

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

**Plan Commission/Zoning Board of Appeals
Tuesday, February 4, 2025 - 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 January 7, 2025 Meeting Minutes**
6. **Public Hearing of Case PC 25-06 – Comprehensive Plan Amendment – 1952 Franciscan Way – MSA Properties and Management, Inc.**

A request from MSA Properties and Management, Inc. for approval of a Comprehensive Plan Amendment to designate 1952 Franciscan Way as multi-family residential on the Future Land Use map.
7. **Review and Recommendation of Case PC 25-06 – Comprehensive Plan Amendment – 1952 Franciscan Way – MSA Properties and Management, Inc.**
8. **Public Hearing of Case PC 25-05 – Zoning Map Amendment – 1952 Franciscan Way – MSA Properties and Management, Inc.**

A request from MSA Properties and Management, Inc. for approval of a Zoning Map Amendment at 1952 Franciscan Way to rezone the property from B-2 General Business to R-6 Multi-Family Residential
9. **Review and Recommendation of Case PC 25-05 – Zoning Map Amendment – 1952 Franciscan Way – MSA Properties and Management, Inc.**
10. **Review and Recommendation of Case PC 25-04 – Minor Subdivision – 155 Spencer Street – David Sabathne**
11. **Review and Recommendation of Case PC 25-08 – Plat of Dedication – SEC Town Road and Forest Avenue – City of West Chicago**
12. **Petition Updates/Staff Report**
13. **Adjournment** – Next Meeting Tuesday, February 4, 2025

The Rules of Procedure for the Plan Commission/Zoning Board of Appeals can be found on the City's website at <https://westchicago.org/community-development/>

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

DRAFT

PLAN COMMISSION/ZONING BOARD OF APPEALS January 7, 2025, 7:00 P.M.

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

Vice Chairperson Kasprak called the meeting to order at 7:00 p.m. Roll call found Vice Chairperson Kasprak, and Commissioners Billingsley, Slattery, and Terrazas present. Chairperson Laimins, and Commissioners Banasiak, and Henkin were excused. With four members present, a quorum was established.

Staff in attendance included City Planner John Sterrett.

2. Pledge of Allegiance

Vice Chairperson Kasprak led the Commission in the Pledge of Allegiance.

3. Chairperson's Comments

Vice Chairperson Kasprak stated that Chairperson Laimins was out and that he would be filling in the duties of the chair for the meeting.

4. Public Comment

None.

5. Approval of the Draft November 6, 2024 Meeting Minutes

Commissioner Billingsley made a motion, seconded by Commissioner Slattery, to approve the draft November 6, 2024 meeting minutes. With a voice vote of all ayes, the motion carried.

6. Approval of the Draft December 3, 2024 Meeting Minutes

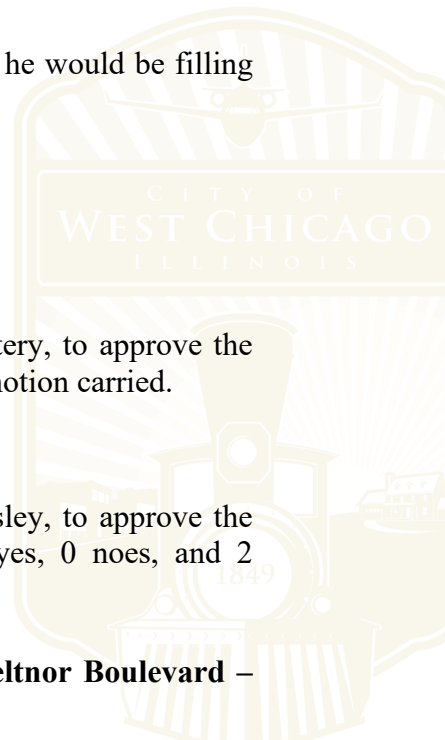
Commissioner Slattery made a motion, seconded by Commissioner Billingsley, to approve the draft December 3, 2024 meeting minutes. With a voice vote of all 2 ayes, 0 noes, and 2 abstentions, the motion carried.

7. Public Hearing of Case PC 25-01 – Special Use Permit – 1935 N Neltnor Boulevard – Chicago Motor Cars

Commissioner Terrazas made a motion, seconded by Commissioner Billingsley, to open the public hearing. With a voice vote of all ayes, the motion carried.

Vice Chairperson Kasprak stated that petitioner has requested a continuance to the Tuesday, February 4, 2025 Plan Commission meeting.

Commissioner Slattery made a motion, seconded by Commissioner Terrazas, to continue the public hearing to February 4, 2025 Plan Commission meeting, With a voice vote of all ayes, the motion carried.



CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

8. Public Hearing of Case PC 25-02 – Second Amendment to a Special Use Permit Amendment – 651 W Washington Street – The Crusher, Inc.

Commissioner Billingsley made a motion, seconded by Commissioner Terrazas, to open the public hearing. With a voice vote of all ayes, the motion carried.

Mr. Sterrett was duly sworn in. Mr. Sterrett stated that this is a request from The Crusher, Inc. located at 629-651 W Washington Street in the M Manufacturing District for a second amendment to an existing special use permit for a salvage and recycling facility with ancillary outside storage. The purpose of the second amendment is to extend the deadline for completion of the Phase I site improvements to November 16, 2026. The improvements were required to be completed in 2024, however, the property is in a probate dispute and the petitioner is not able to begin work until this has been resolved.

Andres Gallegos, attorney for the petitioner, was duly sworn in. Mr. Gallegos provided a brief background on the status of the project.

With all members of the public having had the opportunity to speak, and with all Plan Commissioners having the opportunity to question staff, Commissioner Slattery made a motion, seconded by Commissioner Terrazas, to close the public hearing. With a voice vote of all ayes, the motion carried, and the public hearing was closed.

9. Review and Recommendation of Case PC 25-02 – Second Amendment to a Special Use Permit Amendment – 651 W Washington Street – The Crusher, Inc.

Members of the Plan Commission deliberated the proposed second amendment to the Special Use Permit for The Crusher at 651 W Washington Street.

Commissioner Billingsley made a motion, seconded by Commissioner Terrazas, to recommend approval of Case PC 25-02 with the following conditions:

- i. Conditions 1, 2, and 6, as set forth in Section 1 of Ordinance 23-O-0005 approving the first amendment to 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 23-O-0005 approving the first amendment to the Special Use Permit, shall be amended to extend the date of completion for Phase I to November 26, 2026.
- iii. Conditions 4 and 5, as set forth in Section 1 of Ordinance 23-O-0005 approving the first amendment to the Special Use Permit, shall be deleted in their entirety.

A roll call vote found Commissioners Billingsley, Terrazas, and Slattery, and Vice Chairperson Kasprak voting “yes” and no one voting “no.” The motion carried.

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

10. Public Hearing of Case PC 25-03 – Zoning Text Amendment – Article IV and Article VI of the Code of Ordinances of the City of West Chicago – Donation Bins

Commissioner Slattery made a motion, seconded by Commissioner Terrazas, to open the public hearing. With a voice vote of all ayes, the motion carried.

Mr. Sterrett was duly sworn in. Mr. Sterrett stated that staff has drafted an amendment to the Zoning Code that will allow the placement of a donation bin on all properties used for commercial, industrial, and institutional purposes. Staff has received inquiries from both business owners and a local donation bin company about the possibility of placing a donation bin on non-residential property. The Zoning Code does not currently allow donation bins anywhere in the City. Staff is of the opinion that donation bins should be permitted on properties used for commercial, industrial, or institutional purposes. The placement of these bins should also have regulations to prevent a proliferation of donation bins on properties and to ensure the area around a donation bin is kept in a clean and neatly manner.

The amendment staff drafted will add a definition for a *Donation Bin* in Section 4.1 (Construction of Terms) and add regulations for the placement of a bin on property in Article VI (Zoning Districts Generally) of Appendix A of the Code of Ordinances of the City of West Chicago. The proposed amendment is attached for review by the Plan Commission. As a zoning text amendment, no findings of fact are necessary to be incorporated into the Plan Commission's recommendation.

There was some general discussion on if a building permit should be needed for the placement of these bins. Mr. Sterrett stated that staff is not proposing to require this but if it became an issue, it could be brought back for further consideration.

With all members of the public having had the opportunity to speak, and with all Plan Commissioners having the opportunity to question staff, Commissioner Slattery made a motion, seconded by Commissioner Terrazas, to close the public hearing. With a voice vote of all ayes, the motion carried, and the public hearing was closed.

11. Petition Updates/Staff Report

Mr. Sterrett provided a brief update on upcoming projects and previously approved projects.

12. Adjournment

With no further business to discuss, Commissioner Billingsley made a motion, seconded by Commissioner Terrazas to adjourn the meeting. With a voice vote of all ayes, the motion carried and the Plan Commission, at 7:24 p.m., adjourned.

Respectfully Submitted,
John Sterrett, City Planner

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

cc: Plan Commissioners, Mayor, City Council, City Administrator, Department Heads, Executive Office Manager, Chief Building Official, School Districts #25, #33, #94, #303, #46, West Chicago Fire Protection District, West Chicago Park District, West Chicago Public Library District



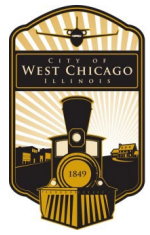
475 Main Street
West Chicago, Illinois
60185

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westchicago.org

Ruben Pineda
MAYOR

Michael L. Guttman
CITY ADMINISTRATOR

City of West Chicago
Community Development Department
Report to the Plan Commission/Zoning Board of Appeals
February 4, 2025



Case: PC 25-06
Petitioner: MSA Properties and Management, Inc.
Property: 1952 Franciscan Way
Request: Comprehensive Plan Amendment
Summary: The amendment would change the future land use designation of the property from Corridor Commercial to Multi-Family Residential on the Future Land Use Map.

Recommendation: Staff recommends the Plan Commission pass a motion recommending **approval** of the proposed Comprehensive Plan Amendment.

Background.

The property owner at 1952 Franciscan Way, MSA Properties and Management, Inc., is requesting approval of an amendment to the City's Comprehensive Plan. The amendment would change the future land use designation of the property at 1952 Franciscan Way from Corridor Commercial to Multi-Family Residential on the Future Land Use Map. The subject property is roughly 1.10 acres, located in the Franciscan Way Shopping Center Planned Unit Development, west of Illinois Route 59 (Neltnor Boulevard) and north of Illinois Route 64 (North Avenue). It is bordered on the north and west side with multi-family residential uses and zoning.

The subject property has remained vacant since the development of the shopping center in 2002. The petitioner, who purchased the property in 2005, has been marketing the property since its purchase for commercial development but has not been successful. The property only has frontage on Franciscan Way, a private street, with no exposure to any public street, neither Neltnor Boulevard nor North Avenue. While the property itself has no physical barriers to development in the current business district, the location makes it non-desirable for commercial uses. Furthermore, the parcel directly to the east in the development is also vacant but has frontage and exposure on Route 59, making it much more ideal for commercial development. Once this property to the east is developed, it will completely block off any visibility of the subject property to Illinois Route 59, making it even less desirable for commercial development. The petitioner is therefore requesting approval of an amendment to the Comprehensive Plan to designate this property as multi-family residential to then rezone the property to R-6 Multi-Family Residential. The petitioner would then develop the site with a three-story multi-family structure containing a total of 24 dwelling units.

The Plan Commission will conduct a public hearing at the February 4, 2025 meeting on the change to the Future Land Use Map. Following the public hearing, the Plan Commission should make a recommendation on the proposed amendment. Staff recommends that the Plan Commission pass a motion recommending approval. The recommendation from the Plan Commission will be sent to the City's Development Committee.

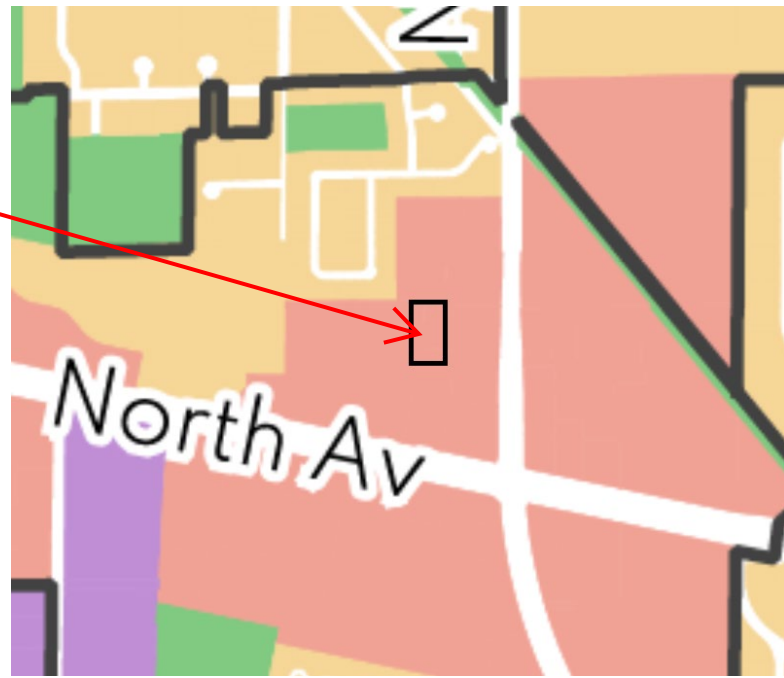
Public Notice.

A public notice for this hearing was published in the Daily Herald on January 20, 2025 in accordance with 65 ILCS 5/11-12-7 of the Illinois Compiled Statutes.

For questions, please contact John H. Sterrett, City Planner (630) 293-2247 or at jsterrett@westchicago.org.

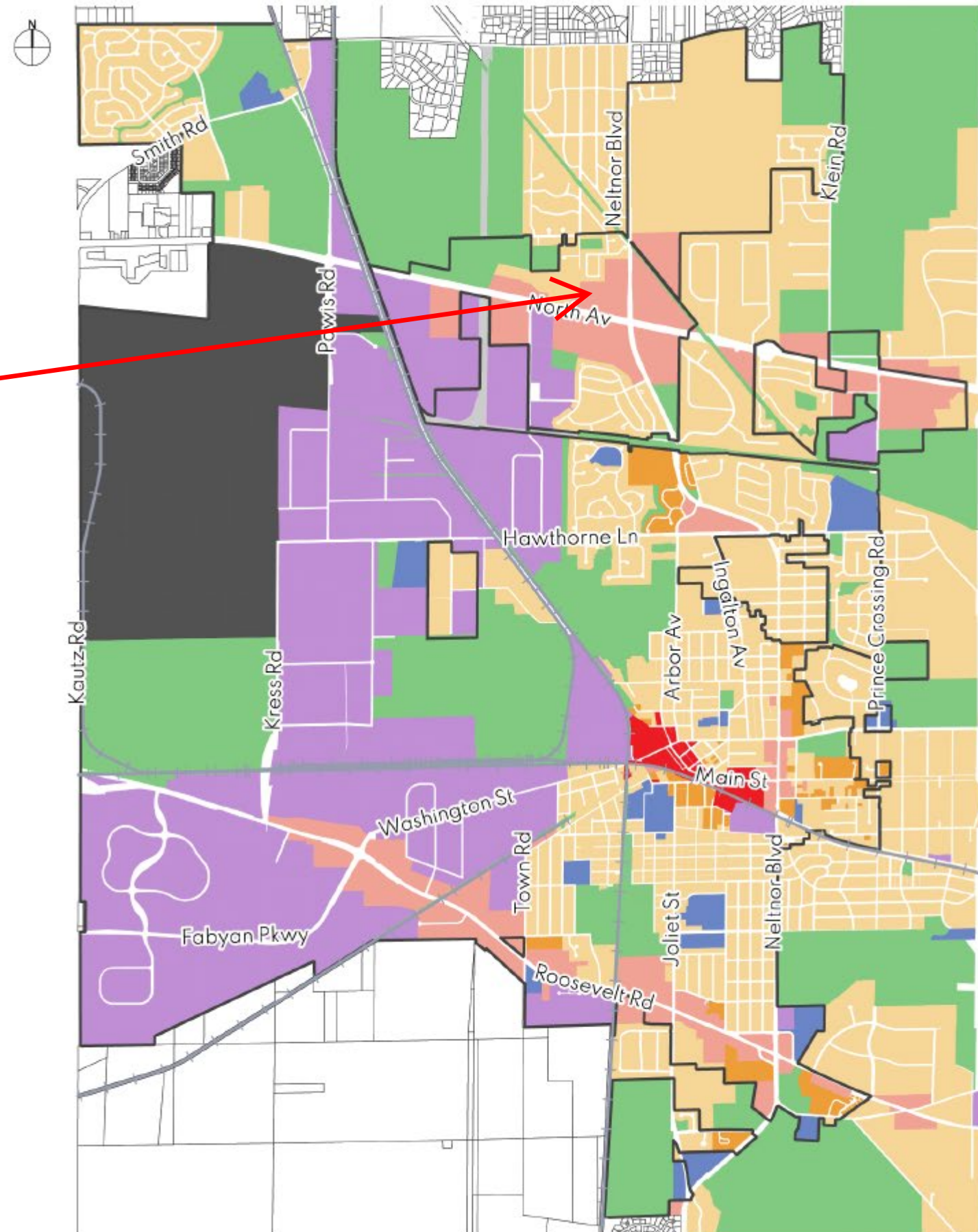
Future Land Use

Reclassify from
Corridor
Commercial to
Multi-Family
Residential



Legend

- Parks and Open Space
- Single-Family Residential
- Multi-Family Residential
- Institutional
- Industrial
- Corridor Commercial
- Downtown
- DuPage Airport
- Municipal Boundary



City of West Chicago
 Community Development Department
 Report for the Plan Commission/Zoning Board of Appeals
 February 4, 2025



Case: PC 25-05
Petitioner: MSA Properties and Management, Inc.
Address: 1952 Franciscan Way
Zoning: B-2 General Business District
Existing Use: Vacant
Comp Plan: Corridor Commercial
Request: A Zoning Map Amendment from the B-2 General Business District to the R-6 Multiple Family Residential.
Summary: The Petitioner is proposing a Zoning Map Amendment for the future development of the property with one multi-family residential building that will contain approximately 24 dwelling units.

Recommendation:

Staff recommends the Plan Commission adopt the Findings of Fact suggested by staff beginning on page 2 of this report and pass a motion recommending **APPROVAL** of the proposed Zoning Map Amendment.

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-6 Multiple-Family Residential	Franciscan Court Supportive Living	Corridor Commercial
South	B-2 General Business	Stormwater Management	Corridor Commercial
East	B-2 General Business	Vacant	Corridor Commercial
West	R-6 Multiple-Family Residential	Vacant/Wooded	Corridor Commercial

Public Notice.

All public notice requirements were completed including a notice of public hearing published in the Daily Herald on Monday, January 20, 2025, notification to all property owners within 250 feet of the subject property, and placement of a hearing sign on the property visible from the public right-of-way.

Existing Conditions.

The subject property is roughly 1.10 acres, located in the Franciscan Way Shopping Center. It has remained vacant since the development of the shopping center in 2002. The property has frontage only on Franciscan Way, which is a private street. The property is only one of two lots in the nine-lot commercial development that has yet to be developed.

Proposal.

The petitioner, who purchased the property in 2005, has been marketing the property since its purchase for commercial development but has not been successful. The petitioner is therefore now proposing to develop the property with a 3-story multi-family residential structure, known as Sunrise Condos, that will contain 24 units. Residential uses are not permitted in the present zoning district of B-2 General Business and therefore the petitioner is requesting approval of a zoning map amendment to the R-6 Multiple-Family District.

Zoning Map Amendment Findings of Fact:

Per Section 5.6-3, the Plan Commission shall prepare findings of fact concerning each of the following matters for proposals involving amendments or alterations of district boundaries:

1. *The existing uses and zoning of the property in question.*

The subject property is located in the B-2 General Business District and is currently vacant.

2. *The existing uses and zoning of other lots in the vicinity.*

The properties to the north and west consist of various senior and supportive living facilities, located in the R-6 Multiple-Family District. The properties to the south and east are commercial located in the B-2 General Business District.

3. *Suitability of the property in question for uses already permitted under the existing regulations.*

The property only has frontage on Franciscan Way, a private street, with no exposure to any public street, neither Illinois State Route 59 nor Illinois State Route 64. While the property itself has no physical barriers to development in the current business district, the location makes it non-desirable for commercial uses. Furthermore, the parcel directly to the east in the development is also vacant but has frontage and exposure on Route 59, making it much more ideal for commercial development. Once this property to the east is developed, it will completely block off any visibility of the subject property to Illinois Route 59, making it even less desirable for commercial development.

4. *Suitability of the property in question for the proposed use.*

The size of the property is roughly 48,000 square feet which allows a total amount of 24 dwelling units on the property (1 dwelling unit per 2,000 square feet of land area) for a multi-family structure. As a residential development, the property will not need the same exposure to Illinois Route 59 that a commercial development would.

5. *The trend of development in the vicinity of the property in question, including any recent zoning activity.*

There are three existing multi-family living facilities immediately adjacent to the subject property, with an opportunity for a fourth immediately to the west of the subject property. These properties are all located within the R-6 Multifamily District.

6. *The effect the proposed rezoning would have on implementation of the Comprehensive Plan.*

The rezoning will be consistent with the Comprehensive Plan once a proposed Comprehensive Plan Amendment is approved to designate this property at Multi-Family on the City's Future Land Use Map.

7. Impact on surrounding properties.

The proposed rezoning will not affect the surrounding properties and will be in keeping with the mix of residential types in the area. The rezoning to multi-family and the future condominium development will help support the existing commercial activity in the immediate vicinity.

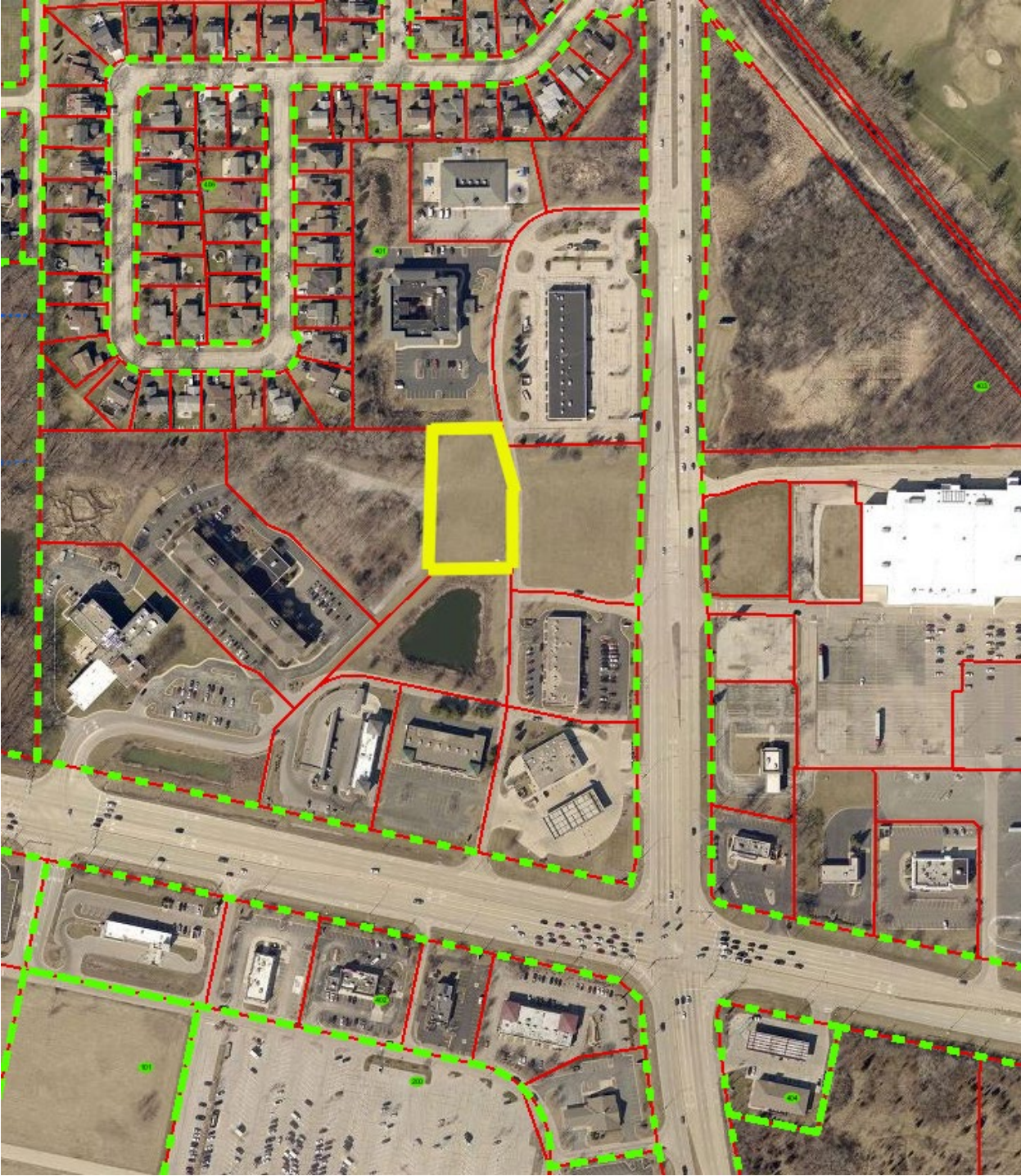
8. Impact on health, safety, or welfare of the community.

The proposed rezoning will not have a detrimental impact on the health, safety, nor welfare of the community. The rezoning will be consistent with the proposed Comprehensive Plan amendment and adjacent properties. The use of the property as residential is consistent with the surrounding residential uses and will increase the housing options in the community.

Exhibits.

- Exhibit A – Location Map
- Exhibit B – Zoning Map
- Exhibit C – Aerial Photo
- Exhibit D – Plat of Subdivision

Case PC 25-05 – 1952 Franciscan Way – Location Map

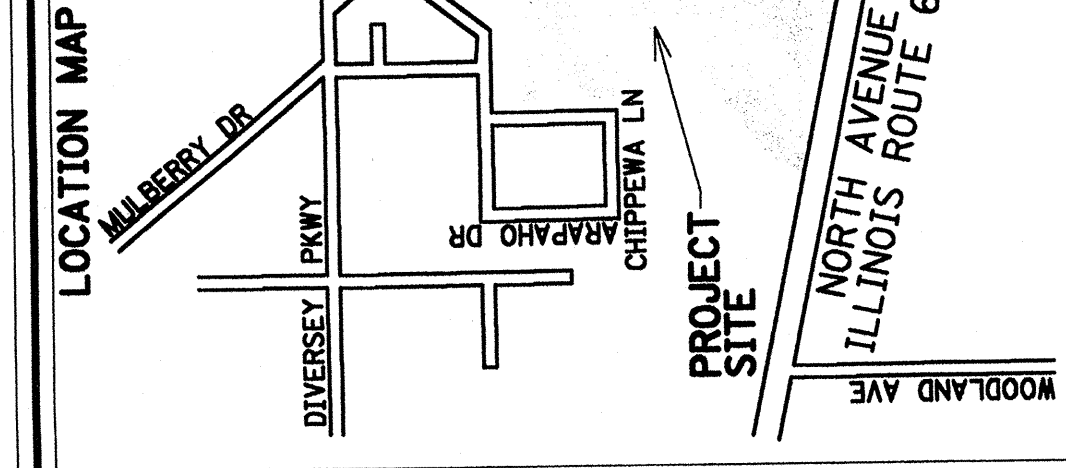


Case PC 25-05 – 1952 Franciscan Way – Zoning Map

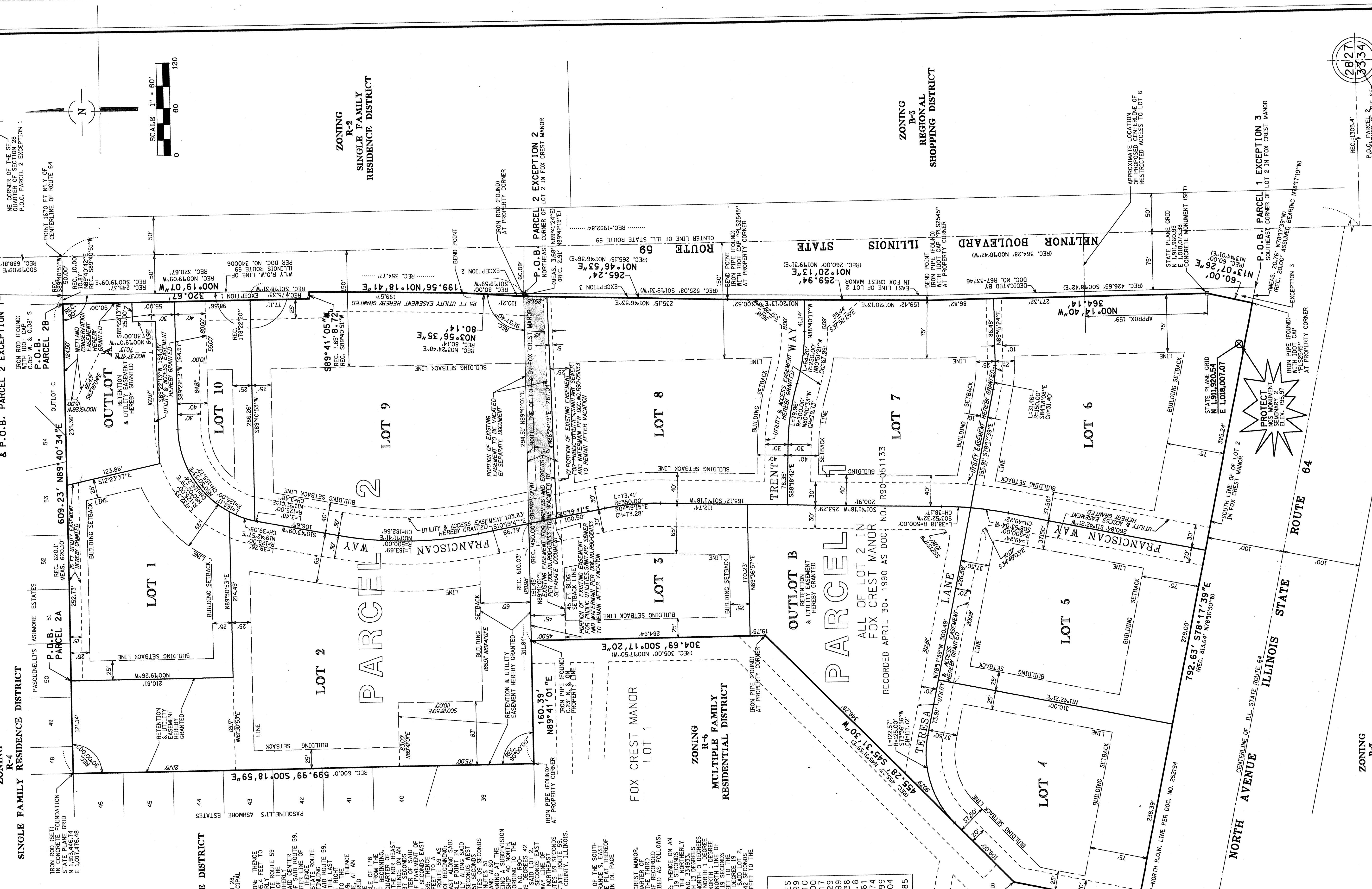


Case PC 25-05 – 1952 Franciscan Way – Aerial Photo





AMENDED AND RESTATED
FRANCISCAN WAY
FINAL PLAT OF PLANNED UNIT DEVELOPMENT AND SUBDIVISION PLAT
EAST PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 9
EAST OF THE THIRD PRINCIPAL MERIDIAN IN DU PAGE COUNTY, ILLINOIS.
ZONING R-4 SINGLE FAMILY RESIDENCE DISTRICT
P.O.B. PARCEL 2 & P.O.B. PARCEL 2 EXCEPTION 1
P.O.B. PARCEL 2B



PARCEL 2
OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION, THENCE S65°27'33"W 66.61' TO THE INTERSECTION OF SAID SOUTH LINE WITH A SOUTHERLY EXTENSION OF THE CENTER LINE OF CHAPPEWA LANE, THENCE S89°41'05"W 192.84 FEET ALONG SAID SOUTHERLY EXTENSION TO THE NORTHERLY CORNER OF SAID SOUTHEAST QUARTER, THENCE N07°11'04"W 1670 FEET NORTHWESTERLY TO A POINT ON THE CENTER LINE OF SAID ROUTE 59, 1670 FEET NORTHWESTERLY OF AS MEASURED ALONG THE CENTER LINE OF SAID ROUTE 59, THENCE S89°41'05"W 59.99' TO THE POINT OF BEGINNING, THENCE CONTINUING WESTERLY AT RIGHT ANGLES TO THE RIGHT ANGLE TO THE LAST DESCRIBED COURSE 600.00 FEET; THENCE EASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 171.11' TO THE POINT OF BEGINNING.
THE LAST DESCRIBED COURSE IS A S71°54'17"E 171.11' FEET ALONG THE CENTER LINE OF SAID ROUTE 59, THENCE N07°11'04"W 1670 FEET NORTHERLY TO THE INTERSECTION OF SAID SOUTH LINE WITH A SOUTHERLY EXTENSION OF THE CENTER LINE OF CHAPPEWA LANE, THENCE S89°41'05"W 192.84 FEET ALONG SAID SOUTHERLY EXTENSION TO THE NORTHERLY CORNER OF SAID SOUTHEAST QUARTER, THENCE N07°11'04"W 1670 FEET NORTHWESTERLY TO A POINT ON THE CENTER LINE OF SAID ROUTE 59, 1670 FEET NORTHWESTERLY OF AS MEASURED ALONG THE CENTER LINE OF SAID ROUTE 59, THENCE S89°41'05"W 59.99' TO THE POINT OF BEGINNING, THENCE CONTINUING WESTERLY AT RIGHT ANGLES TO THE RIGHT ANGLE TO THE LAST DESCRIBED COURSE 600.00 FEET; THENCE EASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 171.11' TO THE POINT OF BEGINNING.
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PARCEL 59
LOT 2 IN FOX CREST MANOR.
ALL OF LOT 2 IN FOX CREST MANOR
RECORDED APRIL 30, 1990 AS DOC. NO. 252194

AREA SUMMARY

LOT #	SQUARE FEET	ACRES
1	60,954	1.379
2	144,190	3.300
3	47,906	1.077
4	96,083	2.210
5	0,796	0.018
6	89,973	2.057
7	88,282	2.002
8	125,258	2.866
9	25,000	0.574
10	22,071	0.503
OUTLOT A	69,670	1.596
OUTLOT B	69,670	1.596
TOTAL AREA	879,288	20.185

ZONING LEGEND

LOT #	ZONING
1	B-2
2	R-2
3	R-2
4	B-2
5	B-2
6	B-2
7	B-2
8	B-2
9	B-2

NOTE:
WATERMAIN AND SANITARY SEWER SYSTEM ONLY ARE TO BE MAINTAINED BY THE HOMEOWNERS.
ALL OTHER UTILITIES AND PRIVATE ROADWAYS TO BE MAINTAINED BY ASSOCIATION

SURVEYOR'S NOTES:
1. STEEL CORNERS, UNLESS OTHERWISE NOTED, WILL BE SET IN THE SOUTHWEST CORNERS, POINTS OF CURVATURE, POINTS OF TANGENCY, AND BLOCK CORNERS, TWO OF WHICH WILL BE CONCRETE, AS SHOWN IN THE PLAT. THIS SURVEY COMPLIES WITH THE STATUTES UNDER TITLE 65, CHAPTER 205, PARAGRAPHS 11-15.
2. REFER TO YOUR ABSTRACT, DEED, CONTRACT, COUNTY AND/OR VILLAGE RECORDS FOR ALL OTHER RELEVANT RECORDS.
3. COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCE AT ONCE.
4. NO DIMENSIONS OR ANGLES TO BE ASSUMED BY SCALE MEASUREMENTS

DATE: 4/01/03
JOB NO: 2953
FILENAME: 55SD01.DGN
SHEET 1 OF 3

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

SPARCO INC.
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-0060 Fax: (847) 696-0065

City of West Chicago
 Community Development Department
 Report for the Plan Commission/Zoning Board of Appeals
 February 4, 2025



Case: PC 25-04
Petitioner: David Sabathne
Owner: David Sabathne
Location: 155 Spencer Street
Zoning: R-5 Single-Family Residential
Existing Use: Single-Family Home
Comp Plan: Single-Family Residential
Requests: Approval of a Minor Subdivision
Summary: The proposed Minor Subdivision would re-subdivide five existing parcels into three buildable lots. One of the new lots will contain an existing single-family home.

Recommendation:

Staff recommends the Plan Commission pass a motion recommending **APPROVAL** of the proposed Minor Subdivision. No findings of fact are required for a subdivision plat.

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-6 Multi-Family	Single-Family Residential	Institutional
South	R-5 Single-Family	Single-Family Residential	Corridor Commercial
East	R-5 Single-Family; R-6 Multi-Family	Single-Family Residential; Multi-Family Residential	Corridor Commercial
West	R-5 Single-Family; R-6 Multi-Family	Single-Family Residential	Corridor Commercial

Public Notice.

A minor subdivision does not require a public hearing and therefore no public notice was issued.

Existing Conditions.

The subject property is located on the north side of Spencer Street, between Allen Avenue and Parker Avenue, in the R-5 Single-Family Residential District. The property is 78,500 square feet and is made up of five separate parcels with one of the parcels containing a single-family home.

Proposal.

The petitioner is proposing to re-subdivide these parcels to create three lots, one of which would have the existing single-family home and the other two new lots would be available for the construction of one home each. Each of the three new lots will comply with the minimum lot size requirement of 6,500 square feet and minimum lot width of 50 feet. Furthermore, the new side lot line for the lot containing the existing home will satisfy the minimum side yard setback of 7 feet. All other lot requirements of the R-5 Single-Family Residential District will be satisfied.

The proposal is considered a Minor Subdivision because the subdivision is along an existing public street and does not involve any openings, widenings, or extensions of any street or road, nor any public improvements, and involves no more than 10 lots. The Plan Commission therefore is being asked to review the Plat of Subdivision for conformance with the City's Zoning Code and Subdivision Regulations Codes. Staff has confirmed that the Plat of Subdivision complies.

Exhibits.

Exhibit A – Location Map

Exhibit B – Zoning Map

Exhibit C – Aerial Photo

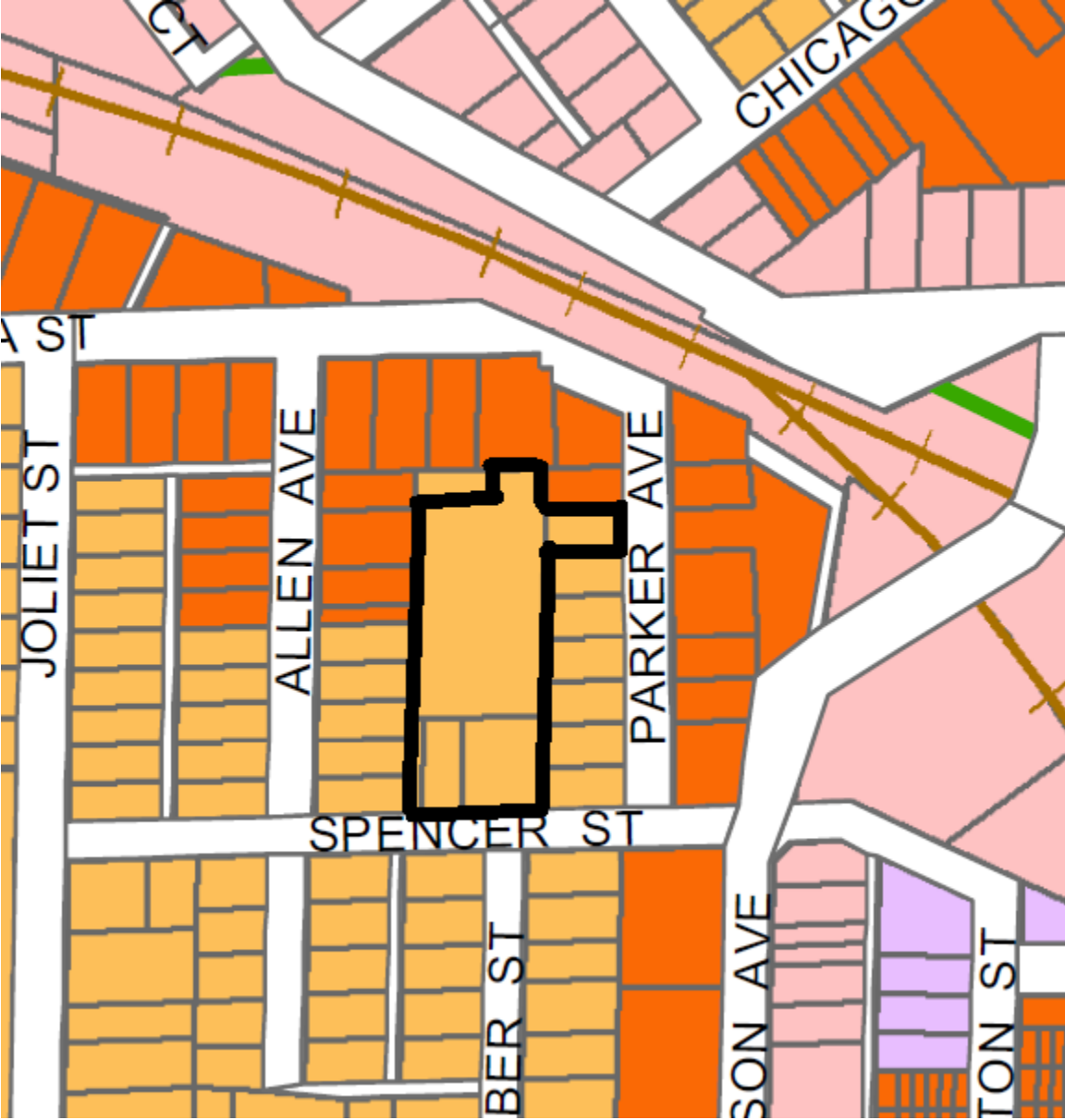
Exhibit D – Plat of Survey

Exhibit E – Plat of Subdivision

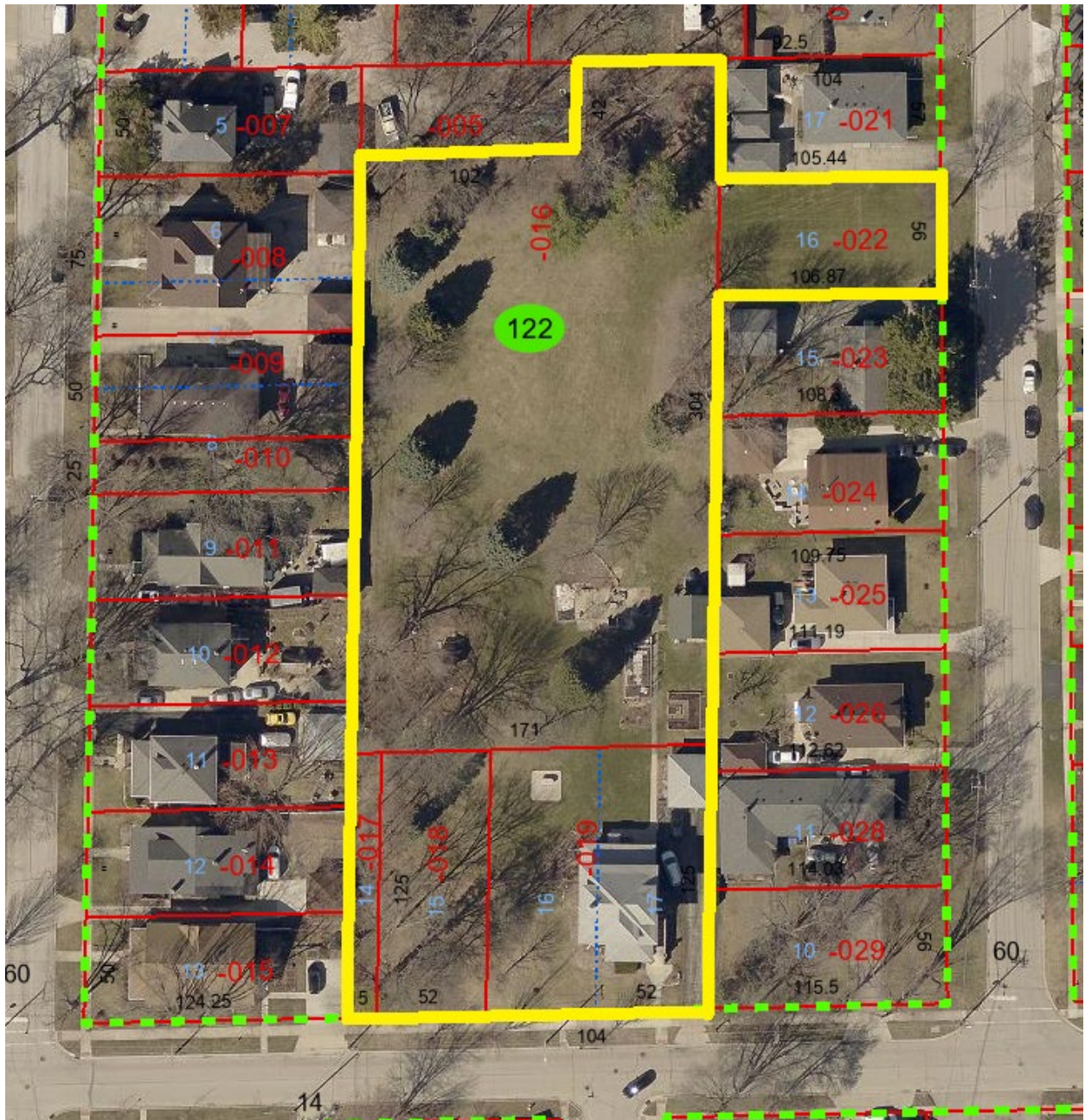
PC 25-04 – 155 Spencer Street – Location Map



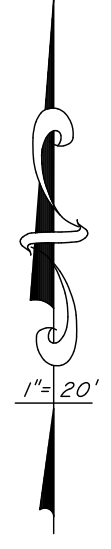
PC 25-04 – 155 Spencer Street – Zoning Map



PC 25-04 – 155 Spencer Street – Aerial Photo



**Plat of Boundary Survey of
Part of the Northwest Quarter of Section 10-39-9
City of West Chicago DuPage County Illinois**



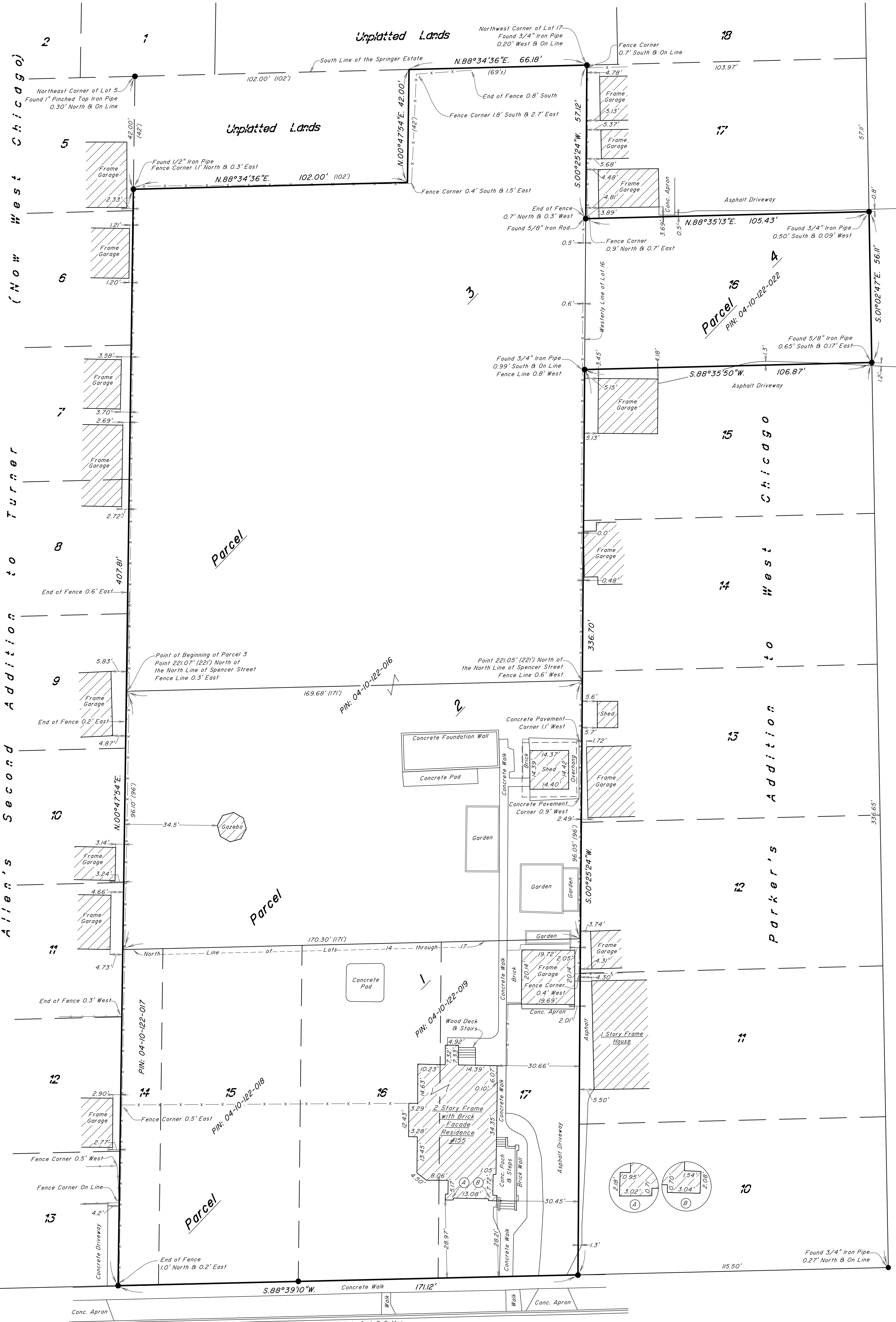
Bearings shown hereon are assumed
24" x 36" Print is the full scale format of this survey,
any other size is at an adjusted scale.

Surveyor's Notes

A current title report was not furnished to us for our use in preparing this survey. Therefore there may be additional easements and/or servitudes affecting this property which are not shown on this survey.

The purpose of this survey is to be the base for a proposed plat of subdivision, and show the improvements hereon.

Allen Avenue (60' Public Right-of-Way)



Parker Avenue (60' Public Right-of-Way)
Concrete Curb & Gutter

Spencer Street
(50' Public Right-of-Way)

- Legend**
- Indicates found 3/4" iron pipe unless noted otherwise
 - ⊕ Indicates found cross cut
 - ↙ Indicates land hook for tax parcel identification no.'s (PIN's)
 - Indicates centerline of wood fence
 - x - x - Indicates centerline of metal fence
- Dimensions enclosed with parenthesis () are record data.
Field work was completed on November 19, 2024

Legal Descriptions

Parcel 1: Lots 14 through 17 in Allen's Second Addition to Turner (now West Chicago) being a subdivision in the Northwest Quarter of Section 10, Township 39 North, Range 9 East of the Third Principal Meridian, in DuPage County, Illinois.

Parcel 2: A strip of land immediately adjoining lots 14, 15, 16 and 17 of Allen's Second Addition to Turner (now West Chicago) being a subdivision in the Northwest Quarter of Section 10, Township 39 North, Range 9 East of the Third Principal Meridian, on the North, being 96 feet North and South by 171 feet East and West lying between lots 9, 10, and 11 of said Allen's Second Addition and lots 12 and 13 of Parker's Addition to West Chicago, being a subdivision in the Northwest Quarter of Section 10, Township 39 North, Range 9 East of the Third Principal Meridian, in DuPage County, Illinois.

Parcel 3: That part of the Southwest Quarter of the Northwest Quarter of Section 10, Township 39 North, Range 9 East of the Third Principal Meridian, described by beginning at a point in the East line of lot 9 of Allen's Second Addition to Turner (now West Chicago) being a subdivision in the Northwest Quarter of Section 10, at a point 221 feet North of the North line of Spencer Street: thence North along the East line of lots 9, 8, 7, and 6 of said addition to a point in the East line of lot 5, 42 feet South of the Northeast corner thereof: thence East parallel with the North line of said lot 5 extended East, 102 feet: thence North 42 feet to the South line of the property known as the Springer Estate: thence East along the South line of said Springer Estate, 69 feet, more or less, to the Northwest corner of lot 17 of Parkers Addition to West Chicago, being a subdivision in the Northwest Quarter of said Section 10: thence South along the West line of lots 17, 16, 15 and 14 to a point in the West line of lot 13 in said Parkers Addition, 221 feet North of the North line of Spencer Street: thence West 171 feet to the point of beginning. All of said parcels being in the Northwest Quarter of Section 10, Township 39 North, Range 9 East of the Third Principal Meridian, in DuPage County, Illinois.

Parcel 4: Lot 16 in Parker's Addition to West Chicago, being a subdivision in the Southwest Quarter of the Northwest Quarter of Section 10 Township 39 North, Range 9 East of the Third Principal Meridian according to the plat thereof recorded February 25, 1903 as Document 784462, in DuPage County, Illinois.

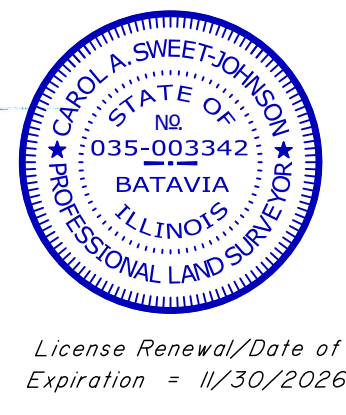
Containing 77,950 Sq.Ft. or 1.789 Acres, more or less.

Surveyor's Certificate

State of Illinois }
County of Kane } ss This is to certify that I, Carol A. Sweet-Johnson, an Illinois Professional Land Surveyor of Donahue and Thornhill, have surveyed and located the improvements on that part described hereon of the Northwest Quarter of Section 10, Township 39 North, Range 9 East of the Third Principal Meridian, in City of West Chicago, DuPage County, Illinois, as shown by the plat hereon drawn which is a correct representation of said survey and location and that this professional service conforms to the current Illinois minimum standards for a boundary survey. All distances are given in feet and decimal parts thereof.

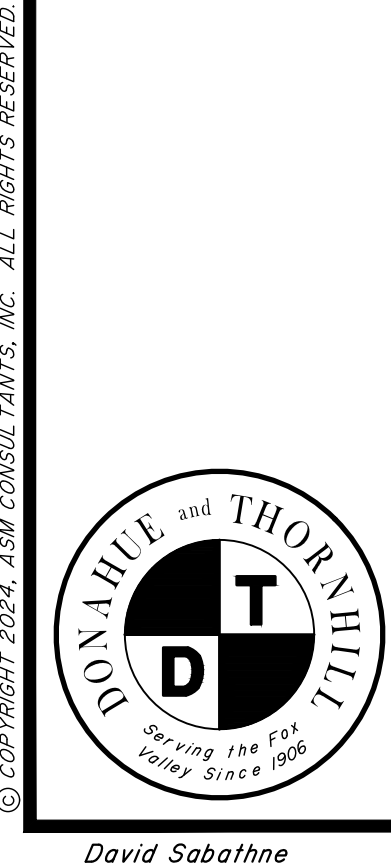
Dated at Batavia, Illinois, December 9, 2024

Carol A. Sweet-Johnson
Illinois Professional Land Surveyor No. 3342
DONAHUE and THORNHILL



(Illinois Professional Design Firm No. 6014)
16 E. Wilson Street
Batavia, Illinois 60510
(630) 879-0200

License Renewal/Date of Expiration = 11/30/2026



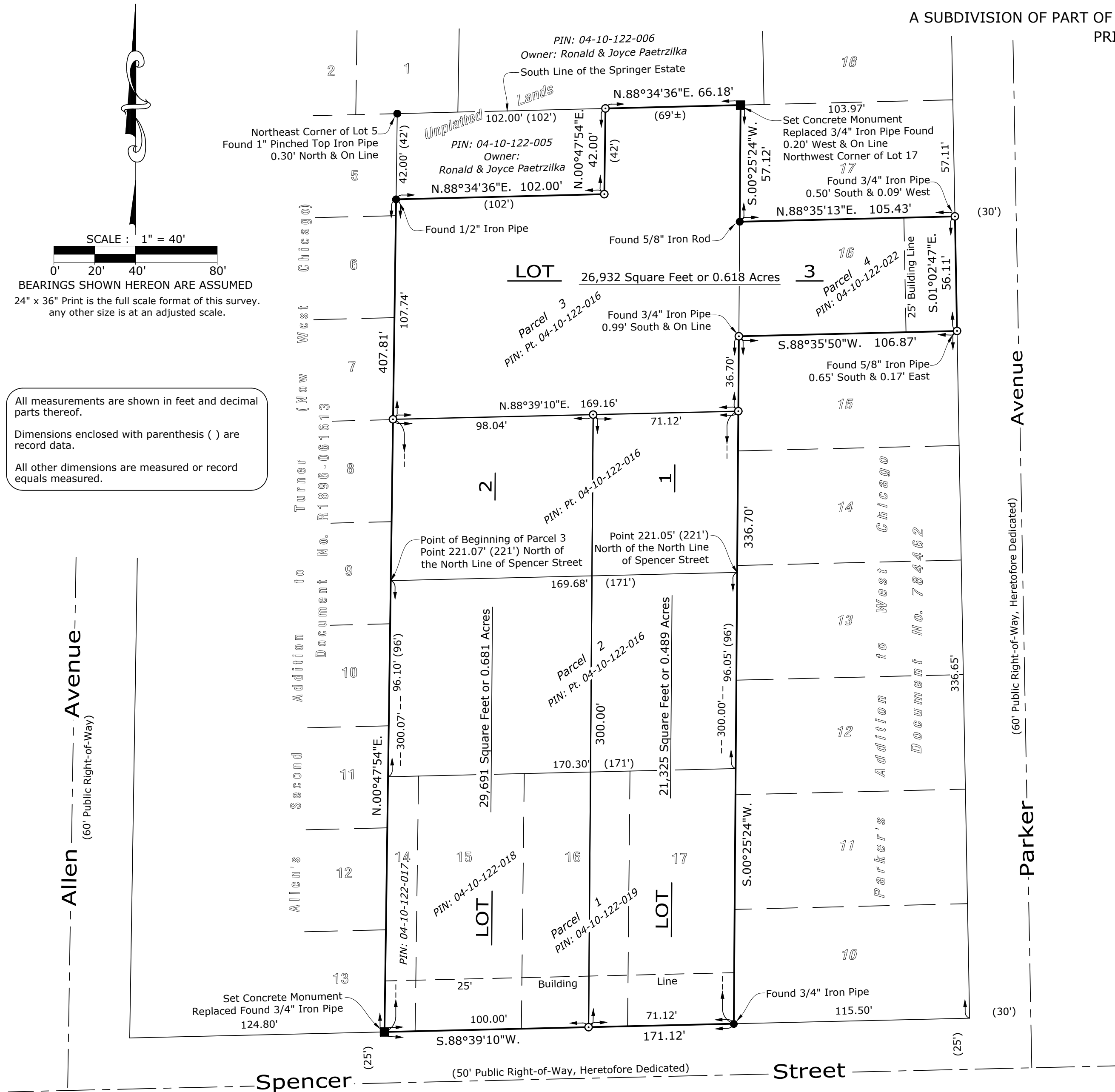
David Sabathne

SABATHNE SUBDIVISION

City of West Chicago, DuPage County, Illinois

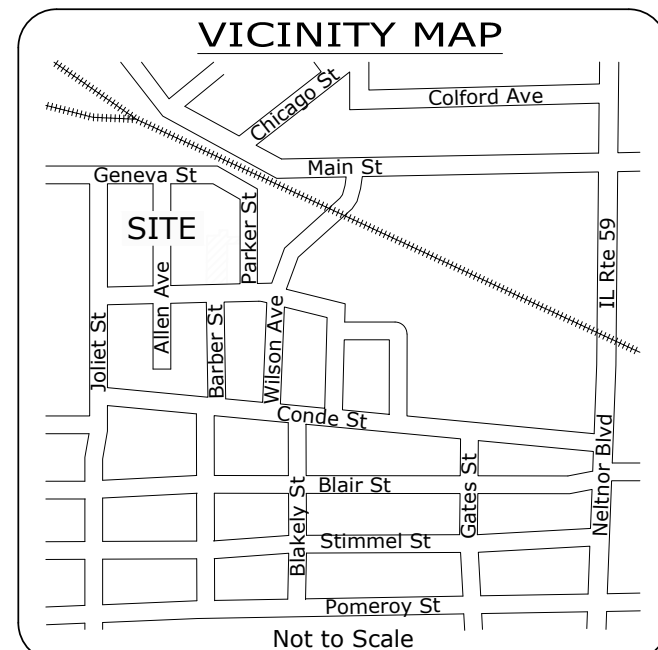
CITY RESOLUTION: _____ PASSED ON: _____

A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 9, EAST OT THE THIRD PRINCIPAL MERIDIAN, CITY OF WEST CHICAGO, DUPAGE COUNTY, ILLINOIS



SCALE: 1" = 40'
BEARINGS SHOWN HEREON ARE ASSUMED
24" x 36" Print is the full scale format of this survey.
any other size is at an adjusted scale.

All measurements are shown in feet and decimal parts thereof.
Dimensions enclosed with parenthesis () are record data.
All other dimensions are measured or record equals measured.



LEGEND

- Subdivision Boundary Line
- Lot Line / Property Line
- Center Line
- Existing Lot Line
- Existing Parcel Line
- Building Setback Line
- Concrete Monument
- Set 3/4" Iron Pipe
- Found Iron Stake as Noted
- Record / Deed Dimension
- Measured Dimension

DEVELOPMENT DATA TABLE: PRELIMINARY /FINAL PLAT OF SABATHNE SUBDIVISION			
DESCRIPTION	VALUE	UNIT	
a) TAX/PARCEL IDENTIFICATION NUMBERS (PIN)	04-10-122-016, 04-10-122-017, 04-10-122-018, 04-10-122-019 AND 04-10-122-022		
b) SUBDIVIDED AREA	1.789	ACRES	
	77,950	SQUARE FEET	
c) PROPERTY ADDRESS	155 SPENCER STREET WEST CHICAGO, IL 60185		
d) ZONING :	R-5 SINGLE FAMILY RESIDENCE DISTRICT		

Owner's Certificate

State of Illinois } ss
County of DuPage } ss

This is to certify that the undersigned is / are the owner(s) of the land described in the attached plat and has caused the same to be surveyed and platted as shown by the plat for uses and purposes as indicated therein, and does hereby acknowledge and adopt the same under the style and title thereon indicated.

Dated at _____, Illinois, this _____ day of _____, 20____.

Owner: _____
(Signature)
(Print name)

Owner: _____
(Signature)
(Print name)

Notary Public's Certificate

State of Illinois } ss
County of DuPage } ss

I, _____, a notary public in and for the county and state aforesaid, do hereby certify that _____ and _____, who is/are the same persons whose name(s) is/are subscribed to the foregoing instrument, as owner(s), appeared before me this day in person and acknowledged that he/she/they did sign and deliver the said instrument as their(his/her/they) own free and voluntary act(s) for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, 20____.

Notary Public
My commission expires _____

Certificate of City Clerk:

State of Illinois } ss
County of DuPage } ss

I, _____ City Clerk of the City of West Chicago, State of Illinois, hereby certify that I have examined the records of the said City and find that all deferred payments or unmaturred installments upon special assessments have been paid in full and that there is no special assessment procedure now pending against the land as shown on the plat of subdivision or resubdivisions. As of this _____ day of _____, 20____.

City Clerk

City of West Chicago Plan Commission Approval, Form No. 1:

State of Illinois } ss
County of DuPage } ss

I, _____, Chairman of the Plan Commission of the City of West Chicago, County of DuPage, State of Illinois, hereby certify that the said Commission has duly recommended approval of the PRELIMINARY PLAT of _____ attached hereto on the _____ day of _____, 20____.

Chairman

ATTEST:
Secretary/City Clerk

City of West Chicago Plan Commission Approval, Form No. 2:

State of Illinois } ss
County of DuPage } ss

I, _____, Chairman of the Plan Commission of the City of West Chicago, County of DuPage, State of Illinois, hereby certify that the said Commission has duly recommended approval of the FINAL PLAT of _____ attached hereto on the _____ day of _____, 20____.

Chairman

ATTEST:
Secretary

City of West Chicago Mayor and City Council Approval, Form No. 1:

State of Illinois } ss
County of DuPage } ss

MAYOR AND CITY COUNCIL of the City of West Chicago, County of DuPage, State of Illinois, hereby certify that the said Council has duly approved the PRELIMINARY PLAT of _____ attached hereto on the _____ day of _____, 20____.

Mayor

ATTEST:
City Clerk

City of West Chicago Mayor and City Council Approval, Form No. 2:

State of Illinois } ss
County of DuPage } ss

MAYOR AND CITY COUNCIL of the City of West Chicago, County of DuPage, State of Illinois, hereby certify that the said Council has duly approved the FINAL PLAT of _____ attached hereto by Ordinance No. _____ duly authenticated as passed this _____ day of _____, 20____.

Mayor

ATTEST:
City Clerk

Tax Certificate:

County Clerk's Certificate:

State of Illinois } ss
County of DuPage } ss

I, _____ do hereby certify that I am the duly elected qualified and acting County Clerk of DuPage County, State of Illinois. That the tax records of said County show all taxes are paid for the year _____ and prior years on the land shown on the annexed plat of _____ Addition in DuPage County, Illinois, that the required statutory security has been deposited in the office of the County Clerk, guaranteeing payment of the current year's taxes.

In witness whereof said County Clerk has caused the instrument to be executed at DuPage County, Illinois on this _____ day of _____, 20____.

County Clerk

County Recorder's Certificate

State of Illinois } ss
County of DuPage } ss

I, the undersigned, as the Recorder of Deeds for DuPage County do hereby certify that instrument number _____ was filed for record in the Recorder's Office of DuPage County, Illinois, on the _____ day of _____ A.D. 20____ at _____ o'clock ____M.

Recorder of Deeds

Printed Name _____

Surveyor's Certificate

State of Illinois } ss
County of Kane } ss

This is to certify that I, Carol A. Sweet-Johnson, an Illinois Professional Land Surveyor No. 3342 have surveyed and subdivided the following described property:
Parcel 1: Lots 14 through 17 in Allen's Second Addition to Turner (now West Chicago) being a subdivision in the Northwest Quarter of Section 10, Township 39 North, Range 9 East of the Third Principal Meridian, in DuPage County, Illinois.

Parcel 2: A strip of land immediately adjoining lots 14, 15, 16 and 17 of Allen's Second Addition to Turner (now West Chicago) being a subdivision in the Northwest Quarter of Section 10, Township 39 North, Range 9 East of the Third Principal Meridian, on the North, being 96 feet North and South by 171 feet East and West lying between lots 9, 10, and 11 of said Allen's Second Addition and lots 12 and 13 of Parker's Addition to West Chicago, being a subdivision in the Northwest Quarter of Section 10, Township 39 North, Range 9 East of the Third Principal Meridian, in DuPage County, Illinois.

Parcel 3: That part of the Southwest Quarter of the Northwest Quarter of Section 10, Township 39 North, Range 9 East of the Third Principal Meridian, described by beginning at a point in the East line of lot 9 of Allen's Second Addition to Turner (now West Chicago) being a subdivision in the Northwest Quarter of Section 10, at a point 221 feet North of the North line of Spencer Street: thence North along the East line of lots 9, 8, 7, and 6 of said addition to a point in the East line of lot 5. 42 feet South of the Northeast corner thereof: thence East parallel with the North line of said lot 5 extended East, 102 feet: thence North 42 feet to the South line of the property known as the Springer Estate: thence East along the South line of said Springer Estate. 69 feet, more or less, to the Northwest corner of lot 17 of Parkers Addition to West Chicago, being a subdivision in the Northwest Quarter of said Section 10: thence South along the West line of lots 17, 16, 15 and 14 to a point in the West line of lot 13 in said Parkers Addition, 221 feet North of the North line of Spencer Street: thence West 171 feet to the point of beginning. All of said parcels being in the Northwest Quarter of Section 10, Township 39 North, Range 9 East of the Third Principal Meridian, in DuPage County, Illinois.

Parcel 4: Lot 16 in Parker's Addition to West Chicago, being a subdivision in the Southwest Quarter of the Northwest Quarter of Section 10 Township 39 North, Range 9 East of the Third Principal Meridian according to the plat thereof recorded February 25, 1903 as Document 784462, in DuPage County, Illinois.

The plat hereon drawn is true and correct representation of said survey and accurately depicts said property. Dimensions are shown in feet and decimal parts thereof. I further certify that the property shown on the plat hereon drawn is situated within the corporate limits of a municipality which has adopted a comprehensive plan and which is exercising the special powers authorized by Division 12 of Article 11 of the Illinois municipal code. I further certify that, based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map community Number 17043C00391, effective date of August 1, 2019, no portion of the described property is located within a special flood hazard area.

Given under my hand and seal dated this _____ day of _____ A.D. 20____.

City of West Chicago Mayor and City Council Approval, Form No. 2:

State of Illinois } ss
County of DuPage } ss

MAYOR AND CITY COUNCIL of the City of West Chicago, County of DuPage, State of Illinois, hereby certify that the said Council has duly approved the FINAL PLAT of _____ attached hereto on the _____ day of _____, 20____.

Mayor

ATTEST:
City Clerk

City of West Chicago Mayor and City Council Approval, Form No. 2:

State of Illinois } ss
County of DuPage } ss

MAYOR AND CITY COUNCIL of the City of West Chicago, County of DuPage, State of Illinois, hereby certify that the said Council has duly approved the FINAL PLAT of _____ attached hereto by Ordinance No. _____ duly authenticated as passed this _____ day of _____, 20____.

Mayor

ATTEST:
City Clerk

ISSUED PRELIMINARY FOR REVIEW

Carol A. Sweet-Johnson
Illinois Professional Land Surveyor No. 035-3342
License expires 11/30/2026



PREPARED BY:

ASM Consultants, Inc.
16 E Wilson St - Batavia IL 60510
(630) 879-0200 - advanced@advct.com
Professional Design Firm #184-006014 expires 4/30/2025
© COPYRIGHT 2024, ASM CONSULTANTS, INC. ALL RIGHTS RESERVED.

PREPARED FOR:

Owner / Petitioner
David Sabathne & Diane Sabathne
155 Spencer Street
West Chicago, Illinois 60185
Telephone: 630-675-5368

NO.	DATE	REVISION
1.	11/19/2024	FIELD SURVEY COMPLETED
2.	12/09/2024	ISSUED PRELIMINARY PLAT FOR REVIEW

TOM DABAREINER, AICP
DIRECTOR



(630) 293-2200
FAX (630) 293-1257
www.westchicago.org

MEMORANDUM

TO: Plan Commission/Zoning Board of Appeals
FROM: John Sterrett, City Planner
DATE: January 30, 2025
RE: Case PC 25-08 – Plat of Dedication – SEC Town Road and Forest Avenue

As part of the City's upcoming Town Road resurfacing and reconstruction project, the City is dedicating three City-owned lots at the southeast corner of Town Road and Forest Avenue, 804-812 Forest Avenue, for public right-of-way. The dedicated public right-of-way area will then be used as a floodplain compensatory storage basin. This is required because a portion of the Town Road reconstruction is in the regulatory floodplain.

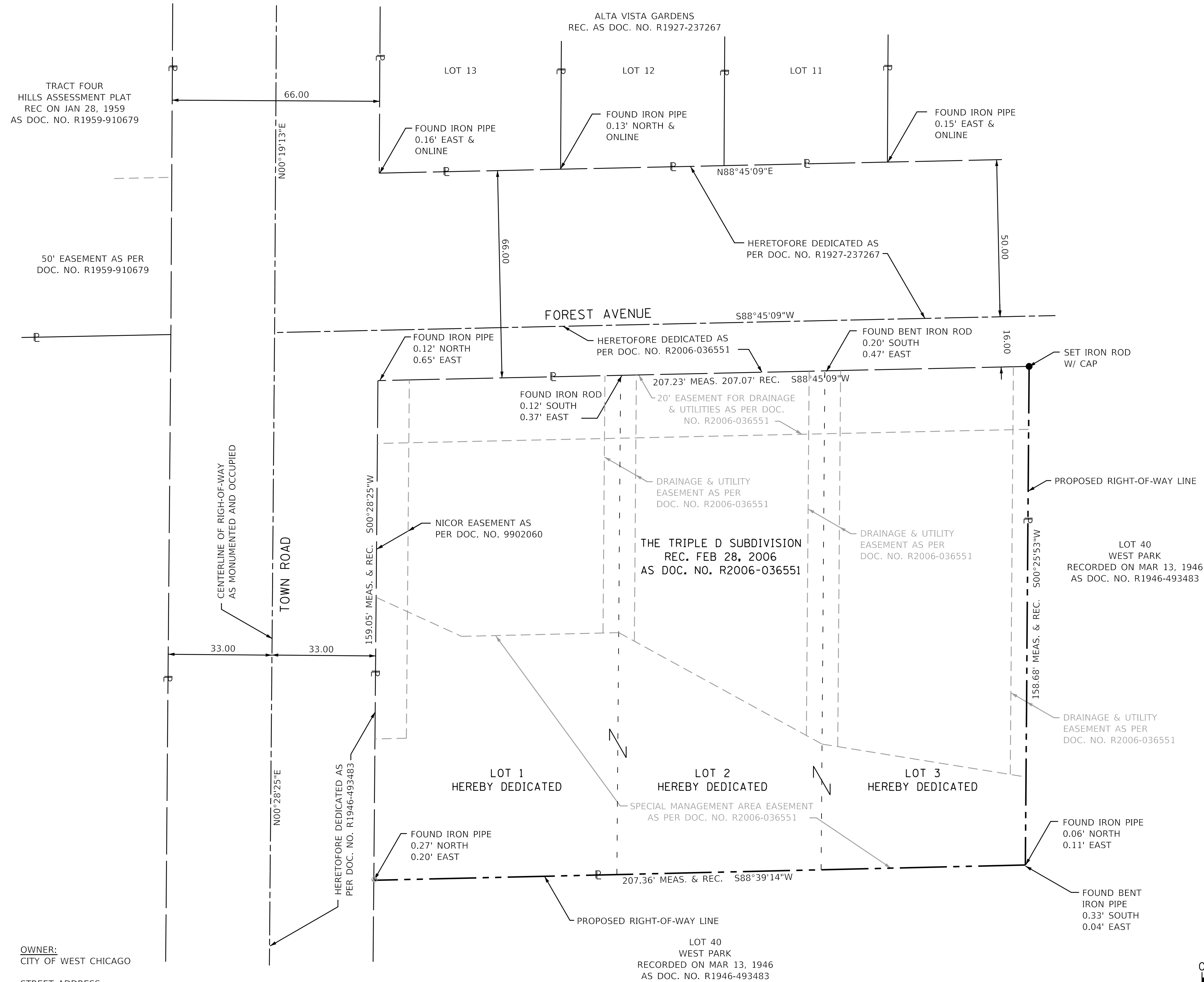
The Plan Commission is being asked to review the attached Plat of Dedication for conformance with the City's Subdivision Regulations. Staff has determined the Plat does comply and recommends the Plan Commission pass a motion recommending approval of the Plat.

Should you have any questions prior to the meeting, please feel free to contact me at 630-293-2200 extension 158 or by email at jsterrett@westchicago.org.

###

PLAT OF DEDICATION OF

LOTS 1, 2 AND 3 IN TRIPLE D SUBDIVISION, BEING IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 28, 2006 AS DOCUMENT NUMBER R2006-036551, IN DUPAGE COUNTY, ILLINOIS



OWNER:
CITY OF WEST CHICAGO

STREET ADDRESS:
SOUTHEAST CORNER OF
TOWN RD & FOREST AVE

P.L.N.:
04-16-101-019
04-16-101-020
04-16-101-021

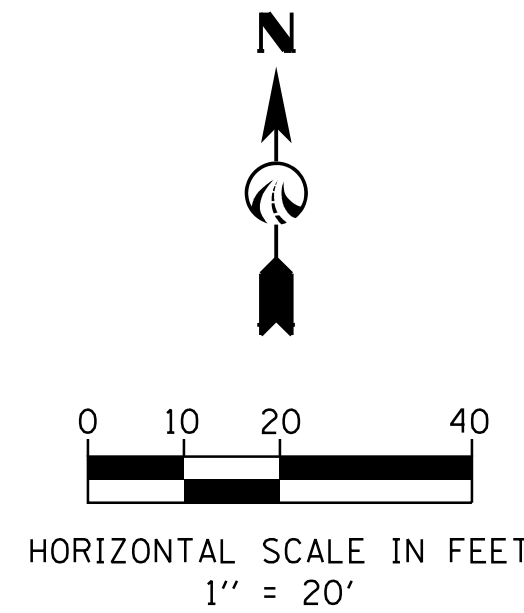
JOB NO. 18-001

LOT AREA: 32,917 SQ FT (0.756 ACRES)

REVISIONS

NO.	DATE	DESCRIPTION
1	10-25-2024	PRELIMINARY PLAT SUBMITTAL

SUBMITTED BY / MAIL BACK TO:
CITY OF WEST CHICAGO
475 MAIN STREET
WEST CHICAGO, IL 60185



BASIS OF BEARINGS ON THIS PLAT ARE BASED ON THE IL STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 (2011 ADJ)

OWNER'S CERTIFICATE (GRANTOR)

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

THE CITY OF WEST CHICAGO DOES HEREBY CERTIFY THAT THEY ARE HOLDER OF RECORD TITLE TO THE HEREON DESCRIBED PROPERTY AND THAT THEY HAVE CAUSED SAID PROPERTY TO BE DEDICATED AS SHOWN ON THE PLAT HEREON DRAWN.

DATED THIS ___ DAY OF _____, A.D., 20__.

ATTEST: _____ BY: _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____ APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE FOREGOING INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL, THIS ___ DAY OF _____, A.D., 20__.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

CITY OF WEST CHICAGO MAYOR AND
CITY COUNCIL APPROVAL CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

MAYOR AND CITY COUNCIL OF THE CITY OF WEST CHICAGO, COUNTY OF DUPAGE, STATE OF ILLINOIS, HEREBY CERTIFY THAT THE SAID COUNCIL HAS DUPLY APPROVED THIS PLAT OF DEDICATION ATTACHED HERETO BY RESOLUTION NO. _____ DULY AUTHENTICATED AS PASSED THIS ___ DAY OF _____, 20__.

MAYOR _____

ATTEST: _____

CITY CLERK _____

COUNTY CLERKS CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, _____, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE DEDICATION PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE DEDICATION PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY AT _____, ILLINOIS THIS ___ DAY OF _____, A.D., 20__.

COUNTY CLERK _____

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

THIS INSTRUMENT NUMBER _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS ON THE ___ DAY OF _____, A.D. 20__ AT _____ O'CLOCK ___M AND WAS RECORDED IN BOOK OF PLATS ON PAGE _____.

RECORDER OF PLATS _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

WE, THOMAS ENGINEERING GROUP, LLC DO HEREBY CERTIFY THAT WE PREPARED THIS PLAT OF DEDICATION, AND THAT IT IS A TRUE AND CORRECT REPRESENTATION OF THE SAME BASED ON OFFICIAL PLATS AND RECORDS. DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

DATED THIS 25TH DAY OF OCTOBER, 2024.

DRAFT _____

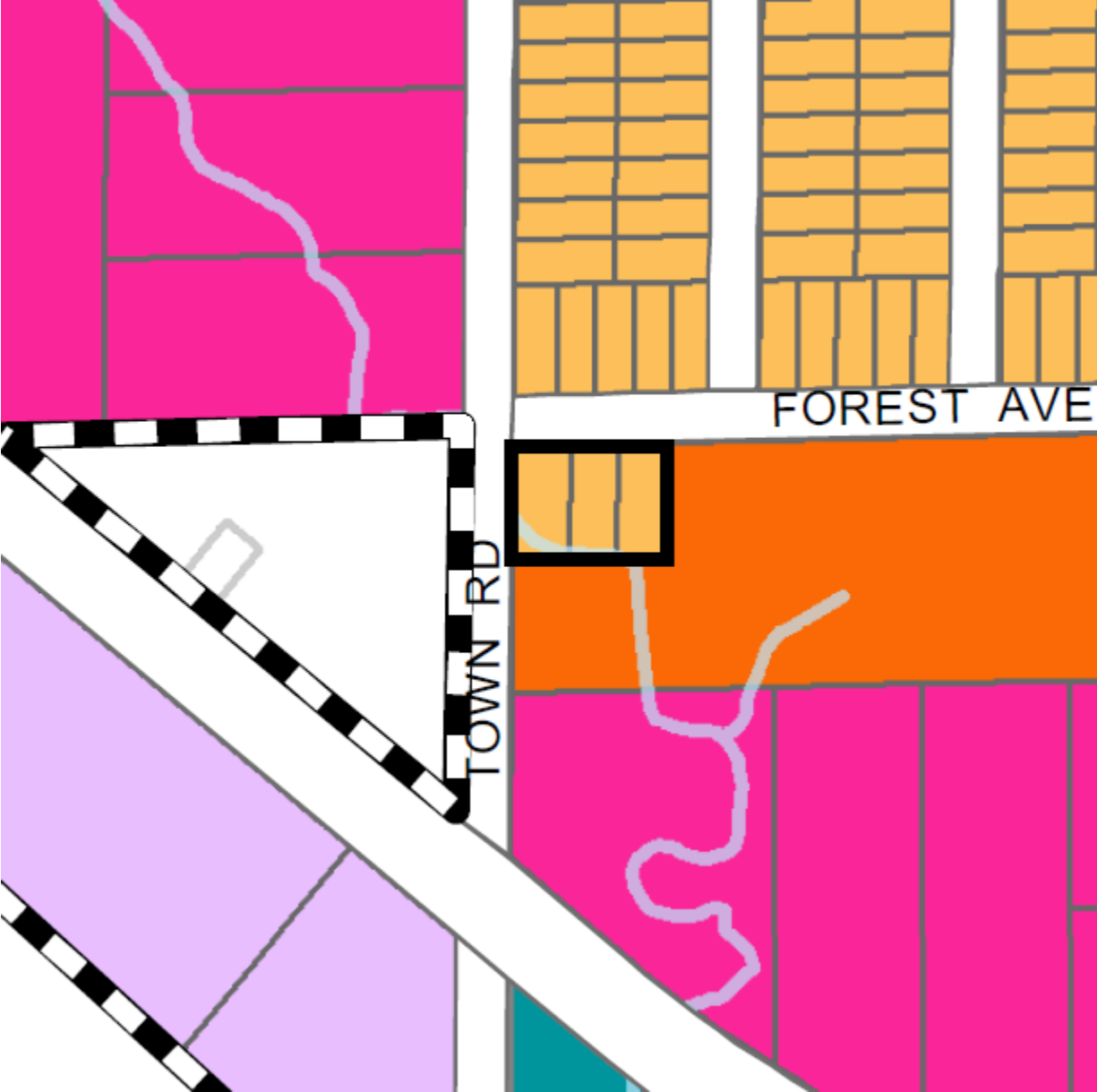
CHRISTOPHER DEYOUNG PE, PLS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003817
LICENSE EXPIRES: NOVEMBER 30, 2024
EMAIL: CHRISD@THOMAS-ENGINEERING.COM

ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-005183

PC 25-08 – SEC Town Rd and Forest Ave – Location Map



PC 25-08 – SEC Town Rd and Forest Ave – Zoning Map



PC 25-08 – SEC Town Rd and Forest Ave – Aerial Photo

