

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

DEVELOPMENT COMMITTEE

**Monday, February 13, 2023
6:00 P.M. - Council Chambers**

Please note the new meeting time.

AGENDA

1. Call to Order, Roll Call, and Establishment of a Quorum
2. Approval of Minutes
 - A. January 9, 2022
3. Public Participation
4. Items for Consent.
 - A. **Approval of the 2023 Zoning Map** – State law requires annual approval of the official zoning map of the City.
5. Items for Discussion
 - A. **Wheaton Academy, 900 Prince Crossing Road** – Petitioner requests approval of a fifth amendment to their current Final Planned Unit Development, with the demolition of the existing Academy Hall and construction of a 2-story, 20,500 square foot addition to the Academic Building, along with other phased improvements.
 - B. **The Crusher, 629-651 W. Washington Street** – Petitioner requests approval of an amendment to their Special Use Permit (SUP). The amendment will allow them to proceed with a previously approved, but expired, phasing plan under their SUP.
6. Unfinished Business
 - A. **Discussion of Architectural Design Guidelines** – A copy of the related code is included with the packet. City Staff will be present to discuss code interpretation and take direction on possible updates from Committee Members.
7. New Business
8. Reports from Staff
9. Adjournment

475 Main Street
West Chicago, Illinois
60185

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

Ruben Pineda
MAYOR
Nancy M. Smith
CITY CLERK

Michael L. Guttman
CITY ADMINISTRATOR

MINUTES

DEVELOPMENT COMMITTEE

January 9, 2023 6:00 P.M.

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

Alderman Rebecca Stout called the meeting to order at 6:00 p.m.

Roll call found Aldermen Melissa Birch Ferguson, Christine Dettmann, John Jakabcsin, Jayme Sheahan and Rebecca Stout present. Alderman Stout announced a quorum.

Also in attendance was Community Development Director, Tom Dabareiner.

2. Approval of Minutes.

A. October 10, 2022.

Alderman Sheahan moved and Alderman Birch Ferguson seconded a motion to approve the minutes. Voting Aye: Aldermen Birch Ferguson, Dettmann, Jakabcsin, Sheahan and Stout.

3. Public Participation.

Jeff Uecke, of Winfield, IL and owner of 104 Main Street, West Chicago, requests grant monies for \$26,000 for the recent \$52,000 he spent on façade renovations at 104 Main Street. He said there were no monies available when he applied for a façade grant. Tom Dabareiner explained that because there is a new downtown TIF, not enough time has passed for any money to be set aside for this grant program. Mr. Uecke was recognized by the members to respond. Mr. Uecke expressed awareness of this fact, and stated that he is asking for City funds instead. Alderman Stout advised Mr. Uecke to contact the Finance Committee with his request for financial assistance.

4. Items for Consent. None.

5. Items for Discussion.

- A. Discussion of Architectural Design Guidelines** – A copy of the related code is included with the packet. City Staff will be present to discuss interpretation and take direction on possible updates from Committee Members.

Alderman Stout commented that the member who had requested this review was not present. Tom Dabareiner offered to accept any comments the members might have and review the code for the next meeting. As no other members had comments, it was agreed to table this discussion for next month's meeting.

6. Unfinished Business. None.

7. New Business. None.

8. Reports from Staff. None.

9. Adjournment.

Alderman Birch Ferguson moved, and Alderman Sheahan seconded the motion to adjourn the Development Committee meeting at 6:14 p.m. The motion was approved unanimously by voice vote.

Respectfully submitted,

Jane Burke

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

2023 Zoning Map Approval

Resolution No. 23-R-0019

AGENDA ITEM NUMBER: 4. A.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: Feb. 13, 2023

COUNCIL AGENDA DATE: _____

STAFF REVIEW: Tom Dabareiner, AICP

SIGNATURE 

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

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

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.

Members of the Plan Commission voted unanimously (4-0) on February 7th in support of the 2023 Official City of West Chicago Zoning Map.

ACTIONS PROPOSED:

Review and recommendation to adopt the 2023 Zoning Map dated January 24, 2023, as presented.

COMMITTEE RECOMMENDATION:**Attachments:**

Resolution

2023 Zoning Map

RESOLUTION NO. 23-R-0019

**A RESOLUTION AUTHORIZING THE MAYOR TO ADOPT THE 2023
OFFICIAL ZONING MAP FOR THE CITY OF WEST CHICAGO**

BE IT RESOLVED by the City Council of the City of West Chicago, in regular session assembled, that the Mayor is hereby authorized per 65 ILCD5/11-13-19 of the Illinois Compiled State Statutes to adopt the official 2023 Zoning Map for the City of West Chicago dated January 24, 2023, in substantially the form attached hereto and incorporated herein as Exhibit "A".

APPROVED this ____ day of _____, 2023.

AYES: _____

NAYES: _____

ABSTAIN: _____

ABSENT: _____

Mayor Ruben Pineda

ATTEST:

Executive Office Assistant Valeria Perez

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Fifth Amendment to a Final Planned Unit Development

Wheaton Academy
900 North Prince Crossing Road

Ordinance No. 23-O-0004

AGENDA ITEM NUMBER: 5. A.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: Feb. 13, 2023

COUNCIL AGENDA DATE: _____

STAFF REVIEW: Tom Dabareiner, AICP

SIGNATURE 

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

Wheaton Academy is proposing an amendment to their existing Final PUD at 900 North Prince Crossing Road 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 former 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.

The Plan Commissioners voted unanimously (4-0) to recommend approval of the fifth amendment to the Final Planned Unit Development.

ACTIONS PROPOSED:

Discussion and consideration of the fifth amendment to the Final Planned Unit Development.

COMMITTEE RECOMMENDATION:

Attachments: Ordinance and Plans

ORDINANCE NO. 23-O-0004

AN ORDINANCE APPROVING A FIFTH AMENDMENT TO THE FINAL PUD FOR WHEATON ACADEMY - 900 N. PRINCE CROSSING ROAD

WHEREAS, on or about October 24, 2022, Wheaton Academy (the “APPLICANT”), filed an application for a fifth amendment to the Final Planned Unit Development (PUD) for the property legally described on Exhibit “A”, which is attached hereto and incorporated herein as the “SUBJECT REALTY”; and

WHEREAS, the corporate authorities of the City of West Chicago approved a Special Use for a private school on the SUBJECT REALTY upon annexation by Ordinance No. 87-O-1988 on September 8, 1987; and

WHEREAS, the corporate authorities of the City of West Chicago approved a first amendment to the Special Use for the SUBJECT REALTY by Ordinance No. 97-O-3073 on March 17, 1997; and

WHEREAS, the corporate authorities of the City of West Chicago approved a Preliminary PUD for the SUBJECT REALTY by Ordinance No. 00-O-4317 on July 10, 2000; and

WHEREAS, the corporate authorities of the City of West Chicago approved a Final PUD for the SUBJECT REALTY by Ordinance No. 01-O-0043 on July 2, 2001; and

WHEREAS, the corporate authorities of the City of West Chicago approved a first amendment to the Final PUD for the SUBJECT REALTY by Ordinance No. 03-O-0045 on July 26, 2003; and

WHEREAS, the corporate authorities of the City of West Chicago approved a second amendment to the Final PUD for the SUBJECT REALTY by Ordinance No. 04-O-0046 on May 17, 2004; and

WHEREAS, the corporate authorities of the City of West Chicago approved a third amendment to the Final PUD for the SUBJECT REALTY by Ordinance No. 15-O-0010 on March 16, 2015; and

WHEREAS, the corporate authorities of the City of West Chicago approved a fourth amendment to the Final PUD for the SUBJECT REALTY by Ordinance No. 18-O-0005 on February 19, 2018; and

WHEREAS, Notice of Public Hearing on said application was published in the Daily Herald on or about January 23, 2023, 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, on February 7, 2023, pursuant to said Notice; and,

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

WHEREAS, the corporate authorities of the City of West Chicago have received the recommendation of the Plan Commission/Zoning Board of Appeals for the fifth amendment to the Final PUD which contains specific findings of fact, pursuant to Recommendation No. 23-RC-0001, a copy of which is attached hereto as Exhibit "B" which is, by this reference, incorporated herein.

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

Section 1. A fifth amendment to the Final PUD in conformance with Sections 5.5 and 15 of the Zoning Ordinance is hereby granted for the SUBJECT REALTY, subject to compliance with the following conditions:

1. The site shall be developed in substantial compliance with the following plans and documents, attached as Exhibit "C":
 - a. PUD Site Plan prepared by AMDG Architects consisting of one sheet dated December 5, 2022;
 - b. 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;
 - c. 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;
 - d. 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;
 - e. 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;
 - f. 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;
 - g. Dumpster Enclosure Details prepared by AMDG Architects consisting of one sheet (Sheet L4.3) dated December 2, 2022; and
 - h. 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.
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.

3. Within six months of the demolition of the train depot building just west of Prince Crossing Road, the petitioner shall install a six-foot privacy fence with landscaping on the east side of the fence containing a mixture of deciduous trees, evergreen trees, and shrubs.

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 _____ 2023.

Alderman L. Chassee	_____	Alderman J. Beifuss	_____
Alderman J. Sheahan	_____	Alderman H. Brown	_____
Alderman A. Hallett	_____	Alderman C. Dettmann	_____
Alderman S. Dimas	_____	Alderman M. Birch-Ferguson	_____
Alderman C. Swiatek	_____	Alderman M. Garling	_____
Alderman R. Stout	_____	Alderman J. Short	_____
Alderman J. Jakabcsin	_____	Alderman J. Morano	_____

APPROVED as to form: _____
City Attorney

APPROVED this ____ day of _____ 2023.

Mayor Ruben Pineda

ATTEST:

Executive Office Assistant Valeria Perez

PUBLISHED: _____

EXHIBIT "A"

PARCEL 1:

A PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING A POINT IN THE EAST LINE OF THE LAND NOW OR FORMERLY OWNED BY ROBERT BENJAMIN IN THE CENTER OF A HIGHWAY AT A POINT 539.2 FEET SOUTH OF THE INTERSECTION OF THE CENTER LINE OF SAID HIGHWAY WITH THE SOUTH LINE OF THE CHICAGO GREAT WESTERN RAILWAY; THENCE NORTHWESTERLY 440 FEET ON A CURVE TO THE RIGHT WITH A RADIUS OF 5679.6 FEET; THENCE NORTH ON A LINE PARALLEL WITH THE CENTERLINE OF SAID HIGHWAY 75 FEET; THENCE SOUTHEASTERLY ON A LINE PARALLEL TO THE NORTH LINE OF SAID RIGHT OF WAY OF THE CHICAGO, AURORA AND ELGIN RAILROAD TO THE CENTER OF SAID HIGHWAY; THENCE SOUTH ALONG THE CENTERLINE OF SAID HIGHWAY 75 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS. ALSO;

PARCEL 2:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED BY COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 34 AND RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 1075.13 FEET TO AN ARC THAT IS CONCENTRIC WITH AND 8.85 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF THE NORMAL 100 FOOT RIGHT OF WAY OF THE ILLINOIS PRAIRIE PATH (FORMERLY THE CHICAGO, AURORA AND ELGIN RAILWAY COMPANY RIGHT OF WAY); THENCE WESTERLY ALONG SAID ARC, BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 5720.75 FOR A DISTANCE OF 53.82 FEET TO THE WESTERLY LINE OF PRINCE CROSSING ROAD AS PER DOCUMENT R2000-160734 FOR A PLACE OF BEGINNING; THENCE CONTINUING WESTERLY ALONG SAID ARC, 160.91 FEET; THENCE NORTHERLY ALONG A LINE WHICH FORMS AN ANGLE OF 122 DEGREES 04 MINUTES MEASURED FROM NORTH TO EAST WITH THE LONG CHORD EXTENDING FROM THE INTERSECTION OF SAID ARC WITH SAID EAST LINE OF SECTION 34, 26.85 FEET; THENCE WESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 125 DEGREES 31 MINUTES 30 SECONDS, MEASURED FROM SOUTH TO WEST WITH THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 77.2 FEET; THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2435.0 FEET, THE LONG CHORD OF WHICH FORMS AN ANGLE OF 182 DEGREES 01 MINUTES MEASURED THROUGH NORTH, FOR A DISTANCE OF 141.43 FEET; THENCE NORTHERLY PARALLEL WITH SAID EAST LINE OF SECTION 34, 21.0 FEET TO THE NORTHERLY LINE OF SAID 100 FOOT RIGHT OF WAY; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE, BEING ON A CURVE TO THE LEFT HAVING A RADIUS OF 5679.6 FEET, FOR AN ARC DISTANCE OF 386.21 FEET TO SAID WESTERLY RIGHT OF WAY LINE OF PRINCE CROSSING

ROAD; THENCE SOUTHERLY ALONG SAID WESTERLY LINE, 43.57 FEET TO THE PLACE OF BEGINNING, IN WAYNE TOWNSHIP, DUPAGE COUNTY, ILLINOIS. ALSO;

PARCEL 3:

A 100 FOOT STRIP OF LAND LYING SOUTHERLY AND ADJACENT TO PARCEL 1, EXCEPTING THEREFROM PARCEL 2 IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS. ALSO;

PARCEL 4:

LOT 1 IN FINAL PLAT OF SUBDIVISION FOR WHEATON ACADEMY, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 27, 2007 AS DOCUMENT NO. R2007-056235, IN DUPAGE COUNTY, ILLINOIS. ALSO;

PARCEL 5:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 21 MINUTES 38 SECONDS EAST (BEARINGS ASSUMED FOR DESCRIPTION PURPOSES), 1490.36 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION TO THE NORTHERLY LINE OF THE FORMER STATION SITE OF THE CHICAGO, AURORA AND ELGIN RAILROAD; THENCE WESTERLY, 440.94 FEET ALONG SAID NORTHERLY LINE, BEING ALONG A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 5610.76, THE CHORD OF SAID CURVE BEARING NORTH 69 DEGREES 09 MINUTES 04 SECONDS WEST TO THE NORTHWEST CORNER OF SAID STATION SITE; THENCE SOUTH 00 DEGREES 49 MINUTES 04 SECONDS EAST, 75.27 FEET ALONG THE WEST LINE OF SAID STATION SITE TO THE NORTHERLY RIGHT OF WAY LINE OF SAID RAILROAD; THENCE WESTERLY, 300.00 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE, BEING ALONG A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 5679.65 FEET, THE CHORD OF SAID CURVE BEARING NORTH 65 DEGREES 41 MINUTES 40 SECONDS WEST TO THE POINT OF BEGINNING; THENCE CONTINUING WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, 724.16 FEET TO THE WEST LINE OF THE EAST HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 05 MINUTES 39 SECONDS EAST, 46.99 FEET ALONG SAID WEST LINE TO THE SOUTHERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY, FORMERLY THE RIGHT OF WAY OF THE CHICAGO GREAT WESTERN RAILROAD; THENCE SOUTH 83 DEGREES 57 MINUTES 04 SECONDS EAST, 668.91 FEET ALONG SAID SOUTHERLY LINE TO A POINT THAT IS 649.69 FEET WESTERLY OF THE EAST LINE OF SAID NORTHEAST QUARTER, AS MEASURED ALONG THE SOUTHERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY; THENCE SOUTH 06 DEGREES 02 MINUTES 56 SECONDS WEST, 334.40 FEET PERPENDICULAR TO THE LAST DESCRIBED COURSE TO THE POINT OF BEGINNING, IN DUPAGE COUNTY,

ILLINOIS. ALSO;

PARCEL 6:

THAT PART OF THE FORMER CHICAGO, AURORA AND ELGIN RAILROAD RIGHT OF WAY IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED BY COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE NORTH 00 DEGREES 21 MINUTES 51 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 1118.00 FEET TO THE NORTH LINE OF THE 100 FOOT WIDE FORMER CHICAGO, AURORA AND ELGIN RAILROAD RIGHT OF WAY; THENCE WESTERLY, ALONG SAID NORTH LINE, ON A CURVE TO THE RIGHT HAVING A RADIUS OF 5679.40 FEET, AN ARC DISTANCE OF 440 FEET TO THE PLACE OF BEGINNING; THENCE WESTERLY ON SAID NORTH LINE AN ARC DISTANCE OF 975.08 FEET TO A LINE WHICH IS 40.68 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 04 MINUTES 59 SECONDS WEST, ON SAID PARALLEL LINE, A DISTANCE OF 118.16 FEET TO THE SOUTH LINE OF SAID 100 FOOT WIDE FORMER RIGHT OF WAY; THENCE EASTERLY ON SAID SOUTH LINE, HAVING A RADIUS OF 5779.40 FEET, AN ARC DISTANCE OF 971.37 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 51 SECONDS WEST, PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 108.56 FEET TO THE PLACE OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

P.I.N.'S: 01-34-401-022, 01-34-401-024, 01-34-401-026, 01-34-401-027, 01-34-401-028.

EXHIBIT “B”

RECOMMENDATION NO. 23-RC-0001

TO: The Honorable Mayor and City Council

SUBJECT: PC 22-12
Fifth amendment to the final PUD for Wheaton Academy
900 N. Prince Crossing Road

DATE: February 7, 2023

DECISION: The motion to approve the fifth amendment to the final PUD request unanimously passed (4-0).

RECOMMENDATION

After review of the requested fifth amendment to the final PUD, the Plan Commission/Zoning Board of Appeals (PC/ZBA) recommended approval based on the following standard:

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.

This recommendation is made with the following conditions:

1. The site shall be developed in substantial compliance with the following plans and documents, attached as Exhibit “C”:
 - a. PUD Site Plan prepared by AMDG Architects consisting of one sheet dated December 5, 2022;
 - b. 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;
 - c. 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;
 - d. 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;

- e. 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;
 - f. 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;
 - g. Dumpster Enclosure Details prepared by AMDG Architects consisting of one sheet (Sheet L4.3) dated December 2, 2022; and
 - h. 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.
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.
3. Within six months of the demolition of the train depot building just west of Prince Crossing Road, the petitioner shall install a six-foot privacy fence with landscaping on the east side of the fence containing a mixture of deciduous trees, evergreen trees, and shrubs.

Respectfully submitted,

Barb Laimins
Chairman

VOTE:

For

B. Laimins
T. Slattery
D. Kasprak
B. Henkin

Against

Abstain

Absent

A. Banasiak
S. Hale
H. Billingsley

EXHIBIT “C”

(Development Plans)

900 Prince Crossing Road
West Chicago, IL





Wheaton Academy

Academic Bld.

ADDITION AND RENOVATION:

900 PRINCE CROSSING RD.
WEST CHICAGO, IL 60185

No.	Description	Date
1	ADD SUBMITTAL	10/12/2022
2	ADD SUBMITTAL	10/12/2022
3	ADD SUBMITTAL	10/12/2022

AMDG
ARCHITECTS

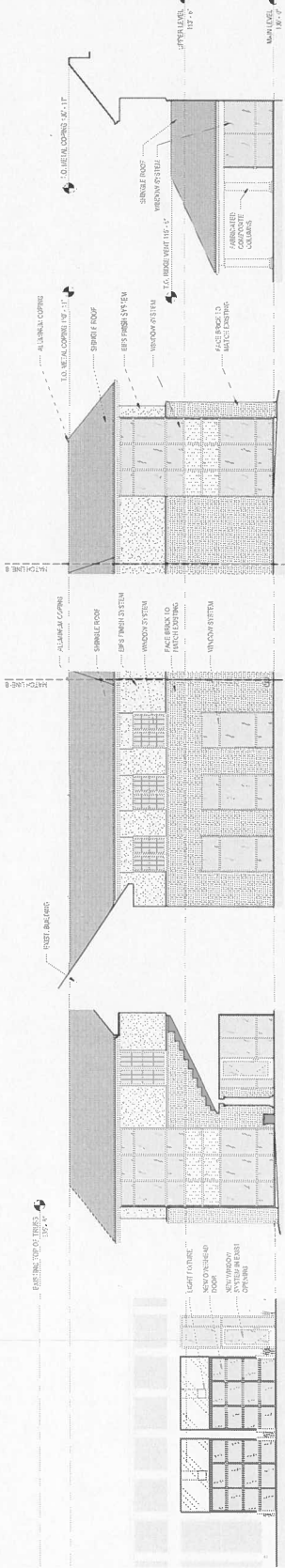
1000 N. LAKE STREET, SUITE 100
CHICAGO, ILLINOIS 60610
TEL: 312.321.1000
WWW.AMDGARCHITECTS.COM

PRELIMINARY
NOT FOR CONSTRUCTION

ACADEMY BUILDING - EXTERIOR
ELEVATIONS - PUD SUBMITTAL

PROJECT NO.
PROJECT MANAGER
PROJECT ARCHITECT

A5.1 - PUD



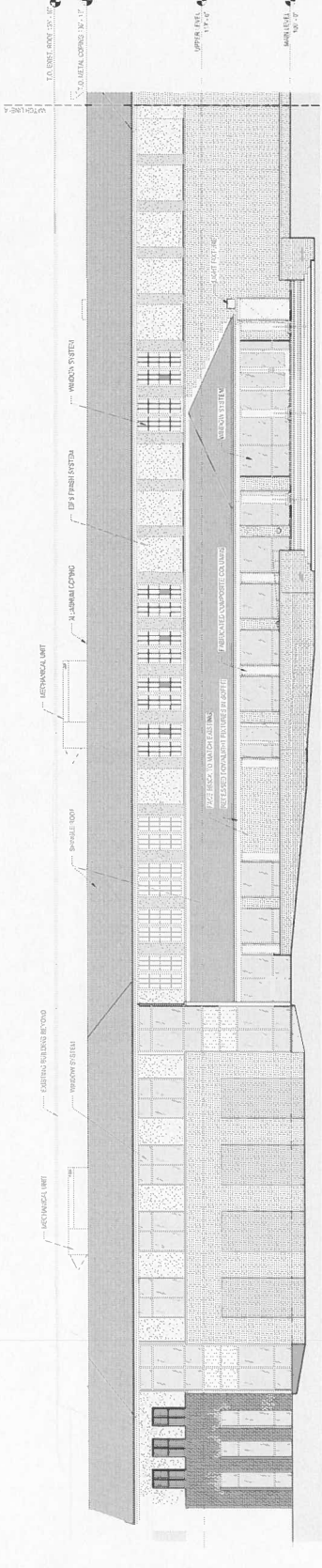
1 IDEA LAB - SOUTH ELEVATION PUD 1
100' x 100'

2 COLLAB. WEST ELEVATION - PUD 1
100' x 100'

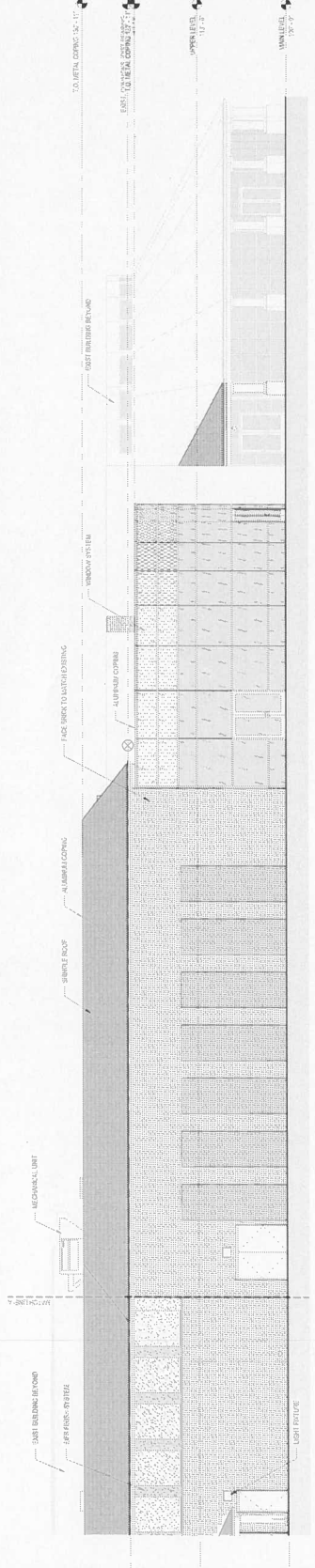
3 COLLAB. WEST ELEVATION - PUD 2
100' x 100'

4 COLLAB. WEST ELEVATION - PUD 3
100' x 100'

5 VEST 153 WEST ELEVATION (EAST SIM) PUD
100' x 100'



2 NORTH ELEVATION - PUD 2
100' x 100'



1 NORTH ELEVATION - PUD 1
100' x 100'

Wheaton Academy

ADDITION AND RENOVATION:
900 PRINCE CROSSING RD.,
WEST CHICAGO, IL 60185

No.	Description	Date
01	PUD SUBMITTAL	07/20/2022
02	PUD SUBMITTAL	07/20/2022
03	PUD SUBMITTAL	07/20/2022
04	PUD SUBMITTAL	07/20/2022
05	PUD SUBMITTAL	07/20/2022
06	PUD SUBMITTAL	07/20/2022
07	PUD SUBMITTAL	07/20/2022
08	PUD SUBMITTAL	07/20/2022
09	PUD SUBMITTAL	07/20/2022
10	PUD SUBMITTAL	07/20/2022
11	PUD SUBMITTAL	07/20/2022
12	PUD SUBMITTAL	07/20/2022
13	PUD SUBMITTAL	07/20/2022
14	PUD SUBMITTAL	07/20/2022
15	PUD SUBMITTAL	07/20/2022
16	PUD SUBMITTAL	07/20/2022
17	PUD SUBMITTAL	07/20/2022
18	PUD SUBMITTAL	07/20/2022
19	PUD SUBMITTAL	07/20/2022
20	PUD SUBMITTAL	07/20/2022

AMDG
ARCHITECTS
12 ANDERSON AVE. SUITE 200
CHICAGO, IL 60604
P: 312.344.1234
F: 312.344.1235

PRELIMINARY
NOT FOR CONSTRUCTION

ACADEMY BUILDING - EXTERIOR
REWORKINGS - PUD SUBMITTAL

PROJECT NO.: 21002
PROJECT MANAGER: J.P.
PROJECT ARCHITECT: J.P.
DATE: 07/20/2022

A5.2 - PUD



3 NORTHEAST PERSPECTIVE



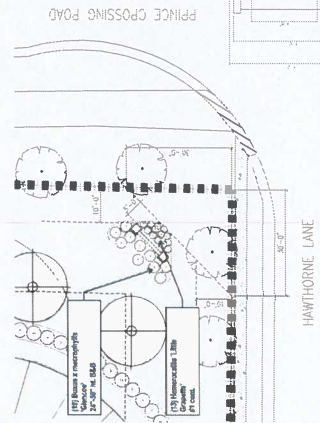
2 PARTIAL SOUTH PERSPECTIVE



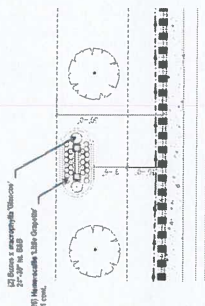
1 NORTHWEST PERSPECTIVE



EXISTING SIGN PHOTOGRAPH

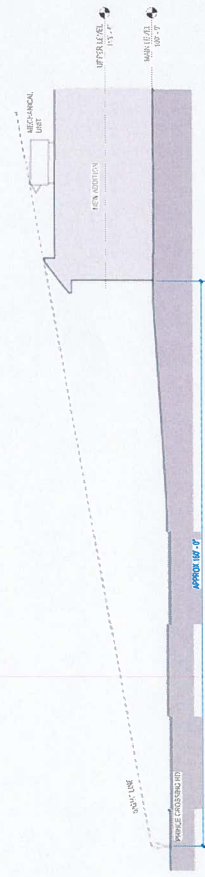


SIGN B - SECONDARY SIGN ELEVATION
1/4" = 1'-0"



SIGN C - SECONDARY SIGN ELEVATION
1/4" = 1'-0"

SIGN C - SECONDARY SIGN SITE PLAN
1/4" = 1'-0"



4 ROOF TOP UNIT - SIGHT LINE DIAGRAM

ADDITION AND RENOVATION:

REVISION	DATE

AMDG
ARCHITECTS
35 CHAMBERS ST. SUITE 200
CHANDLER, ARIZONA 85226
480.834.1130 PHONE
480.834.1613 FAX

L2.1

[illegible]

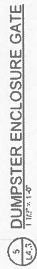
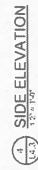
Main Entry Area Landscape Plan

REVISION DATE

AMDG
ARCHITECTS

215 COLUMBIA BLVD., 100
NEW YORK, NY 10024
(212) 691-1700

WILEY-INTERSCIENCE (JHC)
605 THIRD AVENUE, NEW YORK, N.Y. 10016



L4.3

L4.3



EXISTING:	197
*PROPOSED:	215

*NOTE: WITH RELOCATION OF MAINTENANCE BUILDING

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Amendment to a Special Use Permit

The Crusher, Inc.
629-651 W Washington St

Ordinance No. 23-O-0005

AGENDA ITEM NUMBER: 5. B.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: Feb. 13, 2023

COUNCIL AGENDA DATE: _____

STAFF REVIEW: Tom Dabareiner, AICP

SIGNATURE 

APPROVED BY CITY ADMINISTRATOR: Michael Guttman

SIGNATURE _____

A Special Use was approved in May of 2018 under Ordinance 18-O-0026 for The Crusher, Inc. for a Salvage and Recycling Facility with Ancillary Outside Storage. 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 with the second phase to be completed by December 31, 2022. Neither phase began 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, which could be revoked.

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 will 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 30th 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.

The Plan Commissioners voted unanimously (4-0) to recommend approval of the amendment to the Special Use Permit.

ACTIONS PROPOSED:

Discussion and consideration of the amendment to the Special Use Permit.

COMMITTEE RECOMMENDATION:

Attachments: Ordinance and Amended Phasing Plan

ORDINANCE NO. 23-O-0005

AN ORDINANCE GRANTING AN AMENDMENT TO A SPECIAL USE PERMIT AMENDING THE PHASING PLAN FOR A SALVAGE AND RECYCLING FACILITY AT 629 – 651 WEST WASHINGTON STREET

WHEREAS, on or about December 21, 2022, David Neumaier of The Crusher, (the “APPLICANT”), filed an application for an amendment to a special use permit to amend the approved phasing plan for a salvage and recycling facility with an ancillary outside storage yard, with respect to the property legally described on Exhibit “A” attached hereto and incorporated herein (the “SUBJECT REALTY”); and,

WHEREAS, the corporate authorities of the City of West Chicago granted the original Special Use Permit by Ordinance 18-O-0026 on May 21, 2018; and,

WHEREAS, Notice of Public Hearing on said special use and variance applications was published in the Daily Herald on January 23, 2023, 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 February 7, 2023, 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. 2023-RC-0002, a copy of which is attached hereto as Exhibit “B” which is, by this reference, incorporated herein.

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

Section 1. An amendment to a special use permit to amend the approved phasing plan for a salvage and recycling facility with an ancillary outside storage yard 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. 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.
2. Condition 3, as set forth in Section 1 of Ordinance 18-O-0026 approving the Special Use Permit shall be deleted in its entirety.

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 December 14, 2022, a copy of which is attached hereto and incorporated herein as Exhibit "C".
4. 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.
5. 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 30th 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.
6. Failure to comply with these terms shall result in a notice of violation and may result in a revocation of the Special Use Permit.

Section 2. 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 3. 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.

PASSED this _____ day of _____ 2023.

Alderman L. Chassee _____

Alderman J. Beifuss _____

Alderman J. Sheahan _____

Alderman H. Brown _____

Alderman A. Hallett _____

Alderman C. Dettmann _____

Alderman S. Dimas _____

Alderman M. Birch-Ferguson _____

Alderman C. Swiatek _____

Alderman M. Garling _____

Alderman R. Stout _____

Alderman J. Short _____

Alderman J. Jakabcsin _____

Alderman J. Morano _____

APPROVED as to form: _____
City Attorney

APPROVED this _____ day of _____ 2023

Mayor Ruben Pineda

ATTEST:

Executive Office Assistant Valeria Perez

PUBLISHED: _____

EXHIBIT “A”

Subject Realty Legal Description

LOT 1 OF THE CRUSHER’S PLAT OF CONSOLIDATION, BEING A SUBDIVISION OF PART OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 2018 AS DOCUMENT R2018-072741, IN DUPAGE COUNTY, ILLINOIS

P.I.N. 04-09-101-045

EXHIBIT “B”

RECOMMENDATION NO. 2023-RC-0002

TO: The Honorable Mayor and City Council

SUBJECT: PC 23-01
Special Use Amendment
The Crusher
629-651 W. Washington Street

DATE: February 7, 2023

DECISION: The Plan Commission/Zoning Board unanimously recommended approval of the amendment to a special use permit to amend the phasing plan for a salvage and recycling facility with an ancillary outside storage yard on the SUBJECT REALTY by a (4-0) vote, subject to the following conditions:

1. 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.
2. Condition 3, as set forth in Section 1 of Ordinance 18-O-0026 approving the Special Use Permit shall be deleted in its entirety.
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 December 14, 2022
4. 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.
5. 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 30th 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.
6. Failure to comply with these terms shall result in a notice of violation and may result in a revocation of the Special Use Permit.

Respectfully submitted,

Barbara Laimins
Chairperson

Ordinance 23-O-0005
Page 5 of 7

VOTE:

For

Laimins
Slattery
Kasprak
Henkin

Against

Abstain

Absent

Banasiak
Hale
Billingsley

EXHIBIT “C”

(Phasing Plan)



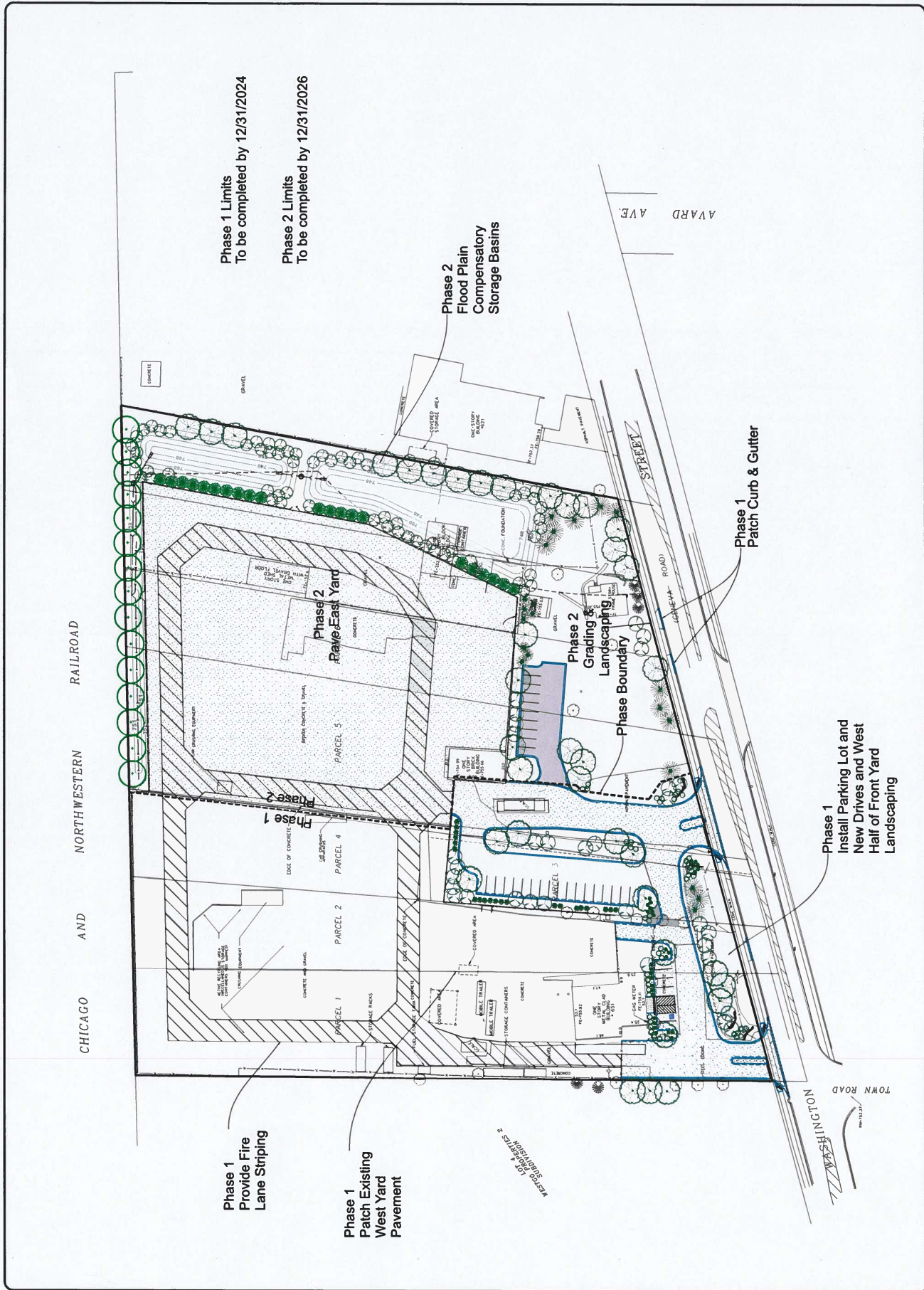
Prepared For:
THE CRUSHER
651 W. Washington Street
West Chicago, IL 60185
630-231-4488

WMA
R. MCGRATH & AHLBERG, LTD.
P.O. BOX 1000, CHICAGO, ILL. 60601
TEL. (312) 321-1000
FAX (312) 321-1001

[illegible]

PHASING PLAN

C-2.1



7.13. Design standards and review.

(A) *Purpose:* The following are the purposes of the architectural design standards set forth in this section:

- (1) To create an architectural identity for each development to avoid monotonous similarity among buildings or inappropriateness in exterior design and appearance of property.
- (2) To promote the orderly and harmonious growth of the city, and to protect and enhance land values, investments, and the general welfare of the citizens of the city.
- (3) To protect and to stabilize the general appearance of buildings, structures, landscaping and open spaces throughout the city.
- (4) To ensure adequate light, air and privacy for property throughout the city.
- (5) To encourage and promote acceptability, attractiveness, cohesiveness and compatibility of new development so as to maintain and improve the established standards of property values throughout the city;
- (6) To aid prospective contractors, architects, designers and developers in preparing their project plans for review by the city; and
- (7) To encourage high quality design, which will contribute to the overall appearance of the community upon construction and into the future.

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

(C) *Building and structure design.*

- (1) Buildings and structures shall enhance the established neighborhood character and any adjacent residential and/or commercial property.
- (2) Building materials shall be selected for suitability to the type of buildings and the design in which they are used. Buildings shall use the same materials, or those that are architecturally harmonious, for all building walls and other exterior building components.
- (3) Building materials shall be of durable quality. Inappropriate materials or building methods, and those which will produce inconsistency with the structure and architecture of the building, shall be avoided.
- (4) Brick or stone shall be used for all sides of new commercial structures. Brick shall, at a minimum, extend from ground level to tops of windows, with minor accents allowed in place of brick, subject to meeting building codes. No mansard roofs shall be permitted.
- (5) All multi-family residential dwelling units shall contain face brick or stone on not less than ninety (90) percent of exterior walls. All materials used shall be compatible as a group with the surrounding structures. The design of multi-family dwelling units shall include vertical relief and architectural features to enhance appearance.
- (6) Building materials should be selected with special attention to energy conservation and in compliance with the Model Energy Code, as adopted by the City of West Chicago. Materials and colors that reduce the consumption of gas and electricity should be used wherever possible.

-
- (7) All building components, including but not limited to windows, doors, eaves, and parapets shall have good proportions and relationship to one another.
- (8) While it is recognized that color is a very subjective matter and that creativity should not be stifled, colors should nonetheless be used harmoniously and with some restraint. Color schemes should consider and respect the character and quality of the structure, as well as structures in the area. Excessively bright or brilliant colors should only be used for accent. Materials and colors should withstand the weather well over a twenty-five-year period.
- (9) Architectural style should be appropriate to the Chicago area and evaluation of a project shall be based on the quality of design and its relationship to surroundings. The design of structures should display a sensitivity to the best aspects of character, quality and scale of those structures already existing in the area of a proposed project. Innovative design is encouraged, provided that it enhances the established character of the neighborhood.
- (10) Architectural features and construction elements shall be completed and provide a finished appearance from all sides. There shall be no exposed framing.
- (11) Monotony of design shall be avoided, however styles should be complementary and should relate to indigenous architecture. To avoid a monotonous appearance in residential districts, no two (2) detached single-family dwellings of substantially similar or identical front elevation or facade shall be constructed or located on adjacent lots. Dwellings on adjacent lots must have two (2) substantial changes, which may be a combination of major or minor changes as provided below:
- a. Major changes. One (1) major change and color change shall constitute a substantial change:
 1. Roof treatment - hip, gable, twenty-five (25) percent or greater change in slope
 2. Location of garage entry - side and front
 3. Type of brick treatment - extended porticos, etc.
 4. Material treatment - full brick vs. half-and-half
 5. Overall facade - Mediterranean vs. colonial, for example
 6. Brick arches
 7. Brick bay projections
 8. Balconies
 - b. Minor changes. Three (3) minor changes constitute a substantial change:
 1. Vertical or horizontal siding
 2. Colors of materials
 3. Door treatment - garage and entry
 4. Window styles - casements, bows and double hung
 5. Shutter treatment
 6. Ornamental treatment - lighting fixture location, or posts and fascia
 7. Reversing plan
 8. Garage door design
 9. Brick wing arms

-
- (12) On commercial buildings, facades greater than one hundred (100) feet in length must incorporate recesses and projections along at least twenty (20) percent of the length of the facade. Recesses and projections shall impact the foundation or internal footprint of the building. Windows, awnings, and arcades must total at least sixty (60) percent of the facade length abutting a public street.
 - (13) On commercial buildings, color, texture and material module elements should be repeated horizontally and/or vertically.
 - (14) In residential districts, garages shall not be the prominent feature, and shall compliment the structure in material and design.
 - (15) Flat roofs shall be prohibited on single-family dwelling units.
 - (16) Brick or stone shall neither be painted nor stained as to any new or existing multi-family residential building and as to any other types of new or existing building developments within the B-1, B-2, B-3 and ORI zoning classifications.
- (D) *Relationship of buildings to site.*
- (1) The site shall be planned to accomplish a desirable transition with the streetscape and to provide for adequate planting, pedestrian movement and parking areas.
- (E) *Relationship of building and site to adjoining area.*
- (1) Attractive landscape transition to adjoining properties shall be provided.
 - (2) Buildings shall have similar scale to those in the surrounding area.
- (F) *Utility services.* Newly installed utility services, and service revisions that are necessitated by exterior alterations, shall be located underground.
- (G) *Landscape and site treatment.*
- (1) Landscape treatment shall be provided in a scale appropriate to the structure and in a manner so as to enhance architectural features, strengthen views into and from the site and enhance access areas, and provide shade. All landscaping design shall comply with article XIV of these regulations.
 - (2) Where natural or existing topographic patterns contribute to the beauty and utility of a development, they shall be preserved and developed. Modification to topography shall be permitted only where it contributes to good appearance or as required to comply with stormwater management requirements.
 - (3) Grades of walks, parking spaces, terraces and other paved areas shall provide an inviting appearance for walking, and seating, if provided.
 - (4) Unity of design shall be achieved by repetition of certain plant varieties and other materials, and should compliment adjacent developments.
 - (5) Plant material shall be selected for interest in its, shape, density, texture and color, and for its ultimate growth. Plants that will be hardy, harmonious to the design, and of good appearance shall be used.
 - (6) In locations where plants will be susceptible to injury by pedestrian or motor traffic, they shall be protected by appropriate curbs, tree guards, or other devices, wherever possible. Where building sites limit planting, planting within containers and placing approved trees or shrubs in parkways or paved areas shall be encouraged.
 - (7) In areas where planting in general will not thrive, other materials such as fences, walls, and paving of wood, brick, stone, and cobbles shall be used. possible.
 - (8) Exterior lighting shall enhance the building design and the adjoining landscape. Lighting standards and building fixtures shall be of a design and size compatible with the building and adjacent areas. Lighting

shall be restrained in design and excessive brightness avoided. Lighting shall be aimed appropriately to minimize glare and spill onto adjacent property, and in conformance with this code.

- (9) Landscape islands shall be provided in accordance with article XIV of these regulations.
 - (10) Screening of service yards, utility meters and hardware, mechanical equipment, and/or other potentially unattractive places from public view, shall be accomplished by the use of walls, fencing, planting, or combinations of all of the measures that follow. Screening shall be equally effective in the winter and summer seasons. For rooftop equipment, parapet walls are required along street frontages and bordering residential areas.
 - (11) Dumpster enclosures shall be constructed of the same or similar material to the principle structure, unless granted an exception by the city council.
- (H) *Miscellaneous structures:* Miscellaneous structures located on private property, public ways, and other public property, including light standards, utility poles, newspaper stands, bus shelters, planters, traffic signs and signals, benches, guardrails, rockeries, retaining walls, mailboxes and fire hydrants shall be designed to be part of the architectural concept of design and landscape. Materials shall be compatible with buildings, scale should be appropriate, and colors should be in harmony with nearby buildings and surroundings, and proportions shall be attractive.
- (I) *Signs.*
- (1) Signs shall be designed to comply with article XII of the Zoning Ordinance. Materials and color used in signs shall have good architectural character and shall be harmonious with both building design and the surrounding landscape.
 - (2) Signs shall have good scale in their design and in their visual relationship to buildings and surroundings.
 - (3) Colors shall be used harmoniously and with restraint. Excessive brightness and brilliant colors shall be avoided.
 - (4) Lighting shall be harmonious with the design. If external spot or flood light is used, it shall be arranged so that the light source is shielded from view of pedestrians and vehicles.
 - (5) Wall signs shall be part of the architectural concept. Size, color, lettering, location and arrangement shall be harmonious with the building design and shall be compatible with other signs on the building and signs on adjoining buildings. Signs shall have good proportions.
 - (6) Ground signs shall be designed to be compatible with the architecture of the building. The same criteria applicable to walls signs shall apply to ground signs.
 - (7) Identification signs of a prototype design shall conform to the criteria for wall and ground signs.
 - (8) Wall signs on all multi-tenant commercial buildings shall be comprised of channel lettering only, which are consistent in size and style, except in the Turner Junction Historic District. Box signs shall be prohibited.
 - (9) Neon tubing around the perimeter of a window or other opening, visible from the property boundary shall be prohibited.
 - (10) The number of graphic elements on a sign shall be held to the minimum needed to convey the sign's major message and shall be composed in proportion to the area of the sign face.
- (J) *Maintenance and upkeep.*
- (1) In general, maintenance and upkeep are required for all the parts and objects that compose the city's image. Lawns and plantings require considerably more periodic attention than do buildings; nonetheless, both require maintenance to retain a good appearance. Improper and inadequate

maintenance decreases value that results in bad appearance. Continued good appearance depends upon the extent and quality of the maintenance. The choice of materials and their use, together with the types of finishes and other protective measures, must be conducive to easy maintenance and upkeep.

(2) Particular considerations.

a. Site.

1. Landscape materials, other than plantings, which have deteriorated or have been damaged or defaced, shall be properly repaired or replaced.
2. Plant materials that have deteriorated or died shall be replaced with healthy plantings, or the area redesigned with other treatment to provide an attractive appearance.
3. Plantings should be kept watered, fed, cultivated, and pruned as to give a healthy and well groomed appearance during all seasons.
4. Parking areas should be kept in good repair, free of hazards, properly marked, and clear of litter and debris.
5. Vacant property shall be kept free of refuse and debris, and shall have the vegetation cut periodically during the growing season in accordance with the International Property Maintenance Code, as amended.

b. Buildings and appurtenances.

1. Materials and finishes shall be selected for their durability and wear as well as for their beauty. Proper measures and devices shall be incorporated for protection against the elements, neglect, damage and abuse.
2. Buildings and appurtenances, including signs, shall be cleaned and painted or repaired as required to present a neat appearance.
3. Deteriorated, worn or damaged portions shall be rebuilt or replaced.
4. Building and sign illuminated elements shall be replaced as required to maintain the effect for which designed.
5. Window coverings such as blinds, curtains and tinting may be utilized, but shall not render more than fifty (50) percent of each window pane opaque or prohibit visibility through the window except during times when the screening of direct sunlight is necessary. Window coverings shall be kept in good repair, replaced if they become faded or deteriorated and shall be kept clean to present a neat appearance.

c. Public areas in or adjoining the development.

1. Parkway planting areas shall be maintained by the adjacent property owner or tenant in order to add to the aesthetic enhancement of the private property and the overall attractiveness of the streetscape.
2. Sidewalks, curbs and gutters, roadside berms and other public improvements in the public right-of-way shall be repaired and maintained as necessary.
3. Refuse containers of an aesthetically satisfactory design and color shall be placed in locations that will encourage their use and shall be cleaned regularly, to avoid littering of waste materials.
4. Street hardware shall be erected and secured properly, and shall be cleaned or painted regularly to present an orderly appearance. Signs shall be treated similarly.

(K) *Factors for evaluation* - The following factors and characteristics which affect the appearance of a development, based on the criteria outlined in subsections (C) through (J) above, will govern the staff's evaluation of a design submission:

- (1) Conformance to ordinances;
- (2) Logic of design;
- (3) Exterior space utilization;
- (4) Architectural character;
- (5) Attractiveness;
- (6) Material selection;
- (7) Harmony and compatibility;
- (8) Circulation - vehicular and pedestrian; and
- (9) Maintenance aspects.

(L) *Administration.*

- (1) An applicant for development approval shall submit a site plan, exterior elevations, and such other data deemed necessary by the community development department to evaluate a proposed architectural design and development layout.
- (2) Final plans and elevations shall be drawn to scale and shall indicate the nature and extent of the work proposed.
- (3) The review of architecture and site plans provided for in this section is intended to be only a part of the whole review procedure established in these regulations. Approval of architectural design does not in any way signify final approval of any portion of the project.

(M) *Definitions.*

- (1) Appearance. The outward aspect visible to the public.
- (2) Appropriate. Sympathetic, or fitting, to the context of the site and the whole community.
- (3) Appurtenances. The visible, functional objects accessory to and part of buildings.
- (4) Architectural character. The composite or aggregate of the characteristics of structure, form, materials and function of a building, group of buildings, or other architectural composition.
- (5) Architectural concept. The basic aesthetic idea of a building, or group of buildings or structures, including the site and landscape development, which produces the architectural character.
- (6) Architectural feature. A prominent or significant part or element of a building, structure or site.
- (7) Architectural style. The characteristic form and detail, as of buildings of a particular historic period.
- (8) Attractive. Having qualities that arouse interest and pleasure in the observer.
- (9) City. The City of West Chicago.
- (10) Code. The Code of Ordinances for the City of West Chicago.
- (11) Cohesiveness. Unity of composition between design elements of a building, or a group of buildings and the landscape development.
- (12) Compatibility. Harmony in the appearance of two (2) or more buildings, structures, and landscape developments in the same vicinity.

-
- (13) Continuity. Unity of composition between design elements of a building, group of buildings, and the landscape development.
 - (14) Decorative screen. A wall or fence intended to partially or entirely cut off visibility to the area behind it.
 - (15) Design. The fit or form and function to a site or object of utility.
 - (16) Exterior building component. An essential and visible part of the exterior of a building.
 - (17) External design feature. The general arrangement of any portion of a building, sign, landscaping, or structure and including the kind, color and texture of the materials of such portion, and the types of roof, windows, doors, lights attached or ground signs, or other fixtures appurtenant to such portions as will be open to public view from any street, place or way.
 - (18) Graphic element. A letter, illustration, symbol, figure, insignia, or other device employed to express and illustrate a message or part thereof.
 - (19) Harmony. A quality which produces an aesthetically pleasing whole as in an arrangement of varied architectural and landscape elements.
 - (20) Landscape. Elements of nature, topography, buildings, and other manmade objects combined in relation to one another.
 - (21) Logic of design. Accepted principles and criteria of validity in the solution of the problem of design.
 - (22) Mechanical equipment. Equipment, devices, and accessories, the use of which relates to water supply, drainage, heating, ventilating, air conditioning and similar purposes.
 - (23) Miscellaneous and accessory structures. Structures, other than buildings, visible from public ways. Examples include, but are not limited to, memorials, antennas, water tanks and towers, sheds, shelters, fences and walls, kennels, transformers, and drive-up facilities.
 - (24) Paved areas. Roads, parking areas, terraces, plazas, patios and walkways.
 - (25) Plant materials. Trees, shrubs, vines, ground covers, grass, perennials, annuals, and bulbs.
 - (26) Proportion. Balanced relationship of parts of a building, landscape, structures, or buildings to each other and to the whole.
 - (27) Scale. Harmonious relationship of the size of parts to one another and the human figure.
 - (28) Screening. Structure or planting which conceals from view from public ways the areas behind such structure or planting.
 - (29) Site break. A structural or landscape device to interrupt long vistas and create visual interest in a site development.
 - (30) Street hardware. Objects other than buildings, structures, and buildings. Examples include, but are not limited to, lamp posts, utility poles, traffic lights, traffic signs, benches, refuse containers, planting containers, letter boxes and fire hydrants.
 - (31) Streetscape. The scene as may be observed along a public street or way composed of natural and man-made components, including buildings, paving, planting, street hardware, and miscellaneous structures.
 - (32) Structure. Anything constructed or erected, the use of which requires permanent or temporary location on or in the ground.
 - (33) Utilitarian structure. A structure or enclosure relating to mechanical or electrical services to a building or development.

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- (34) Utility hardware. Devices such as poles, crossarms, transformers and vaults, gas pressure regulating assemblies, hydrants, and buffalo boxes that are used for water, gas, oil, sewer, and electrical services to a building or project.
- (35) Utility service. Any device, including wire, pipe, and conduit, which carries gas, water, electricity, oil, and communications into a building or development.
- (N) *Appeals*. An applicant may request a waiver from the strict adherence to these guidelines by filing an application with the community development department for city council consideration. Strict adherence to these guidelines may not be waived due to financial hardship, but may be waived in circumstances where the applicant demonstrates that the proposed project provides a high quality cohesive design and style, including architectural design, construction material, landscaping, signage and site layout.
- (Ord. No. 04-O-0045, § 2, 5-17-2004; Ord. No. 05-O-0003, § 1(Exh. B), 1-17-2005; Ord. No. 11-O-0012, §§ 2—4, 5-16-2011; Ord. No. 20-O-0003 , §§ 1, 2, 4-6-2020)