unit Development (PUD)
- Existing Use:** Wheaton Academy High School
- Comp Plan:** Institutional
- Requests:** An Amendment to the Wheaton Academy Final PUD to amend the Master PUD Plan for the development.
- Summary:** The proposed amendment is for the demolition of the existing Academy Hall, the construction of a two-story, 20,500 square foot addition to the existing Academic Building, and other phased improvements.
- Recommendation:** Staff recommends the Plan Commission adopt the Findings of Fact suggested by staff on page 5 of this report and pass a motion recommending **APPROVAL** of the proposed amendment to the Final PUD, subject to the following conditions:
1. The site shall be developed in substantial conformance with the following plans:
    - i. PUD Site Plan prepared by AMDG Architects consisting of one sheet dated December 5, 2022, attached as Exhibit “D”;
    - ii. Amended Final PUD Plat and Plan prepared by Manhard Consulting, Ltd consisting of one page (Sheet 1 of 1) dated October 20, 2022 with a final revision date of December 19, 2022, attached as Exhibit “E”;
    - iii. Overall Site Dimensional and Paving Plan prepared by Manhard Consulting, LTD consisting of one sheet (Sheet 3 of 20) dated October 3, 2022 with a final revision date of January 16, 2023, attached as Exhibit “F”;
    - iv. Exterior Elevations prepared by AMDG Architects consisting of one sheet (Sheet A5.1) dated October 12, 2022 with a final revision date of December 2, 2022, attached as Exhibit “G”;
    - v. Exterior Rendering and Sign Plan prepared by AMDG Architects consisting of one sheet (Sheet A5.2) dated October 12, 2022 with a final revision date of December 2, 2022, attached as Exhibit “H”;
    - vi. Landscape Plan prepared by AMDG Architects consisting of one sheet (Sheet L2.1) dated July 14, 2022 with a final revision date of December 2, 2022, attached as Exhibit “I”;
    - vii. Dumpster Enclosure Details prepared by AMDG Architects consisting of one sheet (Sheet L4.3) dated December 2, 2022, attached as Exhibit “J”; and
    - viii. Maintenance Building Parking Plan prepared by Manhard Consulting, LTD consisting of one sheet (Sheet 2 of 2) dated February 25, 2022



with a final revision date of December 5, 2022, attached as Exhibit “K”.

2. Conditions 1 through 14, as set forth in Section 1 of Ordinance 18-O-0005 approving the fourth amendment to the Final PUD are hereby carried forward in their entirety and remain in full force and effect.

**Public Notice.**

All public notice requirements were completed including a notice of public hearing published in the Daily Herald on Monday, January 23, 2023, notification to all property owners within 250 feet of the subject property, and placement of hearing signs on the property visible from Hawthorne Lane, Rosewood Drive, and Prince Crossing Road.

**Adjacent Property Zoning and Land Use Information**

<i>Location</i>	<i>Adjacent Zoning</i>	<i>Adjacent Land Use</i>	<i>Comprehensive Plan</i>
North	R-2 Single-Family Residence	DuPage County Forest Preserve/Illinois Prairie Path	Parks and Open Space
South	R-2 Single-Family Residence District	Single-Family Residential (Prince Crossing Farm)	Single-Family Residential
East	R-3 Single Family Residential (Unincorporated)	Single-Family Residential (Woods Way Subdivision & Indian Oaks)	Single-Family Residential
West	R-2 Single-Family Residence District	Single-Family Residential (Forest Trails Subdivision)	Single-Family Residential

**Existing Conditions.**

The subject property is roughly 35 acres and contains an approved PUD for Wheaton Academy High School with accessory athletic fields. The property contains an Academic Building, a Fine Arts building, field house, maintenance building, chapel, Academy Hall, various athletic fields, and parking to accommodate the uses. The petitioner has amended the PUD four times, most recently in 2018, to construct various campus improvements and to modify conditions of previous amendments.

**Proposal.**

The petitioner is proposing an amendment to their existing Final PUD to update the previously approved Master Plan for the campus. The proposed improvements indicated on the amended Master Plan will be phased over the next 5+ years. The first phase of the campus improvements includes demolition of the existing Academy Hall building located on the north side of the existing Academic Building, and construction of a two-story, 20,500 square foot addition to the Academic Building. The first phase will also include the demolition of the existing train depot building located on the far north side of the property near Prince Crossing Road. These improvements are anticipated to be completed by 2024.

Phase II of the campus improvements includes the construction of a 5,000 square foot maintenance building located northwest of the existing maintenance building, just east of the existing softball field. The existing maintenance building will be demolished and a portion of the existing parking near the

maintenance building will be reconfigured. Two freestanding signs that were approved as part of the third amendment to the Final PUD in 2015 will be constructed during this phase as well. The signage includes a freestanding sign off Hawthorne Lane between the access drive and Rosewood Drive and a freestanding sign at the southeast corner of the property at the intersection of Hawthorne Lane and Prince Crossing Road. A new campus green plaza between the existing Warrior Dome and existing Academic Building is proposed. This phase is anticipated to be completed in 2025.

Phase III of the campus improvements includes the construction of two new storage sheds – one on the east side of the southern tennis courts and one to replace the existing storage shed along Hawthorne Lane immediately west of the baseball field. The existing batting cages will be relocated slightly to the west of their existing location near Hawthorne Lane. A new stadium plaza is proposed north of the football field, and a new press box and bleachers are proposed at the football field. These improvements are anticipated to take place in 2028 or later.

### **Utilities/Engineering.**

Final engineering plans have been approved by both Public Works and Engineering including utility layout and grading. The Phase I development complies with the DuPage County Stormwater Ordinance. Future phases requiring the review and approval of engineering will be reviewed prior to the commencement of the work at the time of permit submittal.

### **Roadway Access and Site Circulation .**

The campus has an existing right-in/left-in/right-out access on Hawthorne Lane and an existing full access on Prince Crossing Road. No additional access nor any modifications proposed to the existing access points are proposed. The existing driveway on the north side of the existing Academic Building will be modified slightly to account for the new building addition. This includes relocating parking stalls along the driveway and removal of an existing grass median in front of the Academy Hall building. A Fire Truck Turning Exhibit has been submitted demonstrating that fire trucks will be able to traverse safely through the reconfigured driveway. This exhibit has been approved by the West Chicago Fire Protection District.

### **Parking.**

The property has three distinct uses that require separate parking amounts. This includes the high school itself with its auxiliary athletic fields, the existing Warrior Dome, and the existing Fine Arts Center. Both the Warrior Dome and Fine Arts Center are considered auditoriums and their parking requirements are based on the seating capacity. One parking stall is required for every four seats. The Fine Arts building has a seating capacity of 677, requiring 170 parking stalls, and the Warrior Dome has a seating capacity of 674, requiring 169 parking stalls. The high school component requires one parking stall per full time employee plus one parking stall for every six students. The school has 95 full time faculty/staff and anticipates student enrollment to be 660 over the next four years. Average enrollment over the last ten years is approximately 656. Based on the anticipated enrollment of 660 students, a total of 205 parking stalls are required to serve the high school use.

Wheaton Academy is currently served by eight separate parking areas totaling 458 parking stalls. After the completion of all proposed improvements indicated on the amended master plan, the total amount of parking will be 432 parking stalls, a net loss of 26 stalls. The total amount of parking required on the campus to serve all three uses is 545 stalls. As a PUD, however, the parking stalls may be shared between the three uses, provided they are not all occurring simultaneously. The amount of parking

provided would allow for dual events at the Fine Arts Center and at the Warrior Dome provided that no high school related activities are occurring, which the petitioner has stated will not occur.

### **Architectural Elevations**

The Phase I Academic Building addition will match the same architectural style as the existing Academic Building. The building will be constructed predominantly with face brick to match the existing face brick on the Academic Building with some EIFS accents on the second floor that match existing EIFS on the existing building. The addition will also contain a shingle roof system to match the existing roof style and shingles as the existing building. Rooftop mechanical units will be screened from public view by the roof system's parapet in the same manner existing rooftop units are screened. A trash enclosure is proposed on the south side of the existing Academic Building and will be constructed with brick to match the building. The proposed architecture is consistent to the existing building and complies with the City's Design Standards.

### **Signage.**

Two freestanding monument signs proposed along Hawthorne Lane were previously approved as part of the third amendment to the Final PUD in 2015, per Ordinance 15-O-0010. Wheaton Academy is proposing to install these signs as part of Phase II of the development. The sign proposed between Rosewood Drive and the access drive will be oriented so it is parallel with Hawthorne Lane and will face the athletic field on the south side of Hawthorne Lane owned by Wheaton Academy. The second sign will be located near the intersection of Hawthorne Lane and Prince Crossing Road in an existing landscape area. Wheaton Academy has provided plans demonstrating that the sign will be setback so it is located outside of the site visibility triangle at the intersection. Both signs comply with the City's Sign Regulations, as demonstrated on the signage plans.

### **Landscaping.**

Wheaton Academy is proposing to install a mixture of deciduous trees, ornamental trees, tall shrubs, low shrubs, and perennials around the proposed addition. The proposed landscaping will satisfy the landscape requirements for new building foundation plantings. The trash enclosure proposed on the south side of the existing Academic Building will be screened with 20 emerald arborvitae. Both of the proposed freestanding monument signs along Hawthorne will contain a mixture of evergreen shrubs and perennials. All landscaping will comply with the City's Landscaping Regulations.

### **Lighting.**

No additional athletic field lighting is proposed with the amendment. Athletic field lighting was previously approved in 2015 for the tennis courts, which have not yet been installed, and in 2004 for the football field lights. Five new light poles are proposed as part of Phase I to illuminate the reconfigured parking area near the proposed addition as well as the driveway to the north of the proposed addition. Pedestrian lighting located on bollards is proposed along the sidewalk in front of the proposed addition, as well as wall-mounted building lighting. The submitted photometric plan demonstrates the illumination levels from the proposed lights, in addition to the existing lights, will be reduced to zero foot-candles at all the property lines.

### **Standards for an Amended Final Planned Unit Development**

*Per Section 15.3 of the Zoning Ordinance: "...if the final plan is, 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, it shall be approved by the [Plan Commission] and recommended to the city council".* The proposed fifth amendment to the Final PUD is designed to improve the campus while addressing any potential negative aspects that may be associated with any of the proposed improvements or modifications to the existing PUD.

**Exhibits.**

Exhibit A	Location Map
Exhibit B	Zoning Map
Exhibit C	Aerial Photo
Exhibit D	PUD Site Plan prepared by AMDG Architects consisting of one sheet dated December 5, 2022
Exhibit E	Amended Final PUD Plat and Plan prepared by Manhard Consulting, Ltd consisting of one page (Sheet 1 of 1) dated October 20, 2022 with a final revision date of December 19, 2022
Exhibit F	Overall Site Dimensional and Paving Plan prepared by Manhard Consulting, LTD consisting of one sheet (Sheet 3 of 20) dated October 3, 2022 with a final revision date of January 16, 2023
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Exhibit J	Dumpster Enclosure Details prepared by AMDG Architects consisting of one sheet (Sheet L4.3) dated December 2, 2022
Exhibit K	Maintenance Building Parking Plan prepared by Manhard Consulting, LTD consisting of one sheet (Sheet 2 of 2) dated February 25, 2022 with a final revision date of December 5, 2022

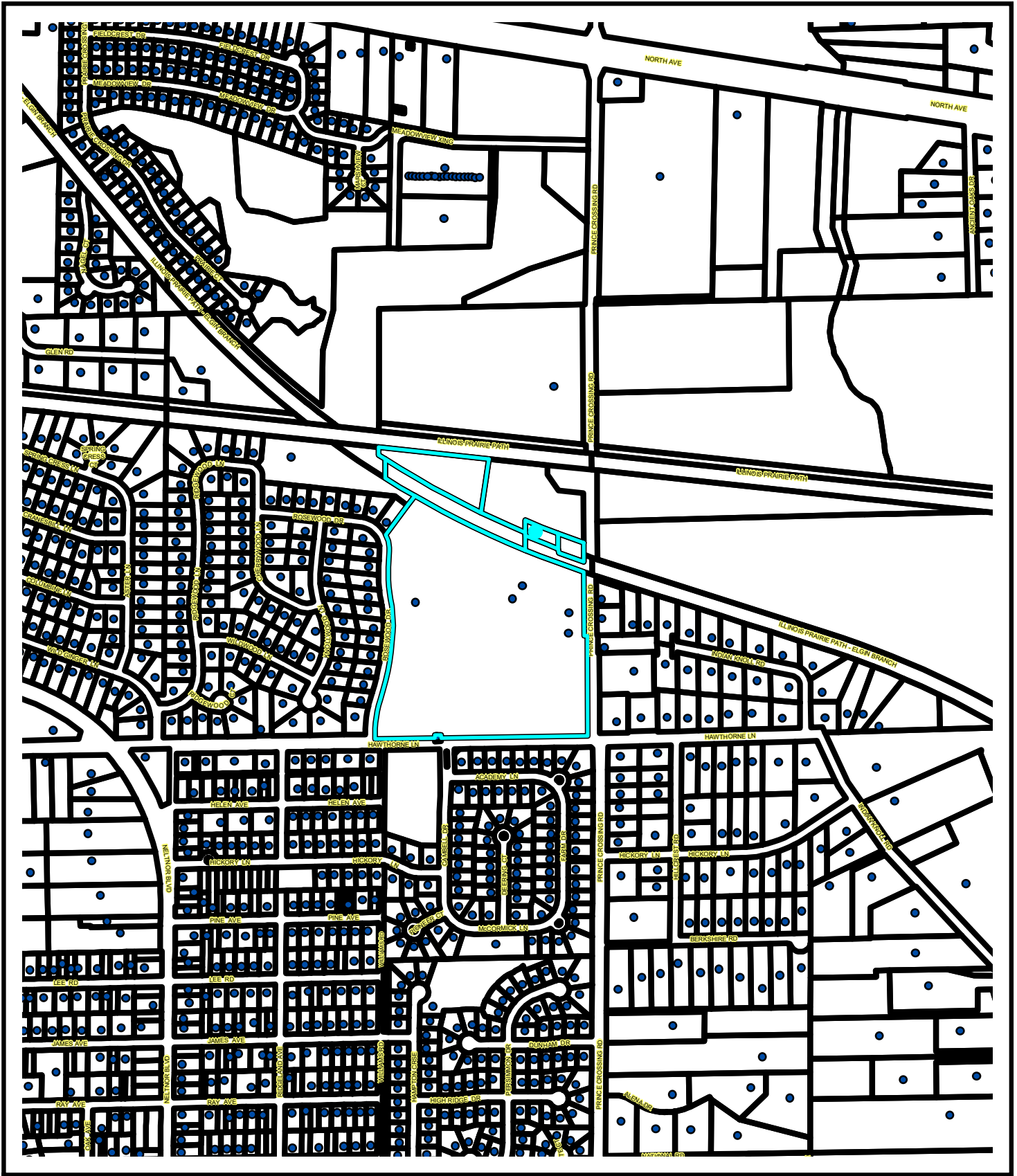


EXHIBIT "A" - Location Map  
900 Prince Crossing Road



1 inch = 819 feet



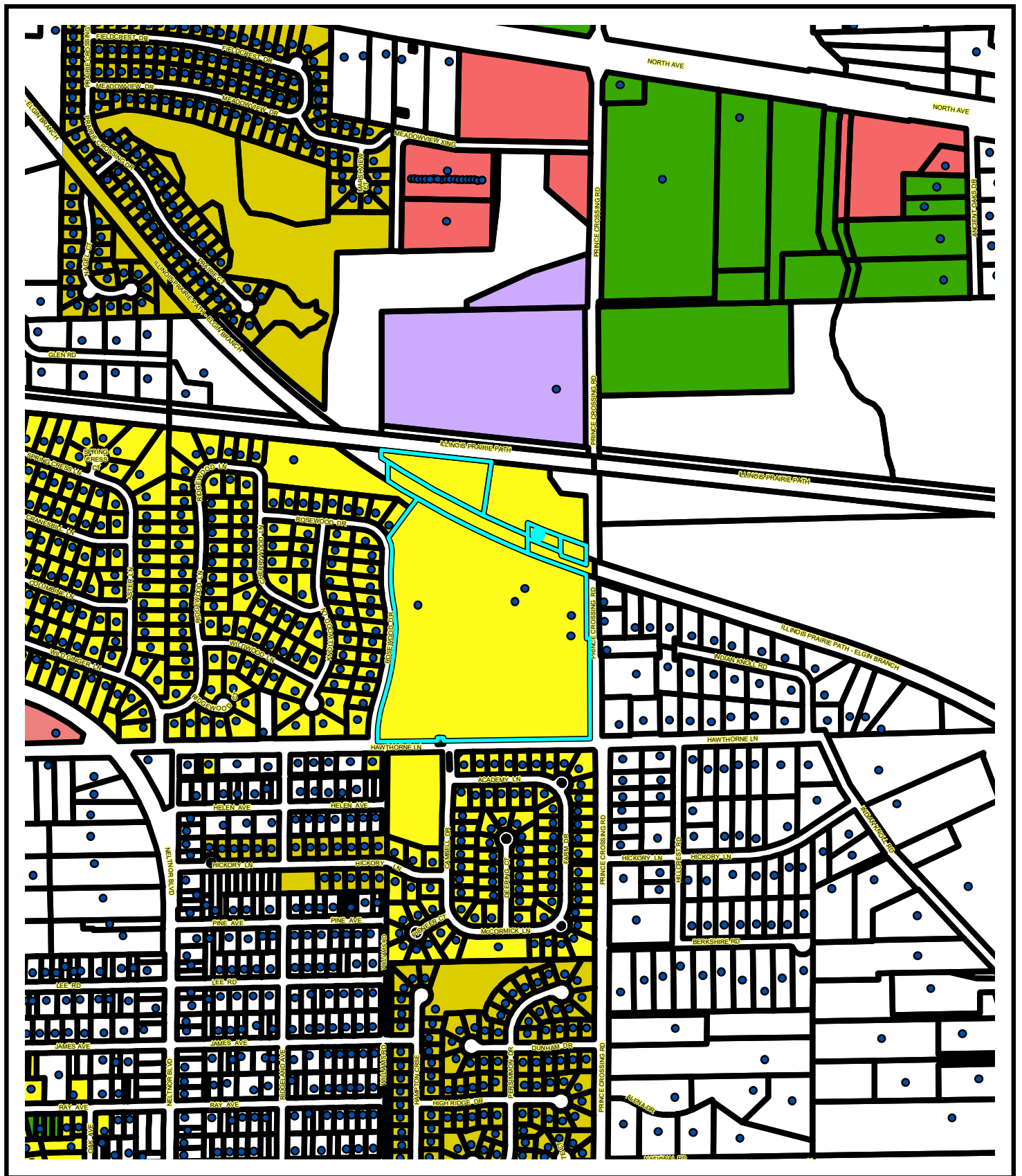


EXHIBIT "B" - Zoning Map  
900 Prince Crossing Road



1 inch = 819 feet



EXHIBIT "C" - Aerial Photo  
900 Prince Crossing Road



1 inch = 333 feet





**legend**

existing buildings	new buildings
existing pavement	new pavement
existing sidewalk	new sidewalk

**text legend**

future developments (2024)
future developments (2025)
future developments (2028+)

**site data**

area	41.83 acres
zoning district	R-2 single family residence district
special use	high schools are a special use
setbacks	Prince Crossing (front): 30' Hawthorne (corner side): 30' Rosewood (rear): 30' interior side yard (north): 117'-6" <small>(10% of lot width 1,176'-10" lot width)</small>

**parking**

existing	458 spaces
proposed	432 spaces (-26 net spaces)



*CAMPUS RENOVATION  
AMENDED FINAL P.U.D. PLAT & PLAN w/Master Topo*

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

**PART 1**

LOT 1 IN WHEATON ACADEMY SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD BROWN MERIDIAN, ACCORDING TO THE PLAT RECORD NO. 27, 2007 AS DOCUMENT R2007-056235 IN DUPAGE COUNTY, ILLINOIS.

**PART 2**

A PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING POINT OF THE EAST LINE OF SAID LAND NOW OR FORMERLY OWNED BY ROBERT BENJAMIN IN THE CENTER OF A HIGHWAY AT A POINT 530.2 FEET SOUTH OF THE CENTERLINE OF SAID HIGHWAY 75 FEET; THENCE SOUTHWESTERLY ALONG THE CHICAGO GREAT WESTERN RAILWAY; THENCE NORTHWESTERLY 440 FEET ON A CURVE TO THE RIGHT OF 100 FEET RADIUS; THENCE SOUTHWESTERLY 100 FEET TO THE CENTERLINE OF SAID HIGHWAY 75 FEET; THENCE SOUTHEASTERLY ON A LINE PARALLEL TO THE NORTH LINE; SAID RIGHT OF WAY OF CHICAGO, AURORA AND ELGIN RAILROAD, IN THE CENTER OF SAID HIGHWAY; THENCE SOUTH ALONG THE CENTERLINE OF SAID HIGHWAY 75 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

[illegible]

PARCEL 3

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS, BEING THE FORMER 100-FOOT-WIDE ILLINOIS PRAIRIE PATH ELGIN BRANCH RIGHT-OF-WAY, LYING EAST OF THE EXISTING 100-FOOT-WIDE ILLINOIS PRAIRIE PATH ELGIN BRANCH RIGHT-OF-WAY AND LYING WEST OF THE LAND DESCRIBED IN A QUIT CLAIM DEED RECORDED AS DOCUMENT R2014-057906.

**PARCEL 4**

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS, LYING SOUTH OF THE SOUTHERLY LINE OF THE 100-FOOT-WIDE GREAT WESTERN TRAIL RIGHT-OF-WAY, LYING NORTH OF THE NORTHERLY LINE OF THE FORMER 100-FOOT-WIDE ILLINOIS FOREST PATH ELGIN BRANCH RIGHT-OF-WAY, AND LYING WEST OF THE DUPAGE COUNTY PRAIRIE PRESERVE LAND.

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF; NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
2. COMPARE THIS PLAT, BENCHMARKS AND ALL SURVEY MONUMENTS BEFORE BUILDING. IMMEDIATELY REPORT ANY DISCREPANCY TO THE SURVEYOR.
3. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE RECORD, EASEMENTS, SEABANKS AND OTHER RESTRICTIONS WHICH MAY BE REVEALED BY A CURRENT TITLE RECORD, ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD HAVE NOT BEEN SHOWN.
4. EXISTING IMPROVEMENTS AND TOPOGRAPHY HAVE BEEN COMPILED AND SHOWN HEREON BASED ON PRIOR SURVEYS. PROPOSED IMPROVEMENTS HAVE BEEN SHOWN HEREON BASED ON THE INFORMATION PROVIDED.
5. THIS PLAT WAS PREPARED FOR WHEATON ACADEMY BASED ON RECORD PLATS, RECORD DESCRIPTIONS AND/OR PRIOR SURVEYS. THIS PLAT DOES NOT CONSTITUTE A BOUNDARY SURVEY AS TO THE BOUNDARIES OF THE CURRENT ILLINOIS MINIMUM STANDARD.
6. MAHAROD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 18460333, EXPIRES APRIL 30, 2023.

PARCEL 1	=	35.26 ACRES (PER COUNTY GIS)
PARCEL 2	=	0.87 ACRES (PER COUNTY GIS)
PARCEL 3	=	2.24 ACRES (PER COUNTY GIS)
PARCEL 4	=	3.07 ACRES (PER COUNTY GIS)
<b>TOTAL LAND AREA</b>	<b>=</b>	<b>41.44 ACRES (PER COUNTY GIS)</b>

PARCEL 1 - 01-34-401-028  
PARCEL 2 - 01-34-401-026  
& 01-34-401-027  
PARCEL 3 - 01-34-401-022  
PARCEL 4 - 01-34-401-024

	DATE	REVISIONS	DRAWN BY
			JDP
			JDP

**Manhard**  
CONSULTING LTD.

1000 Berringer Drive, Lombard, IL 60148 ph: 830.681.4500 f: 830.681.4595 manhard.com  
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners

**WHEATON ACADEMY - PHASE 5**  
**WEST CHICAGO, ILLINOIS**

2022 STANDARD CONSTRUCTION, LTD. ALL RIGHTS RESERVED

PROJ. MGR.:	<u>HJL</u>
PROJ. ASSOC.:	<u>TJM</u>
DRAWN BY:	<u>NAL</u>
DATE:	<u>10/20/23</u>
SCALE:	<u>1"=60'</u>

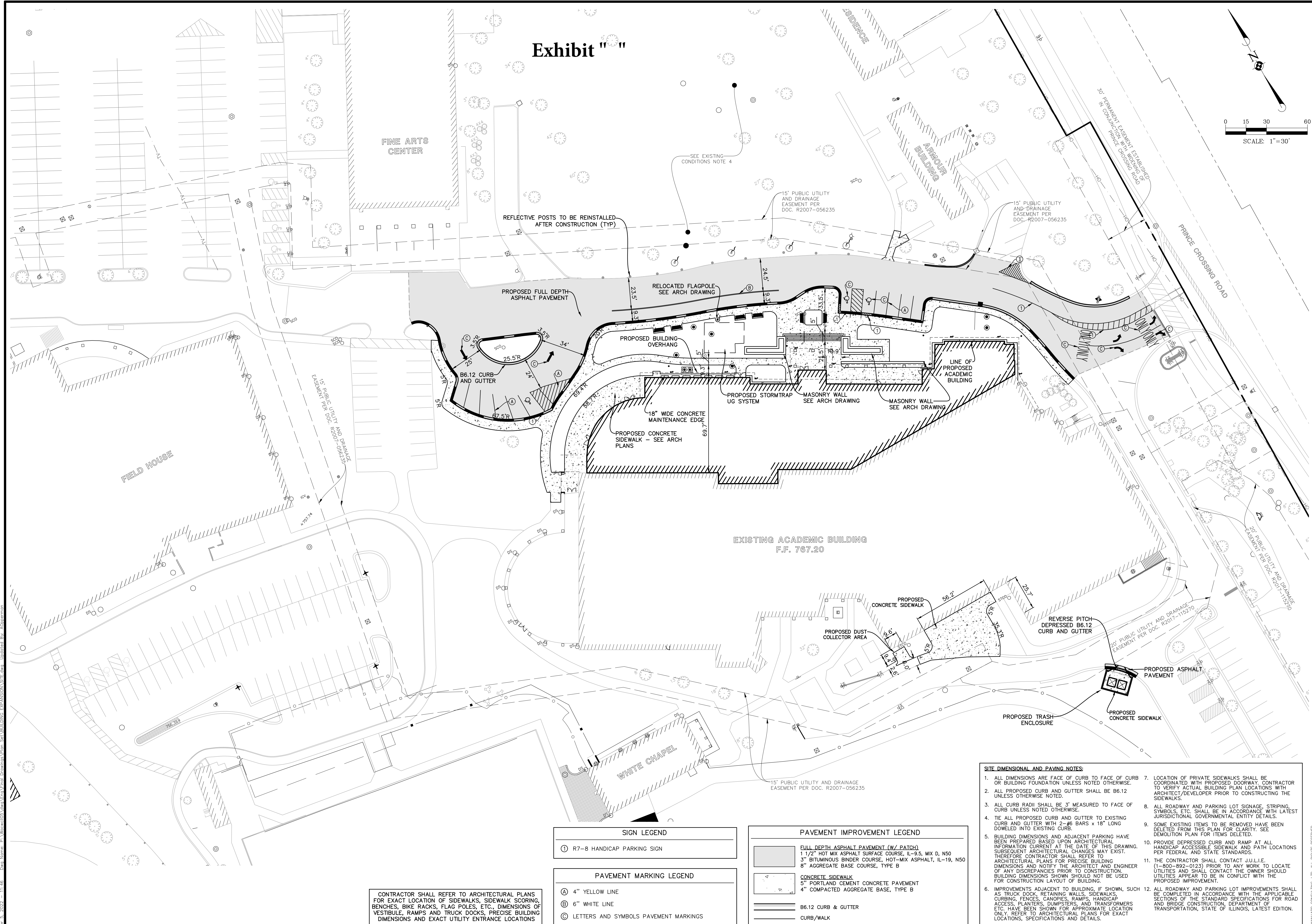
**SHEET**

**1** OF **1**

**WACWCIL05**



December 5, 2022 - 11:46 Dwg Name: P:\Work\05\Wheaton\Plan Set\Building Expansion\Site.dwg Updated By: A.Bergman



# Exhibit " " "

**SIGN LEGEND**

- ① R7-8 HANDICAP PARKING SIGN

**PAVEMENT MARKING LEGEND**

- Ⓐ 4" YELLOW LINE
- Ⓑ 6" WHITE LINE
- Ⓒ LETTERS AND SYMBOLS PAVEMENT MARKINGS

**PAVEMENT IMPROVEMENT LEGEND**

- FULL DEPTH ASPHALT PAVEMENT (W/ PATCH) 1.1/2" HOT MIX ASPHALT SURFACE COURSE, IL-9.5, MIX D, N50 3" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50 8" AGGREGATE BASE COURSE, TYPE B
- CONCRETE SIDEWALK 5" PORTLAND CEMENT CONCRETE PAVEMENT 4" COMPACTED AGGREGATE BASE, TYPE B
- B6.12 CURB & GUTTER
- CURB/WALK

- SITE DIMENSIONAL AND PAVING NOTES:**
- ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
  - ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
  - ALL CURB RADI SHALL BE 3' MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
  - THE ALL PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH 2-#6 BARS x 18" LONG DOWELED INTO EXISTING CURB.
  - BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
  - IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
  - LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAY. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
  - ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
  - SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
  - PROVIDE DEPRESSED CURB AND RAMP AT ALL HANDICAP ACCESSIBLE SIDEWALK AND PATH LOCATIONS PER FEDERAL AND STATE STANDARDS.
  - THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
  - ALL ROADWAY AND PARKING LOT IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS, LATEST EDITION.

**Manhard CONSULTING LTD.**

Geotechnical, Surveying, Planning, Engineering, Construction Management, Environmental, Landscape Architecture

01-16-23 REVISED PER CITY OF WEST CHICAGO COMMENTS  
12-02-22 BIDS AND PERMITS  
10-31-22 QC PACKAGE

DATE

REVISIONS

PROJECT MGR: CJP  
PROJECT ASSOC: MSL  
DRAWN BY: TH  
DATE: 10-03-22  
SCALE: 1"=30'

**SHEET**  
**3 OF 20**  
WACWC105

**WHEATON ACADEMY ACADEMIC BUILDING EXPANSION**  
**CITY OF WEST CHICAGO, ILLINOIS**  
**OVERALL SITE DIMENSIONAL AND PAVING PLAN**











**Exhibit " "**

Overall Landscape Plan

Labels and Callouts:

- SEEDING LAWN AREA
- EXISTING TREE TO REMAIN
- ALUMINUM EDGING, TYP. AT ALL LANDSCAPE BEDS - NOT AROUND INDIVIDUAL TREES
- (38) CHICAGOLAND BOXWOOD 18"-24" B&B
- (4) PAPERBARK MAPLE (ACE GRI) 8'-10' HT B&B
- (1) RED MAPLE (ACE RUB) 3" CAL. B&B
- (3) CRABAPPLE (MAL) 2.5" CAL. B&B
- (13) CHICAGOLAND BOXWOOD 18"-24" B&B
- (80) ASTER 'ARRESTED DEVELOPMENT' #1 CONT. - 15" O.C. (70) BALITIC IVY #2 CONT. (10) PLANTS PER GREENSCREEN EVENLY SPACED
- MAIN ENTRY AREA ENLARGEMENT - SEE THIS SHEET
- (3) PAPERBARK MAPLE 8'-10' HT B&B
- EXISTING EVERGREENS - POTENTIAL REMOVAL BY ELEC. UTILITY PROVIDER
- (6) EMERALD GREEN ARBORVITAE 4'-5' HT. B&B - POTENTIAL REQUIRED IF EX. REMOVED - SPACE NEW SHRUBS FURTHER APART THAN EXISTING
- (13) LET'S DANCE CAN DO HYDRANGEA #5 CONT.
- (12) ENCHANTED EVE COREOPSIS #1 CONT. (12) LET'S DANCE CAN DO HYDRANGEA

Scale: 1" = 10'

North Arrow

(13) LET'S DANCE CAN DO HYDRANGEA #5 CONT.

ACE RUB

(1) RED MAPLE (ACE RUB) 3" CAL. B&B

(12) ENCHANTED EVE COREOPSIS #1 CONT.  
(12) LET'S DANCE CAN DO HYDRANGEA #5 CONT.  
(12) ENCHANTED EVE COREOPSIS #1 CONT.

MAL  
PS

(11) HOSTA 'FRANCEE' #1 CONT.

(17) CHICAGOLAND BOXWOOD 18"-24" B&B

(3) CRABAPPLE (MAL) 2.5" CAL. B&B

(13) LET'S DANCE CAN DO HYDRANGEA #5 CONT.

ACE GRI

(4) PAPERBARK MAPLE (ACE GRI) 6'-10' HT B&B

(10) CHICAGOLAND BOXWOOD 18"-24" B&B

(16) FINE WINE WEIGELA #3 CONT.

(72) LIRIOPE 'BIG BLUE' 18 CELL FLAT

**GENERAL LANDSCAPE PLAN**

**SEE SHEET 14.1 FOR PLANT LIST AND ADDITIONAL LANDSCAPE NOTES AND DETAILS**

**CITY OF WEST CHICAGO REQUIRED LANDSCAPE**

2.1. FOUNDATION PLANTINGS = LENGTH OF BUILDING PERIMETER IN FEET x (4) = REQUIRED POINTS

2.2. 479 L.F. OF NEW BUILDING ADDITION x (4) = **1,916 POINTS REQUIRED**

2.2.1. (2) DECIDUOUS TREES x 100 = 200 PTS.

2.2.2. (17) ORNAMENTAL TREES x 50 = 850 PTS.

2.2.3. (16) TALL SHRUBS x 15 = 240 PTS.

2.2.4. (104) LOW SHRUBS x 10 = 1040 PTS.

**TOTAL POINTS PROVIDED (LESS PERENNIALS)**

**2,330 PTS. PROVIDED**

△ REVISION \_\_\_\_\_ DATE \_\_\_\_\_

LANDSCAPE PLAN

## L2.1



12/2/2022 8:55:57 AM



900 PRINCE CROSSING RD.  
WEST CHICAGO, IL 60185

△ REVISION \_\_\_\_\_ DATE \_\_\_\_\_

25 COMMERCE SW SUITE 300  
GRAND RAPIDS, MICHIGAN 49503  
(616) 454-1600 PHONE  
(616) 454-1610 FAX

### L4.3

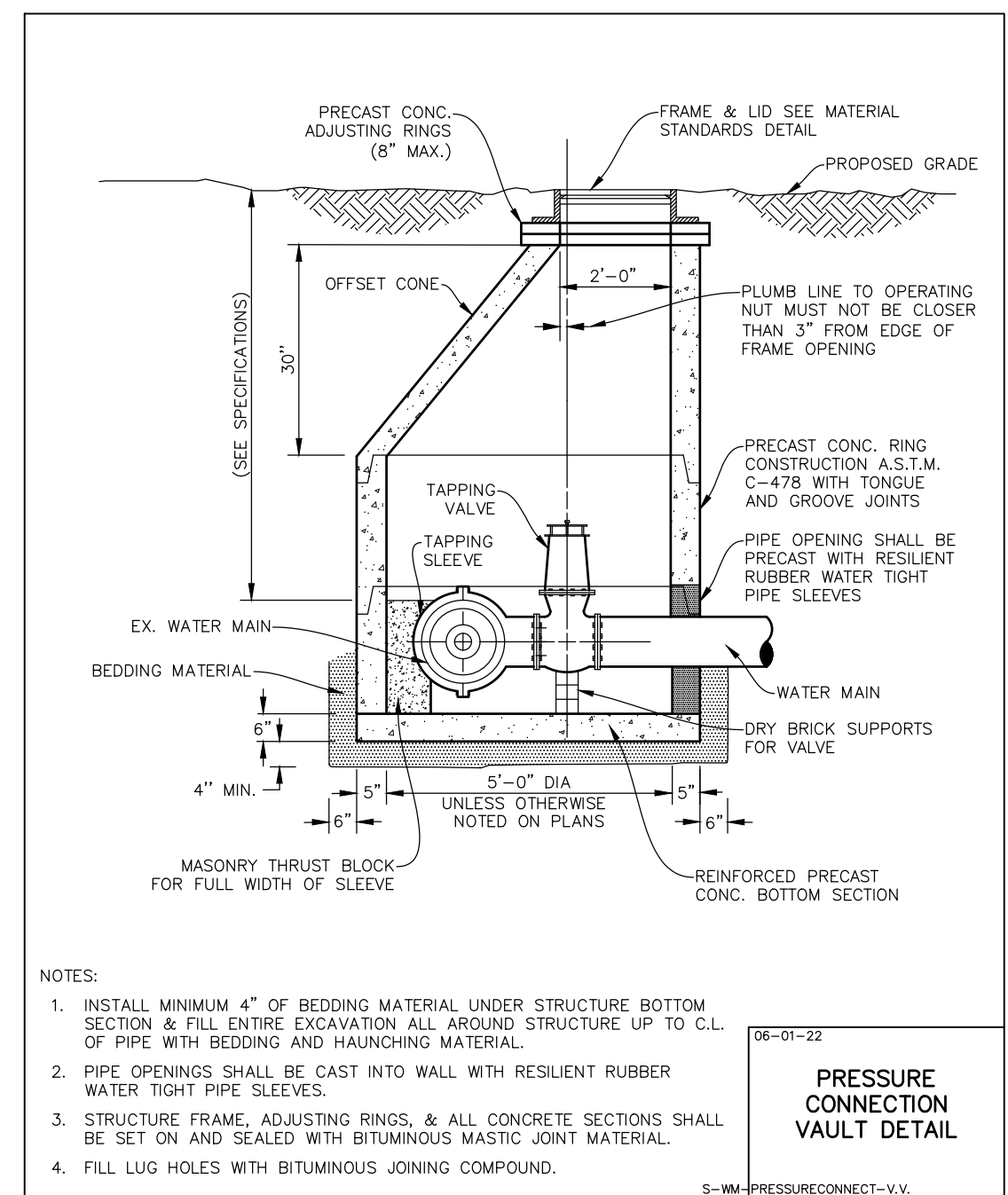
EXISTING:	197
*PROPOSED:	215

\*NOTE: WITH RELOCATION OF MAINTENANCE BUILDING



GRAPHIC SCALE

( IN FEET )  
1 inch = 20 ft.

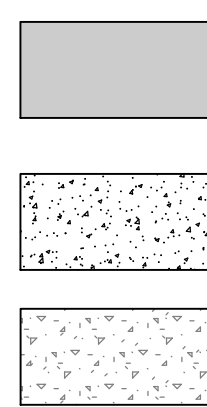


1 SANITARY/WATERMAIN CROSSING  
B/P SAN = ±747.3  
T/P WM = ±745.3  
DEPRESS WATERMAIN AND ENCASE TO MAINTAIN  
10' CLEARANCE ON EITHER SIDE OF SEWER

SITE DIMENSIONAL AND PAVING NOTES:

- |   |   |
|---|---|
| 1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.   | CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH OWNER PRIOR TO CONSTRUCTING THE SIDEWALKS.   |
| 2. ALL PROPOSED CURB AND GUTTER SHALL BE 36"12" UNLESS OTHERWISE NOTED OTHERWISE.   | 8. ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL STANDARDS.   |
| 3. ALL CURB RADIUS SHALL BE 3' MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.   | 9. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.   |
| 4. THE ALL PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH 2-#6 BARS x 18" LONG DOWNEID INTO EXISTING CURB.   | 10. PROVIDE DEPRESSURED CURB AND RAMP AT ALL HANDICAP ACCESSIBLE SIDEWALK AND PATH LOCATIONS PER FEDERAL AND STATE STANDARDS.   |
| 5. BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION PRESENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE, THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY CHANGES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING. | 11. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.   |
| 6. IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS: SIDEWALK DOCKS, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS PLANS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.   | 12. ALL ROADWAY AND PARKING LOT IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE APPLICABLE SECTION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS, LATEST EDITION. |
|   | 13. SCHEDULE AN INSPECTION WITH THE CITY'S PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS IN ADVANCE AT 630-293-2255 FOR WATER SERVICE/PRESSURE CONNECTION PRIOR TO BACKFILL.  |

## PAVEMENT LEGEND



HEAVY DUTY PAVEMENT  
2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50  
2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50  
8" AGGREGATE BASE COURSE, TYPE B

CONCRETE PAVEMENT  
8" PORTLAND CEMENT CONCRETE PAVEMENT W/ 6 X 6 W1.4 WWF  
4" COMPACTED AGGREGATE BASE, TYPE B

CONCRETE SIDEWALK  
5" PORTLAND CEMENT CONCRETE  
4" COMPACTED AGGREGATE BASE COURSE, TYPE B



**City of West Chicago**  
**Community Development Department**  
**Report for the Plan Commission/Zoning Board of Appeals**  
**February 7, 2023**



**Case:** PC 23-01

**Petitioner:** The Crusher, Inc. represented by David Neumaier

**Owner:** The Crusher, Inc.

**Location:** 629-651 West Washington Street

**Zoning:** M Manufacturing with a Special Use Permit

**Existing Use:** Salvage and Recycling Facility with ancillary outside storage known as “The Crusher”

**Comp Plan:** Industrial

**Requests:** An amendment to the Special Use Permit for a ‘Salvage and Recycling Facility with Ancillary Outside Storage’ to amend the previously approved Phasing Plan for the development of the site.

**Summary:** The property is currently out of compliance with the previously approved Special Use Permit and the petitioner seeks to remedy this by amending the approved Phasing Plan to begin performing the required improvements to the site this year.

**Recommendation:** Staff recommends the Plan Commission pass a motion recommending **APPROVAL** of the proposed amendment to the Special Use Permit to amend the approved Phasing Plan, subject to the following conditions:

- i. Conditions 1 and 2, as set forth in Section 1 of Ordinance 18-O-0026 approving the Special Use Permit shall carry forward in their entirety and remain in full force and effect.
- ii. Condition 3, as set forth in Section 1 of Ordinance 18-O-0026 approving the Special Use Permit shall be deleted in its entirety.
- iii. The subject realty shall be developed in substantial conformance with the Phasing Plan C-2.1 prepared by Webster, McGrath & Ahlberg, dated October 30, 2013, with a last revision date of December 14, 2022, a copy of which is attached hereto and incorporated herein as Exhibit “E”.
- iv. The petitioner shall begin construction of the improvements to the site indicated on the approved plans no later than May 1, 2023 and the petitioner shall work diligently until completion of all improvements.
- v. The petitioner shall submit a status report to the Community Development Department indicating the progress of the work which shall include the work completed and the work to be performed. Such report shall be submitted no later than November 30<sup>th</sup> of each calendar year until all improvements have been completed, inspected, and found to be in compliance with all plans, codes, and ordinances of the City.
- vi. Failure to comply with these terms shall result in a notice of violation and may result in a revocation of the Special Use Permit.

**Public Notice.**

All public notice requirements were completed including a notice of public hearing published in the Daily Herald on Monday, January 23, 2023, notification to all property owners within 250 feet of the subject property, and placement of hearing signs on the property visible from Washington Street.

**Adjacent Property Zoning and Land Use Information**

<i>Location</i>	<i>Adjacent Zoning</i>	<i>Adjacent Land Use</i>	<i>Comprehensive Plan</i>
North	M Manufacturing	Union Pacific Railyard	Railroad
South	M Manufacturing	Industrial (Former General Mills Facility)	Industrial
East	M Manufacturing	Contractor's Office with Outside Storage	Industrial
West	M Manufacturing	Stormwater Detention	Industrial

**Background**

The petitioner originally owned and occupied only the western six acres of the overall eight acre subject property. Prior to 2018, the use of the property as a salvage and recycling facility, known as The Crusher, was considered a non-conforming use because no use category existed for this type of use. In 2008, the petitioner purchased the eastern two acres of the subject property, which contained a non-conforming use consisting of a boat and RV storage facility. These two acres were purchased with the intention of eliminating the boat and RV storage facility and expanding the salvage yard operations. In 2009, the City approved a text amendment to add a use category and regulations for salvage and recycling facilities to the Zoning Code. In 2018, the petitioner sought and received approval of a Special Use Permit to bring the entire property into compliance and for the eventually expansion of the operation to the eastern two acres.

**2018 Special Use Approval.**

The Special Use was approved in May of 2018 under Ordinance 18-O-0026. Several improvements to the site were proposed to bring the property into compliance with the City's zoning regulations. To achieve these improvements, a Phasing Plan was approved as part of the Special Use approval. The site would be developed in two phases. Phase I included installing a parking lot, new driveways, upgraded entrances, patching existing pavement and providing fire lane striping on the western portion of the property. Berming and landscaping was also to be installed on the western half of the property. Patching the curb and gutter along the portion of Washington Street adjacent to the site would be included in this phase as well. This phase was to be completed no later than December 31, 2019.

Phase II consisted of grading the eastern portion of the property along Washington Street and installing significant landscaping on the eastern portion of the property. Floodplain compensatory storage basins were also to be constructed on the far eastern portion of the property where the existing RV and Boat storage use is located. This phase was to be completed by December 31, 2022. Neither phase was ever implemented and the stormwater permit authorization from Dupage County for the floodplain compensatory storage installation expired at the end of 2022. The property, therefore, is out of compliance with the Special Use Permit and could be revoked.

**Requested Amendment**

The petitioner has indicated they are prepared to begin the improvements to the site this year with Phase I to be completed by December 31, 2024 and Phase II to be completed by December 31, 2026. A request

to renew the DuPage County stormwater permit authorization was submitted this past December to DuPage County. The renewed authorization would expire at the end of 2026. The petitioner is not proposing any changes to the approved development plans. The only change to the Phasing Plan is the date of completion for each of the two phases.

To ensure that work begins in a timely manner and is completed with no delays, staff recommends a condition be placed that the petitioner be required to begin construction of the improvements to the site no later than May 1, 2023 and shall work diligently until completion. Additionally, staff recommends a condition that the petitioner be required to submit a status report to the Community Development Department no later than November 30<sup>th</sup> of each calendar year. This report shall indicate the progress of the work including work that has been completed and work that must still be performed. Failure to do so shall result in a Notice of Violation and may result in revocation of the Special Use Permit.

**Exhibits.**

Exhibit A	Location Map
Exhibit B	Zoning Map
Exhibit C	Aerial Photo
Exhibit D	Amended Phasing Plan prepared by Webster McGrath consisting of one page (Sheet C-2.1) dated October 30, 2013 with a final revision date of December 14, 2022
Group	
Exhibit E	Ordinance 18-O-0026
Exhibit F	Written Public Comments submitted to the Community Development Department





EXHIBIT "A" - Location Map  
629-651 W Washington Street



1 inch = 417 feet



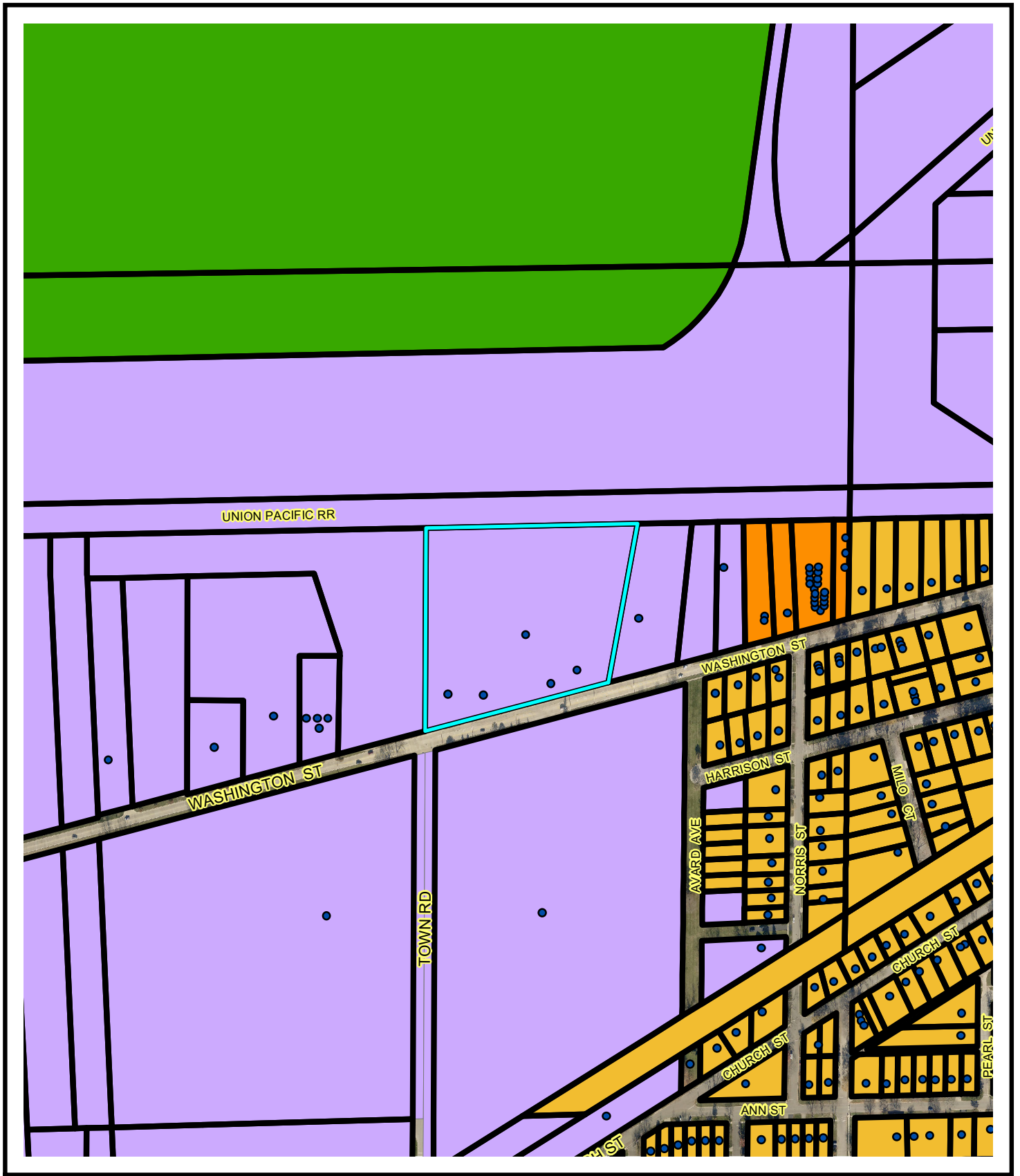


EXHIBIT "B" - Zoning Map  
629-651 W Washington Street



1 inch = 417 feet





EXHIBIT "C" - Aerial Photo  
629-651 W Washington Street



1 inch = 167 feet



Exhibit "D"

CHICAGO AND NORTHWESTERN RAILROAD



Phase 1  
Provide Fire  
Lane Striping

Phase 1  
Patch Existing  
West Yard  
Pavement

LOT 4  
WESTGO PROPERTIES 2  
SUBDIVISION

Phase 1  
Install Parking Lot and  
New Drives and West  
Half of Front Yard  
Landscaping

Phase 2  
Pave East Yard

Phase 2  
Grading &  
Landscaping

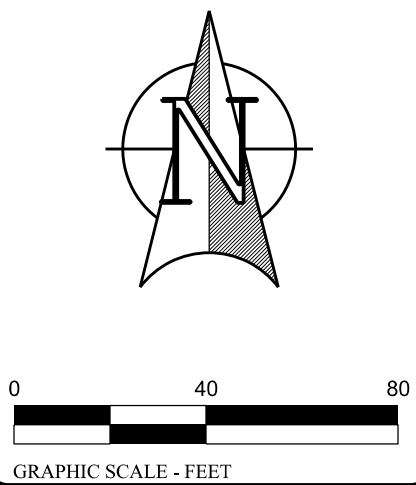
Phase Boundary

Phase 1  
Patch Curb & Gutter

Phase 1 Limits  
To be completed by 12/31/2024

Phase 2 Limits  
To be completed by 12/31/2026

Phase 2  
Flood Plain  
Compensatory  
Storage Basins



**THE CRUSHER**  
SITE IMPROVEMENTS

Prepared For:  
THE CRUSHER  
651 W. Washington Street  
West Chicago, IL 60185  
630.271.0888

WEBSTER, McGRATH & AHLBERG, LTD.  
**WMA**  
LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE  
Over 100 Years of Service to Illinois  
207 South Naperville Road, Naperville, Illinois 60563  
Ph: (630) 668-7603 Fax: (630) 662-1760  
Design Firm License No. 184-003101

REV#	DATE	REVISION DESCRIPTION	BY
1	06-18-2014	REVISED PLAN FOR RESIDENTIAL SETBACK	BMB
2	07-13-2015	RESPOND TO CITY COMMENTS	BMB
3	03-09-2018	RESPOND TO CITY COMMENTS	BMB
4	06-07-2019	RESPOND TO DUPAGE COUNTY COMMENTS	RLS
5	08-01-2019	RESPOND TO DUPAGE COUNTY COMMENTS	RLS
6	08-17-2019	REVISE CITY MATERIAL LIST	
7	12-14-2022	EXTENSION REQUEST	

Section-Township-Range  
DuPage: NW¼, 09-39-09

JOB # 41727 SURV: JCV

DRAWN: RLS / BMB REVIEW: SMR

SCALE: 1" = 40' DATE: 10-30-13

SHEET NAME

**PHASING  
PLAN**

SHEET # **C-2.1**



## **Exhibit "E"**

### **ORDINANCE NO. 18-O-0026**

#### **AN ORDINANCE GRANTING A SPECIAL USE FOR A SALVAGE AND RECYCLING FACILITY AND A VARIANCE AT 651 W. WASHINGTON STREET**

WHEREAS, on or about May 21, 2009, Gerald Neumaier of The Crusher, (the "APPLICANT"), filed an application for a special use permit to operate a salvage and recycling facility with an ancillary outside storage yard and an application for a variance for an increase to the height of the storage yard screen wall, with respect to the property legally described on Exhibit "A" attached hereto and incorporated herein (the "SUBJECT REALTY"); and,

WHEREAS, Notice of Public Hearing on said special use and variance applications was published in the Daily Herald on April 16, 2018, 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 May 1, 2018, pursuant to said Notice; and,

WHEREAS, at the Public Hearing, the APPLICANT provided testimony in support of his application, and all interested parties had an opportunity to be heard; and,

WHEREAS, the corporate authorities of the City of West Chicago have received the recommendation of the Plan Commission/Zoning Board of Appeals which contains specific findings of fact, pursuant to Recommendation No. 2018-RC-0015, a copy of which is attached hereto as Exhibit "B" which is, by this reference, incorporated herein.

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

Section 1. A special use permit in conformance with Sections 5.5 and 11.2-4(BB) and (T) of the Zoning Ordinance is hereby granted for the SUBJECT REALTY, subject to compliance with the following conditions:

1. The SUBJECT REALTY shall be developed in substantial conformance with the Paving & Layout Plan C-2.2 prepared by Webster, McGrath & Ahlberg, dated October 30, 2013, with a last revision date of March 9, 2018, a copy of which is attached hereto and incorporated herein as Exhibit "C".
2. The SUBJECT REALTY shall be developed in substantial conformance with the Landscape Plans L-1 and L2 prepared by Webster, McGrath & Ahlberg, dated October 30, 2013, with a last revision date of March 9, 2018, a copy of which is attached hereto and incorporated herein as Exhibit "D".



## **Exhibit "E"**

3. The SUBJECT REALTY shall be developed in substantial conformance with the Phasing Plan C-2.1 prepared by Webster, McGrath & Ahlberg, dated October 30, 2013, with a last revision date of March 9, 2018, a copy of which is attached hereto and incorporated herein as Exhibit "E".

Section 2. The following variance in conformance with Sections 5.4 and 7.1(D)(2) of the Zoning Ordinance are hereby granted for the SUBJECT REALTY:

1. Increasing the height of the storage yard screen wall from ten (10') feet to twenty-two (22') feet.

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, hereby repealed.

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

## Exhibit "E"

PASSED this 21st day of May 2018.

Alderman J. Beifuss

Aye

Alderman L. Chassee

Aye

Alderman J. Sheahan

Aye

Alderman H. Brown

Aye

Alderman A. Hallett

Aye

Alderman Ferguson

Aye

Alderman Birch Ferguson

Aye

Alderman S. Dimas

Aye

Alderman K. Meissner

Abstain

Alderman M. Garling

Abstain

Alderman R. Stout

Aye

Alderman G. Garcia

Aye

Alderman N. Ligino-Kubinski

Aye

Alderman B. Gagliardi

Aye

APPROVED as to form:

Patrick K. Bond  
Patrick K. Bond, City Attorney

APPROVED this 21st day of May 2018.

Mayor Ruben Pineda  
Mayor Ruben Pineda

ATTEST:

Nancy M. Smith  
City Clerk Nancy M. Smith

PUBLISHED: 5/22/18



## Exhibit "E"

### EXHIBIT "B"

RECOMMENDATION NO. 2018-RC-0015

TO: The Honorable Mayor and City Council

SUBJECT: PC 18-13  
Special Use & Variance  
The Crusher  
651 W. Washington Street

DATE: May 1, 2018

DECISION: The Plan Commission/Zoning Board unanimously recommended approval of the special use for a salvage and recycling facility with an ancillary outside storage yard on the SUBJECT REALTY by a (5-0) vote, subject to the following conditions:

1. The SUBJECT REALTY shall be developed in substantial conformance with the Paving & Layout Plan C-2.2 prepared by Webster, McGrath & Ahlberg, dated October 30, 2013, with a last revision date of March 9, 2018, a copy of which is attached hereto and incorporated herein as Exhibit "C".
2. The SUBJECT REALTY shall be developed in substantial conformance with the Landscape Plans L-1 and L2 prepared by Webster, McGrath & Ahlberg, dated October 30, 2013, with a last revision date of March 9, 2018, a copy of which is attached hereto and incorporated herein as Exhibit "D".
3. The SUBJECT REALTY shall be developed in substantial conformance with the Phasing Plan C-2.1 prepared by Webster, McGrath & Ahlberg, dated October 30, 2013, with a last revision date of March 9, 2018, a copy of which is attached hereto and incorporated herein as Exhibit "E".

#### SPECIAL USE RECOMMENDATION

As stated under Section 5.5-4, the Plan Commission/Zoning Board of Appeals shall recommend a special use only if it shall make findings of fact based upon evidence presented that the special use:

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

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

The existing salvage and recycling facility use is currently legal non-conforming. Granting the special use will allow the property owner to significantly improve the property and bring it into compliance with current City standards. Also, the salvage and recycling facility use is best



## Exhibit "E"

suited for an industrial area. The subject property is located within one of the City's primary industrial areas and is compatible with the existing industrial uses that surround it.

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

The use of the subject property, once improved, is designed to protect the public health, safety and welfare by using berms, fencing and landscaping as a visual screen along the property's street frontage and enclosing the salvage and recycling operations within the storage yard.

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

The salvage and recycling facility use on the subject property has existed on-site for decades. Allowing the use to legally remain and improve the property should not cause substantial injury to the value of other property in the neighborhood in which it is located because this use is best suited for an industrial area and the subject property is located within one of the City's primary industrial areas and is compatible with the existing industrial uses that surround it.

- 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 salvage and recycling facility use is listed as a special use per Section 11.2-4 (BB) of the Zoning Code. The proposed outside storage yard is listed as a special use per Section 11.2-4 (T) of the Zoning Code.

The Plan Commission/Zoning Board unanimously recommended approval of the increase to the outside storage yard screen wall height variance on the SUBJECT REALTY by a (5-0) vote:

### VARIANCE RECOMMENDATION

As stated under Section 5.4-4, the Plan Commission/Zoning Board of Appeals shall recommend a variance only if it shall make a finding of fact based upon evidence presented that:

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

The property drops in elevation as you head northward. The increased screen wall height along the rear (north) property line is desired to provide a greater screen of the rear of the property from the adjacent elevated railroad tracks, which serve at the local Metra line. The increased wall height will also give the proposed storage yard expansion enclosure a uniform height with the existing screen wall height that encloses the existing storage yard.

## Exhibit "E"

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

The requested variance is being considered to allow uniformly consistent heights of the screen wall around the storage yard. There are very few, if any, other locations within the City that have an existing fence or screen wall in excess of the 10 foot maximum allowable height allowed by Code. Therefore, this situation is considered very unique.

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

The applicant did not erect the existing legal non-conforming screen walls, but is responsible for the proposed screen walls.

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

Granting the requested variance for the increased fence height should not be detrimental to the public welfare or injurious to other property or improvements in the surrounding neighborhood because the wall is providing screening of the unsightly scrap materials located within the storage yard.

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

The proposed variance will not substantially impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety or substantially diminish or impair property values within the neighborhood because the proposed wall is not being erected on the property line and is setback a minimum of 15 feet from the closest point to the property line.

6. *The proposed variance complies with the spirit and intent of the restrictions imposed by this Code:*

The intent of requiring a maximum fence/screen wall height is to prohibit large visually obscuring planes in close proximity to a property line where fences/walls are typically erected. In this situation the proposed screen wall is setback from the property line a minimum of 15 feet and is heavily landscaped, thus softening any impact caused by the increased height.

## Exhibit "E"

Respectfully submitted,

Barbara Laimins  
Chairperson

### VOTE:

For  
Laimins  
Devitt  
Hale  
Kasprak  
Henkin

Against

Abstain

Absent  
Faught  
Dettman

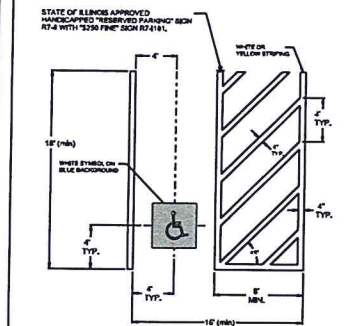


## Exhibit "E"

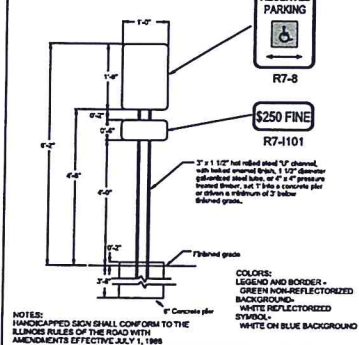
### PAVEMENT STRUCTURAL NUMBER CALCULATION

Description	Structural Coefficient	Thickness (in)	Structural Number
Bituminous Surface, Class I	0.40	2.00	0.80
Bituminous Binder, Class I	0.32	2.00	0.64
Aggregate Base, Type A	0.13	10.00	1.30

**HANDICAPPED PARKING STALL**

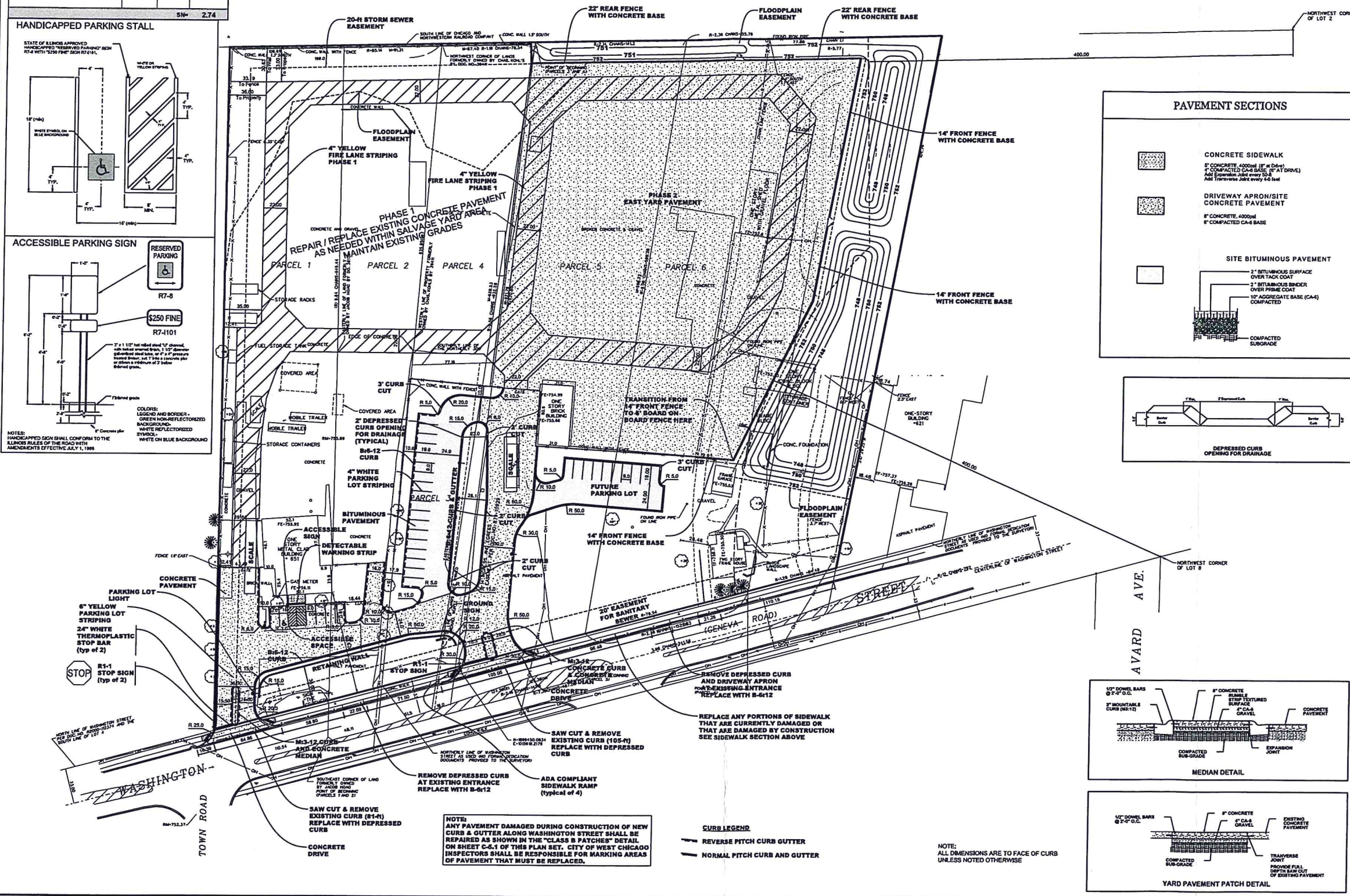


**ACCESSIBLE PARKING SIGN**

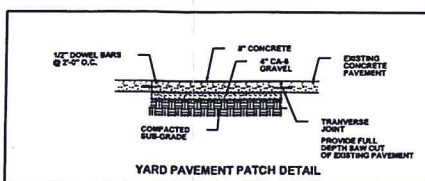
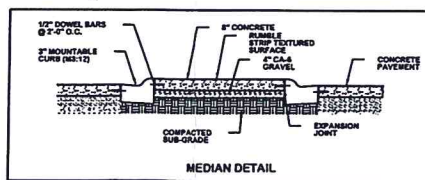
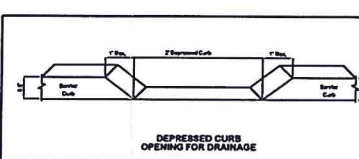
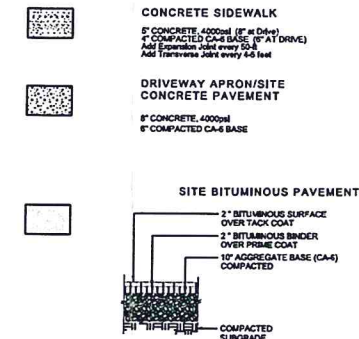


NOTES:  
HANDICAPPED SIGN SHALL CONFORM TO THE  
ILLINOIS RULES OF THE ROAD WITH  
AMENDMENTS EFFECTIVE JULY 1, 1988

CHICAGO AND NORTHWESTERN RAILROAD



## PAVEMENT SECTIONS



0 40  
GRAPHIC SCALE - FEET

**THE CRUSHER**  
**SITE IMPROVEMENTS**

Prepared for:  
THE CRUSHER  
681 NW Washington Street  
West Chicago, IL 60185



**WEBSTER, McGRATH & AHLBERG, LTD.**

**WMA**

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Design Firm License No. 184-000181

[illegible]

## PAVING & LAYOUT PLAN

MENT # **C-2.2**









## Exhibit " "

**From:** [Rob Elliot](#)  
**To:** [John sterrett](#)  
**Subject:** Case PC 23-01  
**Date:** Friday, January 27, 2023 10:59:48 AM

---

John Sterrett , City Planner,

We, as WestGO Properties LLC and Elliot Construction Corp. are owners of some properties West of The Crusher 629-651 West Washington Street, West Chicago, Illinois.

We are aware of the improvements David Neumaier has planned and requested.

The Crusher has made many improvements to their property and greatly improved

the appearance along West Washington Street. Knowing their desire to provide changes to the property and because of past experience, we approve of allowing

approval of the amendment to the Special Use Permit.

Thank you for the opportunity to voice are approval.

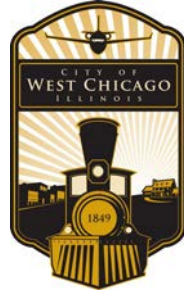
Rob,

**Rob Elliot**

1101 Hill Avenue  
Glen Ellyn, IL 60137  
630-469-1823 x 104  
[www.elliotconstruction.com](http://www.elliotconstruction.com)







TOM DABAREINER, AICP  
DIRECTOR

(630) 293-2200  
FAX (630) 293-1257  
[www.westchicago.org](http://www.westchicago.org)

## MEMORANDUM

TO: Plan Commission/Zoning Board of Appeals  
FROM: John Sterrett, City Planner  
DATE: February 2, 2023  
RE: 2023 Zoning Map Approval

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### **Staff Recommendation**

Staff recommends that the Plan Commission/Zoning Board of Appeals recommend approval of the 2023 Zoning Map, dated January 31, 2023, to the Development Committee.

### **Background**

Illinois State Statute 63 ILCS 5/11-13-19 requires municipalities to formally approve an official zoning map on an annual basis.

### **Zoning Map Changes**

No annexations nor subdivisions occurred in 2022. One zoning map amendment was approved in 2022 to rezone 51 acres of property on the east side of Fabyan Parkway, approximately 1,400 feet south of Roosevelt Road, from ORI, Office Research Industrial to M, Manufacturing. One lot consolidation occurred along Prince Crossing Road, just north of Main Street. Both of these changes are reflected on the 2023 Zoning Map. As with every year, staff has verified that all information on the Zoning Map is accurate.

### **Exhibits**

Proposed 2023 Zoning Map dated January 24, 2023.



