

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved May 11, 2020

MINUTES

DEVELOPMENT COMMITTEE

March 9, 2020 7:00 P.M.

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

Alderman Birch Ferguson called the meeting to order at 7:00 P.M.

Roll call found Aldermen James Beifuss, Melissa Birch Ferguson, Michael Ferguson, Matt Garling, John Jakabscin, and Jayme Sheahan present.

Also in attendance was Community Development Director, Tom Dabareiner.

Alderman Birch Ferguson welcomed John Jakabscin as a new committee member of the Development Committee.

2. Approval of Minutes.

A. December 9, 2019.

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

3. Public Participation. None.

4. Items for Consent.

- A. **1655 Powis** – Lakeshore Recycling Systems proposes to amend their Preliminary and Final PUDs to allow for construction of two additions and a new accessory building, as well as expansion of an existing outside storage area.

Alderman Garling requested that this item be pulled for discussion.

Tom Dabareiner provided a staff update. The amendments requested would allow for Development Committee Minutes
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two new additions and expansion of their current outdoor storage area. The Plan Commission/Zoning Board of Appeals (PC/ZBA) voted unanimously to approve this Item at their most recent meeting. Alderman Garling asked what the new buildings would be used for, and Mr. Dabareiner replied it is an expansion of their current use of handling construction debris. Alderman Garling asked about the required modifications to be made to the stormwater management in light of an increase in hard surfaces, and Mr. Dabareiner replied that while he did not have the details available to share in that moment, they meet code. Alderman Garling asked how they could learn more about the required modifications and Mr. Dabareiner assured him that staff has reviewed the plans and determined they meet code. Alderman Garling asked if the code was changed to require the bird deterrent wire, and Mr. Dabareiner stated that it was a request from the Airport Authority because the property is located at the end of a runway. Alderman Garling then asked for more information regarding the impact on the surrounding area. Mr. Dabareiner responded that he is not aware of any real impact other than an increase in the number of trucks, but no other impact outside of the existing use there. Alderman Garling stated he found it difficult to not have more closure on the questions raised.

K.J. Loerop of Lakeshore Recycling was recognized to address the members. He stated that because of the increased impervious area, they worked with DuPage County on their stormwater management and everything was approved by them and provided to the City.

Alderman Beifuss asked for clarification on the number of buildings, and Mr. Dabareiner replied that there are two new buildings and an expansion of their outdoor storage area. Alderman Beifuss asked about the purpose of the fractions building, and Mr. Loerop answered that this building will enclose the area where they separate out materials by size. Alderman Beifuss asked what type of materials are fractions, and Mr. Loerop replied that it varies but can include rock, glass, sawdust, concrete, etc. Alderman Beifuss asked about the portable toilet building, and Mr. Loerop stated it would also be used for the maintenance of all of their trucks. Alderman Beifuss then asked about the purpose of the transfer building and if it is being expanded. Mr. Loerop replied that they will continue with construction demolition debris there and that it is an expansion. Alderman Beifuss asked if they intend to use the building for anything other than construction debris in the future. Mr. Loerop stated that at this point, they are only permitted to accept construction debris, or Clean Construction and Demolition Debris (CCDD). Alderman Beifuss also asked about the building with a reduced setback from 15 feet to 9 feet, and Mr. Loerop said the proposed building would be one continuous building, which would be used for construction debris transfer and would be enclosed.

Alderman Birch Ferguson stated that it was important the DuPage Airport Authority signed off on the bird wire because this area is under one of their runways, and in light of that, she stated she would be in favor of moving this forward.

Alderman Sheahan moved and Alderman Jakabscin seconded a motion to approve Item for Consent 4.A. Voting Aye: Aldermen Birch Ferguson, Ferguson, Jakabscin and Sheahan. Voting Nay: Aldermen Beifuss and Garling. Voting to Abstain: 0.

- B. Zoning Ordinance Text Amendment** – This is a City-initiated amendment to Section 7.13 to clarify that the staining of brick and stone is prohibited on all commercial buildings.

Alderman Beifuss asked that this item be pulled for questions.

Mr. Dabareiner provided the update stating the intention of the text amendment is to clarify the City's intent to prohibit the painting and staining of brick and stone buildings. PC/ZBA approved this item unanimously at their last meeting.

Alderman Beifuss asked if this applies only to commercial buildings and not anything residential, and Mr. Dabareiner replied affirmatively.

Alderman Ferguson asked if this is from this point forward, and Mr. Dabareiner replied that it would not affect any buildings retroactively.

Alderman Garling moved and Alderman Beifuss seconded a motion to approve Item for Consent 4.B. Voting Aye: Aldermen Beifuss, Birch Ferguson, Ferguson, Garling, Jakabscin and Sheahan. Voting Nay: 0. Voting to Abstain: 0.

5. Items for Discussion.

- A. 1800 Joliet Street** – Umiya Mataji Santha Chicago Midwest proposes to amend their Preliminary and Final PUDs to accommodate construction of a 67,000 square foot, two-story place of worship. A Plat of Consolidation is also under consideration.

Tom Dabareiner updated the members on this Item. The petitioner is seeking an amendment to a PUD to allow construction of a two-story worship facility and added parking. A Plat of Consolidation is also needed. The work would be completed in four phases. The first phase does not require zoning approval. The second phase would add 192 parking spaces along with a new full access drive onto Joliet Street. In addition, the required stormwater detention basin would be constructed at this time. The third phase would include the construction of the 67,000 square foot worship facility. The fourth phase involves removing the existing building and parking lot and then adding 114 parking stalls. Staff raised two concerns with regards to traffic and parking. The traffic concerns, however, have been resolved as the petitioners agreed to the traffic-related enhancements recommended by staff. The outstanding issue is parking. They require a large deviation (80%) from the City's parking requirement. Only 306 parking stalls

are proposed when a 67,000 square foot facility would require 1,500 parking stalls. A building of this size could accommodate 3,000 people. Current attendance at their existing place of worship is 300 persons, which requires 133 parking spaces. PC/ZBA voted unanimously in favor of the large parking deviation and traffic enhancements. Staff recommends continued consideration of this project so that additional discussions can be held with the petitioner about the size of the building and parking requirement.

Alderman Beifuss asked if there were any issues with the Plat of Consolidation, and Mr. Dabareiner confirmed there were not. Discussion ensued among them about such topics as the history of the property as a place of worship, traffic control enhancements, and the remaining concern over parking and in particular, if land-banking parking is feasible. Mr. Dabareiner explained that at best, only 50 additional parking spaces could be created by land banking. Alderman Beifuss stated that they always want to work with churches and petitioners to find workable solutions.

A representative for the applicant, Rich Garrard, was recognized to speak to the Committee. He explained the parking requirement vis-à-vis the worship practices at the temple, whereby never more than half of the building would be utilized at the same time. The current building is 9,150 square feet with 42 parking spots. If that same ratio were applied to the proposed 67,000 square foot building, the parking spots would equal 307. Their proposed plan currently provides for 306 parking spaces. He pointed out a similar temple in the area where a parking study was conducted, and for the 41,000 square foot building with maximum attendees of 400, there are 177 parking spaces. There is a house on the property they agreed to land-bank for parking. Several times a year, they have special events, where they can have as many as 3,000 attendees. When that happens, they have arranged for parking at other parking lots in the City and provided shuttle buses. Mr. Garrard concluded they do not need additional parking for an event they have only a few times per year.

Mr. Dabareiner pointed out that parking challenges would result if a new user ever wanted to use the facility for the full capacity of 3,000 people. While he understands their needs and logic, it only applies to their situation. Staff recommends that they increase their parking capacity and reduce the building size. Future special event parking in lots around the City cannot be guaranteed, as circumstances change.

Mr. Garrard stated then there would be no way to have a temple like this, as there is no way to provide for enough onsite parking for their special events. He maintained that no area temples provide enough parking for their special events. This property has a Special Use as a church and that use cannot be changed.

Alderman Garling said they need to consider potential future uses if the property were to change hands again. He also has concerns about the traffic pattern on Joliet as it is a very busy

street and traffic can back up all the way to Rte. 59. He is not convinced the traffic solution proposed is sufficient.

Alderman Beifuss stated that he would like to see a way to make it work, but it seems like a “heavy lift” with respect to the City’s code. He expressed wanting the applicant to continue to work with staff. He asked about the land-bank potential of the adjacent property with the house on it. Mr. Dabareiner said there would not be that many more additional spaces. If the parking is maximized and the building size brought down, it could result in a less significant deviation of say, 50%. What they are currently proposing has an 80% deviation. He pointed out that he has seen other properties change use, and the parking would max out very quickly for another use such as a nightclub or a banquet facility. Mr. Garrard remarked that it is a Special Use, and so it can only be a church. Mr. Dabareiner replied that while a Special Use was granted for a church, it does not mean it can only ever be a church.

Alderman Beifuss asked about the zoning, stating that if it is residential, it could never become a nightclub and would have to be a residential use. He stated he would be in favor of having staff continue working with the applicant to find a solution. Aldermen Garling and Sheahan agreed. Alderman Birch Ferguson stated they appreciate the traffic enhancements, but they have concerns about the parking deviation. She agrees to have staff continue working with the applicant.

- B. 2575 Enterprise Circle** – Greco DeRosa is building two speculative distribution/warehouse buildings totaling nearly 600,000 square feet. Approval is required for the Final Development Plan for the first building of 295,640 square feet at 2575 Enterprise Circle.

Tom Dabareiner stated the applicant is requesting final approval to allow for construction of a distribution building and related site improvements. This is the first phase of a two-phase effort. The first building will be 295,640 square feet and is designed to host up to four tenants, which may include divisions of Greco and Sons. The DuPage Airport Authority (DAA) Board is considering this plan at their March 18 meeting. City Council will then consider the matter at their April 6th meeting. Staff acknowledges that the proposed developments comply with all controlling documents and they are recommending approval. No variances or deviations are required.

Alderman Beifuss moved and Alderman Sheahan seconded a motion to approve Item for Discussion 5.B. Voting Aye: Aldermen Beifuss, Birch Ferguson, Ferguson, Garling, Jakabscin and Sheahan. Voting Nay: 0. Voting to Abstain: 0.

6. Unfinished Business. None.

7. **New Business.** None.

8. **Reports from Staff.**

Tom Dabareiner provided a status update with respect to the installation of new LED lights at commercial locations. Starting in December, the inspectors started looking at commercial buildings adjacent to residential areas to see if lighting has an impact. They were allowed onto 17 properties, scattered throughout the City. Sixteen of those properties passed in terms of their foot-candles at the property line. The one property that did not pass was able to adjust the light shield to meet code. It was a valuable exercise, but they did not find LED lights to be a problem. The foot-candles were at or below the level required by code.

9. **Adjournment.**

Alderman Ferguson moved and Alderman Sheahan seconded the motion to adjourn the Development Committee meeting at 7:37 P.M. The Committee members unanimously agreed and the motion carried.

Respectfully submitted,
Jane Burke