



WHERE HISTORY & PROGRESS MEET

DEVELOPMENT COMMITTEE

**Monday, October 14, 2019
7:00 P.M. - Council Chambers**

AGENDA

1. Call to Order, Roll Call, and Establishment of a Quorum
2. Approval of Minutes
 - A. September 9, 2019
3. Public Participation
4. Items for Consent
 - A. **110 East Roosevelt Road** – Petitioner is seeking approval of variances from the Zoning Code related to the proposed reconfiguration of the existing drive-through and escape lanes which serves the existing Dunkin' business.
 - B. **30W680 Lee Road** – Petitioner is requesting approval of a Zoning Map Amendment to rezone the subject property from ER-1 Estate Residence to M Manufacturing. The draft Ordinance denies the rezoning.
5. Items for Discussion
 - A. **808 Discovery Drive, Project Pilot** – Pilot Project is a code name for a well-known, Fortune 500 company seeking Final Development Plan approval for a last-mile distribution facility.
6. Unfinished Business
 - A. **McAuley School Update**
7. New Business
8. Reports from Staff
9. Adjournment

Draft

MINUTES

DEVELOPMENT COMMITTEE

September 9, 2019, 7:00 P.M.

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

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

Roll call found Aldermen James Beifuss, Melissa Birch-Ferguson, Matt Garling, Jayme Sheahan and Rebecca Stout present.

Also in attendance was Community Development Director, Tom Dabareiner.

2. Approval of Minutes.

A. August 12, 2019.

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

3. Public Participation.

Diane Ferguson of 30W276 Pomeroy Street spoke to the members. She recapped she had previously talked to the members in 2018 about working to convey ownership of McAuley School to the West Chicago Historical Society. She remarked that the idea of restoring and resurrecting the school is in keeping with the spirit of Farmer McAuley's intention when he donated the land to build the school. She pointed out the resurrection of the school would be of no cost to the taxpayers. And, in light of the fact that the DuPage Business Center is taking off, it would bring to life the City motto of "Where history and progress meet." They have vendors, a structural engineer, landscapers, painters, etc. lined up waiting to help. The school cannot be sold, and they hope that the School District 33 will gift it. While there is additional work from the attorneys that remains to be done, she hopes the members will agree to keep this matter moving along.

4. Items for Consent. None.

5. Items for Discussion.

Alderman Stout announced that the agenda items for the evening's meeting would be taken out of order.

B. 207 Main Street – Consideration of a Resolution authorizing award of a façade grant in the amount of \$950.00.

Alderman Beifuss informed about a text change needed to the Agenda Item Summary whereby “garage door replacements” should be changed to “awnings.”

Alderman Birch-Ferguson moved and Alderman Beifuss seconded a motion to approve this Item. Voting Aye: Aldermen Beifuss, Birch-Ferguson, Garling, Sheahan and Stout. Voting Nay: 0.

C. 111-115 Galena Street – Consideration of a Resolution authorizing award of a façade grant in the amount of \$12,268.00.

Alderman Beifuss asked whether the applicant would be allowed to apply again for a façade grant in the next three years, given their award request is greater than \$10,000. Mr. Dabareiner said they would not be allowed. Alderman Garling asked Mr. Dabareiner about the likelihood of receiving more grant requests for the remainder of the year if the entire grant fund has already been awarded. Mr. Dabareiner replied they will not be able to award any more grants, but they will likely receive two or three more inquiries. Alderman Garling expressed caution about awarding nearly the entire year's budget to two requests from the same applicant. Mr. Dabareiner stated that it is allowed as they are two different properties, even though it is the same owner.

Alderman Garling moved and Alderman Sheahan seconded a motion to approve this Item. Voting Aye: Aldermen Beifuss, Birch-Ferguson, Garling, Sheahan and Stout. Voting Nay: 0.

D. 136 West Washington Street – Consideration of a Resolution authorizing award of a façade grant in the amount of \$16,782.00.

Alderman Beifuss asked for clarification on why the amount requested is more than the amount being awarded, and Mr. Dabareiner explained it is because it is what is left in the façade grant fund. Alderman Beifuss stated that in the past, awards were granted on a

first come, first serve basis. He asked what happens if requests are received after the funds have already been awarded, and Mr. Dabareiner answered that interested parties are encouraged to apply after the first of the year, and he added that applications are reviewed in the order they are received.

Alderman Birch-Ferguson moved and Alderman Beifuss seconded a motion to approve this Item. Voting Aye: Aldermen Beifuss, Birch-Ferguson, Garling, Sheahan and Stout. Voting Nay: 0.

E. 124 West Stimmel Street – Plat of Easement for Storm Sewer and Drainage.

Alderman Garling moved and Alderman Sheahan seconded a motion to approve this Item. Voting Aye: Aldermen Beifuss, Birch-Ferguson, Garling, Sheahan and Stout. Voting Nay: 0.

A. 191 West North Avenue – Amendment to the Final PUD for the Shoppes of West Chicago to allow the sharing of parking within the development to accommodate a proposed banquet facility.

Tom Dabareiner explained this item was tabled at last month's meeting so that the petitioner could meet with staff and firm up some of the facts. They did indeed meet, and the location of the banquet facility has changed and is now proposed in Units 6 & 7, which is slightly smaller than the previous location. This results in one fewer parking space being required. The hours of operation have increased to 5 PM to midnight Monday through Friday and 10:00 AM to midnight on Saturday and Sunday. He also reviewed the hours of operations for the other tenants, and pointed out that if the tenant mix and operating hours change, this could present challenges for parking. If demand exceeds supply, unsafe or illegal parking can result. Staff's recommendation remains the same, but should approval be granted, staff recommends adding a condition to limit the banquet hours.

Alderman Garling thanked staff and the applicant for working together to find common ground. He asked the applicant if the newly proposed hours fit with the events she intends to host, and she stated they do. He stated that he would like to see this move forward with the conditions staff recommends. Alderman Beifuss agreed, and stated that they seem to have found a solution that will work for everyone.

Alderman Birch-Ferguson asked staff for clarification on the hours. Mr. Dabareiner replied that staff recommends that the hours be locked in if approval is granted. She stated that she is concerned about parking overlap with the other tenants' hours of operations and that there would not be enough parking for large banquet events. She

stated guests might arrive before 5:00 PM, and this may result in parking conflicts. Alderman Stout also expressed concern about the possibility of tenants and their hours changing in the future, which would set the applicant up for failure. It is a very small area and there is just not enough parking. Alderman Sheahan stated that she looked at the site, and given that only 7 shared parking spots would be required, she thinks it would be a good business to have.

Alderman Sheahan moved and Alderman Garling seconded a motion to approve this Item. Voting Aye: Aldermen Beifuss, Garling, and Sheahan. Voting Nay: Aldermen Birch-Ferguson and Stout.

G. McAuley School Conveyance – Discussion on whether the City should acquire the school for eventual resale to the West Chicago Historical Society.

Tom Dabareiner updated staff that a resident approached the Development Committee on two previous occasions in order to have the ownership of McAuley School conveyed to the West Chicago Historical Society. The members are asked tonight if they are interested in having a draft resolution be presented to City Council.

Alderman Beifuss recused himself from the discussion of this Item as he explained he is a board member of the Historical Society.

Alderman Garling remarked that he is in favor of doing this. He spoke with School District 33 and they voiced their support in doing so as well. He asked about the next logistical step, and cautioned about executing without knowing some of the details, despite not wanting to cause a delay. Alderman Birch-Ferguson stated she would like to move forward with this as well, but is concerned about any liability the City might have as the owner of the property. She asked if the status and structure of the building might be something the City would be responsible for before transferring property. Mr. Dabareiner stated that typically, property transfers require structures to be brought up to code.

Alderman Stout asked if tabling the approval might be prudent once more information is obtained. Mr. Dabareiner stated staff would appreciate additional time. Alderman Garling expressed concern about waiting until October and losing the opportunity to shore up the property before winter. Alderman Stout responded that she does not foresee much happening during this season due to bids having to go out, and she would therefore prefer to wait to have more answers.

Alderman Birch-Ferguson replied she prefers to wait as well, especially as there are still questions as to who pays for what. She does not want to rush forward and end up with the

City having to foot expenses. Alderman Stout surmised that while they are supportive of the idea, they want to have all questions answered.

F. Recreational Marijuana Dispensary and Cultivation Center Land Uses – Discussion on the parameters for allowing land uses known as Recreational Marijuana Dispensary and Recreational Marijuana Cultivation Center.

Alderman Beifuss rejoined the meeting.

Tom Dabareiner provided the members with this staff update. The Public Affairs Committee met in August and referred the new recreational marijuana law as it applies to dispensaries and cultivation centers to the Development Committee. Staff recommends the following characteristics: 1) Dispensaries as a Permitted Use within the B-2, General Business District; 2) The City should limit the number of dispensaries to a maximum of two; 3) Separation requirements from certain sensitive uses should be included, such as schools, daycare, parks and churches, akin to those for liquor establishments; 4) On-site consumption shall be prohibited; 5) Recreational Marijuana Cultivation Centers should be listed as a Special use in the M, Manufacturing District. He furthered that based on the discussion tonight, staff will draft any required text amendments for consideration by the Plan Commission at its November meeting.

Alderman Stout read aloud Public Act 101-0027 regarding the State's cannabis regulation, and then she explained that the City can prohibit as long as the laws do not conflict with the State's. West Chicago is trying to be preemptive in addressing these issues before the state law goes into effect on January 1st, 2020. She outlined the rules for public comments and then opened the floor for comment.

The following individuals spoke against the issue:

Rob Rienow, 640 Wildwood Lane
Dan Hammer, 641 Nor Oaks Court
Alderman Sandy Dimas, 301 Thomas Drive
Jeff Wisdom, 27W570 Ridgeview Street
Patti Long, 553 Ingalton Avenue
Matthew McNiel, 1200 Kings Circle
Greg Fantozzi, 160 Amber Court
Charlene Oh, 1070 Cherrywood Lane
Rebecca Resendiz, 217 Milo
Anthony Smith, 1N441 Indian Knoll Road
Heidi Appleton, 1021 Acorn Hill Lane
John Appleton, 1021 Acorn Hill Lane

Alec Smith, 1N401 Indian Knoll Road
Kevin Weber, 400 Spring Cress Lane
Rhonda Tyrus-Johnson, 709 Joliet Street
Tori Libby, 950 Rosewood Drive
Dr. James Libby, 950 Rosewood Drive
Janette Liebling, 681 Nor Oaks Court
Mark Poulterer, 245 Joliet Street
Gene Frost, 900 Prince Crossing Road
Margaret Beaird, 329 Barber Street
Jeff Beaird, 329 Barber Street
Hank Betts, 1109 Ridgewood Drive
Dean Klapatch, 723 Hickory Lane
Phillip Dylhoff, 441 Spring Cress Court
Sue Dylhoff, 441 Spring Cress Court
Dawn Hartsell, 854 E Washington Street
Gregg Anderson, 28W700 Washington
William Gilbert, 1205 Elizabeth Street
Alderman Noreen Ligino-Kubinski, 2430 Bainbridge Boulevard
Dr. Lainna Callentine, 1005 Knollwood Lane
Grace Wong, 1050 Aster Lane

The following individuals spoke for the issue:

Wendi Howard, 0N660 Prince Crossing Road
Phillip Balgeman, 1225 Thomas Drive
Lynn Casey-Maher, 857 Honeysuckle Avenue
Tony Massih, 2009 Franciscan Way

Alderman Chris Swiatek, 600 Fieldcrest Drive, stated he was neither for nor against, but he expressed interest in a more specific zoning within the B-2

Alderman Beifuss requested a five-minute recess. The meeting was paused at 9:01 PM.

The meeting was resumed at 9:09 PM and roll call confirmed the same attendance as at the start of the meeting. Discussion of Agenda Item 5.F. resumed.

Alderman Birch-Ferguson thanked everyone for coming out to provide feedback. What resonated with her from the comments is that she wished there was more time and advance notice. She would like to see this issue go to Plan Commission/Zoning Board of Appeals (PC/ZBA) so they can have a public hearing to allow residents to weigh in.

Alderman Birch-Ferguson moved to send this Item to Plan Commission for a public hearing and Alderman Sheahan seconded the motion.

Alderman Birch-Ferguson then amended the motion and motioned to send this Item to PC/ZBA with the recommendations from Staff and Alderman Sheahan seconded the motion.

Alderman Beifuss strongly disagreed with idea that this Item is ready to go to PC/ZBA as information needs to be gathered. They just received recommendations from staff, who also did not have much time to prepare. He went on to say that he is proud of his community. It has been an impressive showing of the hearts and minds of West Chicago. Many who spoke are life-long residents who love West Chicago deeply. He is also surprised by the turnout as there was almost no advance notice. This issue should have been a marquee issue the way that it has been in other communities. He stated that it is premature for this Item to be forwarded to PC/ZBA, and asked that the motion be rescinded so that residents can be heard from. He outlined the following points:

- 1) He believes the best option for West Chicago would be to opt out, and he personally disagrees with legalizing dispensaries in West Chicago. They still need to gather information and are waiting on rules from the State, which may not be ready until the end of the year. This makes it hard to define the City's rules without being able to do their due diligence. Also, many towns around are opting out, and he listed some of the communities that have already elected to do so.
- 2) Staff has not had a lot of time to prepare. He wished they could have had maps prior to the meeting. He does not see the need to rush this, and there is ample time to move this forward and still meet the 60-day requirements.
- 3) Dispensaries are not a good fit for the City nor its image. Even the governor understands that each town has its own personality and as such has the ability to enact its own laws. West Chicago has something special they want to preserve. The Strategic Plan provides for community identity, or the branding of the town, and this is not the type of thing they had in mind. The State will collect the lion's share of the revenue and intends to offshore the liability to the municipalities. West Chicago would have not only administrative and enforcement costs, but personal costs that will come with usage being more prevalent, such as increased crime, increased traffic accidents, problems in the schools, etc.

Alderman Beifuss underscored that the best option is to opt out for now as they could always opt in in the future. He gave a similar example of video gaming. He stressed that this is not an emergency, and they can take their time, learning from what happens in other communities. He is concerned with staff's recommendations as he needs to have

more information before he feels comfortable sending this to PC/ZBA—especially in light of the fact that the discussion was not adequately publicized.

He also commented on staff's recommendations, and stated that B-2 represents most of the commercial districts in town. He also stated he wants to discuss grow centers, and he disseminated copies of two published articles among the members. He recently learned in an article in the *New York Times* that grow centers emit a strong odor likened to skunk smell. This is a big problem in California and grow centers in West Chicago are a nonstarter for him.

Alderman Beifuss continued that he has been reading about traffic accidents related to marijuana use. AAA estimates that 14 to 15 million people drive within one hour after having smoked marijuana. *Insurance Journal* noted a statistically significant increase in the number of traffic accidents in the four states that were first to legalize marijuana. There is so much information that the members need to make decisions about zoning, and he asked that the motion be rescinded so they can continue the discussion at the Development Committee's October meeting. This would not delay the City having a decision by the first of the year.

Tom Dabareiner indicated that this would place a burden on staff as they would have to prepare and submit an ordinance for publishing in a three-day time period in order to meet the November meeting of the PC/ZBA. Alderman Beifuss said he appreciates the potential burden but stated it is more important that the Committee members be able to make their decisions. Mr. Dabareiner stated that additional time is needed for newspaper publishing of notices and advance notice to the public of the November Plan Commission meeting. Alderman Beifuss then summarized some of the key pieces of information that are needed before moving to the PC/ZBA, and he emphasized his preference for continuing their discussion to October.

Alderman Garling echoed the comments made by Aldermen Birch-Ferguson and Beifuss about his appreciation for the people who took the time to voice their thoughts. He stated he already made his personal thoughts known at the Public Affairs meeting, but he does not see this as a fit with the Strategic Plan. He would prefer to see the City opt out. He has a number of concerns about staff's recommendations, but in particular with regards to proximity. The State law itself puts a 1000-foot buffer for advertising between schools, parks, and other areas. He would like to hear from his fellow Aldermen about why it would be okay to allow for a facility within that same buffer. Proximity is a significant concern for him, and for this reason, he does not want to proceed with staff's recommendation.

Alderman Garling also shared that he has received 45 emails—with 3 in favor, 1 urging to go slow, and over 40 that say no. Tonight they have heard from schools—both public and private, social service organizations, three Aldermen, and many other community members. He does not want it zoned as suggested by staff. He would like to be much stricter with regards to proximity and zoning. The State allows us to regulate the number of dispensaries and cultivation centers, the hours of operation (he does not see where staff addressed this aspect), and the nature of the businesses. He then asked his fellow aldermen why a dispensary would be located within 1000 feet of school, park, etc.

Tom Dabareiner confirmed that the State's buffer for advertising is 1000 feet. Alderman Stout asked for clarification on allowable distances and proximity. Mr. Dabareiner replied that the State was silent on separation distance from sensitive uses, but they did allow local government to decide. Staff looked at liquor stores as an example, where it can be as little as 100 feet door to door. To be somewhat similar and make it easier to measure property to property, Staff considered 250 feet. However, 500 or 1000 feet can also be considered as it depends on the personality of the community. A 1000-foot buffer would limit the possibilities and would almost have the same effect as limiting the use. This is something they are not allowed to do. Alderman Garling pointed out that they can opt out entirely. Mr. Dabareiner clarified that if you are setting regulations then you cannot set a distance that is too extreme. He agreed that you can opt out, but if you are asked to define regulations, it is possible to create regulations that are too strict and have the effect of eliminating a use, which may be challenged legally.

Alderman Stout asked Alderman Garling to pose his previous question to the members again. Alderman Garling asked why his fellow Committee members feel it would be okay to locate a dispensary within 1000 feet of sensitive use areas if the State does not allow for advertising within that same distance. Alderman Birch-Ferguson stated that the B-2 is far enough away with the distance recommended by staff. Alderman Garling countered that a daycare is going in at Hawthorne and Route 59. Why would only 250 feet from there to the shopping center be okay rather than 1000 feet? Alderman Birch-Ferguson replied she would need to look at the map. In her initial review, the Roosevelt Road corridor of B-2 seemed like a good place. Alderman Sheahan stated she did not know about the 1000-foot buffer for advertising and was going off of what staff had recommended. She would have to look into this.

Alderman Beifuss stated he does not feel dispensaries belong in the B-2 at all. He recalled the zoning issues for medical marijuana dispensaries from a few years ago. They ended up putting it in Manufacturing (M). He would recommend recreational marijuana dispensaries be zoned M as well. He stated they will need to flesh out staff's recommendation that sampling not be allowed at any of the dispensaries. There is clearly a driving-under-the-influence problem, and so as to not exacerbate the problem, there

should not be any sampling at any dispensary. Finally, he stated there needs to be at least 1000-foot buffer from sensitive areas. The community has expressed problems with proximity, and studies agree with this. Alderman Stout stated she was not sure if she agrees with as little as 250 feet, but she is not sure 1000 feet is right either. Advertising is not what they need to address tonight. Instead, they need to look at zoning for the locations. Staff has provided us with information about the different radiuses of 250 and 500 feet. 1000 feet seems excessive, and she is concerned about the legal risk of mandating rules so strict. Alderman Garling stated it seems many members have concerns about the 250 feet.

Alderman Birch-Ferguson indicated that the word is out, and this is why she wanted to send this to the PC/ZBA sooner rather than later. They can advertise that meeting date and people can plan to attend while it is still a hot topic in the community. She stated she respects what the Plan Commission does, and after they meet they will submit their recommendation which the Development Committee members will discuss at their next meeting. They may end up choosing to recommend 1000 feet.

Alderman Beifuss expressed concern about sending the matter to PC/ZBA before the City has a chance to get the word out. It is a hot topic, and they need to get this information out to the community. They need to give the instruction tonight to staff to put something on the City's website about where the issue is at so far. He wished they had done so. It is also a positive thing to ask for people's opinions even if it is a difficult topic. He wished he could have seen the map included with the Item Summaries to view it prior to tonight's meeting. This shows how staff did not have enough time to prepare.

Tom Dabareiner displayed maps showing the potential buffers of 1000, 500 and 250 feet within the B-1, B-2 and B-3 Zoning Districts. He indicated that, while the maps were prepared for a different project, they are useful in understanding potential buffers. He noted that taking into consideration the strictest distances would result in just a handful of properties in the B-2 where dispensaries could be located.

Alderman Stout pointed out that moving this moving this Item on to the PC/ZBA does not mean that dispensaries will be allowed. What they are saying is that public input is needed at a second meeting, which will be advertised and for which more information will be gathered. The ultimate decision for approval is still several meetings away. At this point, they are trying to provide some guidelines for the Plan Commission for them to discuss.

Alderman Beifuss expressed concern at sending something to the Plan Commission before there is consensus from the Development Committee that there is some level of acceptability. They are not at that point yet. He would really like to have another meeting

of the Development Committee to discuss. He recognized the burden on staff for the short turnaround time it would impose, but he feels another meeting is needed. He asked if St. Charles has medical dispensaries, and Mr. Dabareiner said they do. Alderman Beifuss asked if those are located in the Manufacturing District, but Mr. Dabareiner was unsure. Alderman Beifuss reiterated the idea of locating recreational dispensaries in Manufacturing, providing for a minimum of a 1000-foot buffer from sensitive areas, and not allowing for grow centers. He also questioned the number of dispensaries allowed. He reminded that the City can always opt out for now. They can wait two or three years to see what happens in other communities first, and then bring it back.

Alderman Birch-Ferguson stated that after seeing the maps provided by staff, she would like to amend her earlier motion.

Alderman Birch-Ferguson motioned to send this Item to PC/ZBA with staff's recommendations except for increasing the buffer to 500 feet and Alderman Sheahan seconded the motion.

Alderman Stout stated they have discussed the pros and cons as much as possible tonight. There is a motion on the floor they will need to vote on. She reiterated that moving the discussion along is not saying yes, that it is only a starting point.

Alderman Garling disagreed with sending this recommendation to the Plan Commission. Instead, he asked the members to consider zoning recreational marijuana dispensaries as they already have with medical marijuana dispensaries by allowing them in the M District. He added they should also add time restrictions the way they do for liquor sales. He asked why they cannot send forth both ideas to PC/ZBA. Discussion ensued with Aldermen Stout and Garling and Mr. Dabareiner about excessive regulation which might be conveyed as legally too restrictive and the possibilities for opting out. Alderman Stout cautioned that they cannot dictate to the point where the outcome is the same as banning. Per the State, they need to enact reasonable zoning regulations. She suggested they move to vote.

Alderman Beifuss commented on setbacks, which range from 250 to 1000 feet. 1000 feet seems more reasonable. He likes some of the ideas that Alderman Garling had suggested. He cautioned there are many downsides to this. The State will keep most of the money and what they get back they will need to use to cover expenses. They will end up subsidizing it. He stated that liquor sales are not analogous to those of recreational marijuana because the federal government delegates liquor regulation to the states, but it does not do so for marijuana. Sales of marijuana are still considered a felony. He reiterated his ideas to have another Development Committee meeting before sending it on and to consider Manufacturing as the zoning. The Aldermen do not speak at Plan

Commission meetings. He stressed he does not see the rush to move this forward. It is a good idea to let the community absorb this and to give them more time. A discussion ensued with Aldermen Beifuss and Stout and Mr. Dabareiner about the timing of future meetings with City Council and the time staff needs to prepare. Alderman Stout called for the vote.

Voting Aye: Aldermen Birch-Ferguson, Sheahan and Stout. Voting Nay: Aldermen Beifuss and Garling.

Alderman Stout recapped that by moving this Item forward to the Plan Commission, they are not saying yes. What they are saying is that they want more information and they want more input.

6. Unfinished Business. None.

7. New Business.

Alderman Beifuss recommended that City staff put a marquee post on the website and on Facebook and Twitter to get the word out about recreational marijuana dispensaries in West Chicago. Word of mouth is unacceptable. We need to do a better job of communicating big issues to the public. Mr. Dabareiner promised to talk with the Communications Director. Alderman Garling agreed.

8. Reports from Staff. None.

9. Adjournment.

Alderman Sheahan moved and Alderman Birch-Ferguson seconded the motion to adjourn the Development Committee meeting at 10:23 P.M. The Committee members unanimously agreed and the motion carried.

Respectfully submitted,
Jane Burke

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Four Variances from the Zoning Ordinance for the
Property at 110 E. Roosevelt Road

Ordinance #: 19-O-0031

AGENDA ITEM NUMBER: 4. A.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: Oct. 14 2019

COUNCIL AGENDA DATE: _____

STAFF REVIEW: Tom Dabareiner, AICP

SIGNATURE _____



APPROVED BY CITY ADMINISTRATOR: Michael Guttman

SIGNATURE _____

ITEM SUMMARY:

Dunkin' is located on a 0.6 acre lot at the southeast corner of Roosevelt Road and Joliet Street. The property is improved with an 1,800 square foot drive-through/sit-down restaurant and 16 parking spaces. Originally constructed in 2007, Dunkin' received a Special Use Permit in 2010 to landbank two of its original 18 parking stalls, which allowed them to reconfigure the drive aisles for more efficient access through the site. The work involved modifying the Joliet Street entrances, reducing the size of the trash enclosure, adding directional signage and modifying the parking along Joliet to angled spaces.

The timing of the proposed improvements is associated with the business becoming both a Dunkin' and Baskin Robbins operation. The petitioner is proposing to widen the drive-through and escape aisles, as the existing configuration fails to allow two cars to safely drive around the building at the same time. If improved, both the drive-through and escape lanes would be no less than 11.5 feet and 11 feet, respectively, at their narrowest. The improvements would necessitate expanding the curb lines and reducing the size of the existing trash enclosure. Moving the curb line would mean a reduction of the landscape setback area from ten feet to 5 feet on the property's south side. It would also mean changes to the east side, reducing the landscape setback area from ten feet to 7 feet. These two changes require variances.

There are also two variances associated with the stacking of vehicles in queue. The first would allow four vehicles to stack in lieu of the required minimum of five. The second variance would allow that stacking to occur where it already does, in the actual corner side yard along Joliet Street.

The petitioner analyzed the proposed turning movements and finds them to be adequate with the revisions. Also, while the parking stalls will be reconfigured to help with the circulation, there will be no changes to the number of stalls provided. Finally, the curb relocations will cause the loss of two existing trees, a 12" American Elm and a 10" Honey Locust. Both will be replaced with young versions of the same species. In addition, a new shade tree will be planted on a proposed landscape island along Joliet Street.

The Plan Commission/ZBA reviewed the proposed variances at its meeting held October 1, 2019 and members recommended unanimously in favor by a vote of 5-0.

ACTION PROPOSED:

Recommendation to approve Ordinance 19-O-0031

COMMITTEE RECOMMENDATION:

Pc: Ordinance 19-O-0031

ORDINANCE NO. 19-O-0031

AN ORDINANCE APPROVING VARIANCES FROM THE ZONING CODE FOR DUNKIN DONUTS LOCATED AT 110 EAST ROOSEVELT ROAD

WHEREAS, on May 30, 2019, Vishal Vaghani of Vaghani's Network WC LLC (the "APPLICANT"), filed an application for certain variances from the Zoning Code for the property located at 110 East Roosevelt Road legally described in Exhibit "A", which is attached hereto and incorporated herein as the "SUBJECT REALTY"; and,

WHEREAS, Notice of Public Hearing on said application was published in the Daily Herald on September 16, 2019, as required by the ordinances of the City of West Chicago and the statutes of the State of Illinois; and,

WHEREAS, a Public Hearing was conducted by the Plan Commission/Zoning Board of Appeals of the City of West Chicago, commencing on October 1, 2019, 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 variances, which contains specific findings of fact, pursuant to Recommendation No. 2019-RC-0014, 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. The following variances are hereby granted for the SUBJECT REALTY:

1. A variance from Section 10.3-2(C)(3) of the West Chicago Zoning Code to allow a seven (7) foot landscape setback in lieu of the minimum required ten (10) foot landscape setback along the east lot line.
2. A variance from Section 10.3-2(C)(4) of the West Chicago Zoning Code to allow a five (5) foot landscape setback in lieu of the minimum required ten (10) foot landscape setback along the south lot line.
3. A variance from Section 13.3(C)(4)(c) of the West Chicago Zoning Code to allow a four (4) stacking spaces in a drive-thru lane in lieu of the minimum required five (5) spaces required beginning at the drive-thru order station.
4. A variance from Section 13.3(C)(3) of the West Chicago Zoning Code to allow stacking spaces in the actual corner side yard along Joliet Street in lieu of stacking spaces being prohibited in the actual corner side yard.

Section 2. The granting of the variances listed in Section 1 is subject to substantial compliance with the following plans:

1. Site Plan prepared by Craig R. Knoche & Associates dated July 23, 2019 with a final revision date of August 22, 2019 consisting of one (1) sheet (Sheet C1.1), a reduced size copy of which is attached hereto as Exhibit "C" which is, by this reference, incorporated herein.

2. Landscape Plan prepared by Craig R. Knoche & Associates dated July 23, 2019 with a final revision date of August 22, 2019 consisting of one (1) sheet, a copy of which is attached hereto as Exhibit "D" which is, by this reference, incorporated herein.

Section 3. 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 4. 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 _____ 2019.

Alderman J. Beifuss	_____	Alderman L. Chassee	_____
Alderman J. Sheahan	_____	Alderman H. Brown	_____
Alderman A. Hallett	_____	Alderman Ferguson	_____
Alderman Birch Ferguson	_____	Alderman S. Dimas	_____
Alderman K. Meissner	_____	Alderman M. Garling	_____
Alderman R. Stout	_____	Alderman G. Garcia	_____
Alderman N. Ligino-Kubinski	_____		

APPROVED as to form: _____
Patrick K. Bond, City Attorney

APPROVED this _____ day of _____ 2019.

Mayor Ruben Pineda

ATTEST:

City Clerk Nancy M. Smith

PUBLISHED: _____

EXHIBIT "A"
LEGAL DESCRIPTION OF SUBJECT REALTY

LOT 1 IN KOEPKE'S ASSESSMENT PLAT OF PART OF THE WEST HALF OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 20, 1961 AS DOCUMENT NO. R6130844, IN DUPAGE COUNTY, ILLINOIS.

Tax ID Number 04-15-118-001

EXHIBIT “B”
RECOMMENDATION NO. 2019-RC-0014

TO: Honorable Mayor and City Council

SUBJECT: PC 19-14
Variances from the Zoning Code for the property at 110 E. Roosevelt Road.

DATE: October 1, 2019

DECISION: With a vote of five (5) “yes” and zero (0) “no”, a motion to recommend approval of the request was carried by the Plan Commission/Zoning Board of Appeals.

RECOMMENDATION:

After holding a public hearing and after review of the requested variances from the Zoning Code for the property at 110 E. Roosevelt Road, the Plan Commission/Zoning Board of Appeals (PC/ZBA) recommends approval of the request.

The PC/ZBA based this decision on the following findings of fact:

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

The property has been functioning as a drive-thru Dunkin Donuts for several years and has experienced difficulty in adequate circulation throughout the site. This is in large part to the relatively small size of the property. The property is also not perfectly rectangular and as a result the building was constructed to not be completely perpendicular with property lines. This has resulted in narrow drive aisle widths built to accommodate setbacks.

(2) The condition upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification.

The small size of the lot creates difficulty in trying to improve an already existing drive-thru without the need to reduce setbacks. Although other lots in the B-2 district may exist that have similar constraints, this proposed variance is unique in that it is attempting to solve an issue that was created as a result of the development of the site by the previous owner.

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

The petitioner recently purchased the property from the Dunkin Donuts corporation to continue operating as a Dunkin Donuts. The petitioner did not design nor construct the site layout or building.

(4) The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

The purpose of the variances is to make vehicular access throughout the site safer and more efficient. This results in less stress on public streets that could potentially see back-ups from the site. Furthermore, the petitioner is replacing all affected landscaping in the required landscape yard to continue an effective buffer and

screening from neighboring properties.

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

The variances being sought will help to alleviate traffic issues on site and allow a more efficient flow of vehicular traffic around the building. This will prevent cars entering from Joliet Street from needing to stop momentarily to circulate around the building and also prevent 3-point turnabouts from occurring in order to enter the drive-thru lane.

- (6) *The proposed variation complies with the spirit and intent of the restrictions imposed by this Zoning Code.*

Although the required landscape yard setbacks will be reduced in size, the landscape yards will still exist and will contain adequate landscaping to provide the intent of screening and buffering between properties. The variances related to the drive-thru location and drive-thru stacking will be an improvement from the existing drive-thru configuration to provide more efficient vehicular access around the building and into the drive-thru.

The Plan Commission/Zoning Board of Appeals recommended approval of the variances subject to the site shall being developed in substantial compliance with the following plans:

1. The Site Plan prepared by Craig R. Knoche & Associates dated July 23, 2019 with a final revision date of August 22, 2019 consisting of one (1) sheet.
2. The Landscape Plan prepared by Craig R. Knoche & Associates dated July 23, 2019 with a final revision date of August 22, 2019 consisting of one (1) sheet.

Respectfully submitted,

Barbara Laimins
Chairperson

VOTE:

For	Against	Abstain	Absent
Dettman			Hale
Kasprak			Faught
Devitt			
Henkin			
Laimins			

EXHIBIT “C”

(Insert the Site Plan here)

EXHIBIT “D”

(Insert the Landscape Plan here)

JOLIET ROAD



EXISTING IMPERVIOUS AREA = 15,621 SF
PROPOSED IMPERVIOUS AREA = 16,148 SF
NET NEW IMPERVIOUS AREA = 527 SF

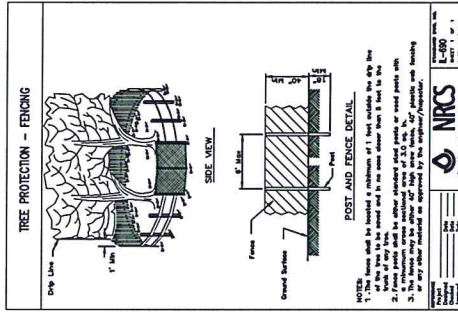
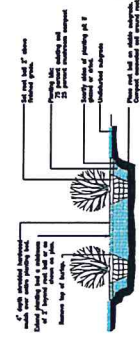
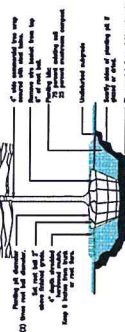
DUNKIN' DONUTS
110 E. ROOSEVELT ROAD
WEST CHICAGO, ILLINOIS

Craig R. Knoche & Associates
Civil Engineers, P.C.
24 30 Bennett Street • Geneva, IL 60134 • phone (630) 643-5279 • fax (630) 643-5279
• Civil Engineers • Surveyors • Land Surveyors

DATE	7/23/19
LT	18-045 C10
S NO	18-045

C1.1
 SHEET NO.

[illegible]

[illegible][illegible]

DUNKIN' DONUTS
110 E. ROOSEVELT ROAD
WEST CHICAGO, ILLINOIS

Craig R. Knoche & Associates
Civil Engineers, P.C.
24 N. Somerset Street • Geneva, IL 60134 • phone (630) 449-1279 • fax (630) 449-1279
• Civil Engineers • Surveyors • Land Planners

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Denial of a Zoning Map Amendment (Rezoning) requested for 30W680 Lee Road

Ordinance 19-O-0032

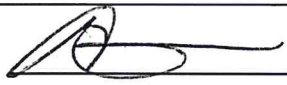
AGENDA ITEM NUMBER: 4. B.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: Oct. 14, 2019

COUNCIL AGENDA DATE: _____

STAFF REVIEW: Tom Dabareiner AICP

SIGNATURE 

APPROVED BY CITY ADMINISTRATOR: Michael Guttman

SIGNATURE _____

ITEM SUMMARY:

The petitioner is requesting that the City rezone the subject property to M, Manufacturing from ER-1, Estate Residential. This would allow manufacturing uses on the property, including a recently opened landscaping business.

The property consists of 5.6 acres located at the northeast corner of Lee Road and Lane Road. Lane Road is a dead end street and contains eight single-family residential properties. After receiving a complaint about a business operating from a residential property, the City notified the petitioner of a violation of the Zoning Ordinance for operating the landscaping business in the ER-1 Estate Residential district, which is not allowed. The petitioner's request to rezone to M, Manufacturing followed.

It should be kept in mind that a rezoning to M, Manufacturing opens the door for any Permitted and Special Uses listed in the Manufacturing District to operate on the subject property. The current and other manufacturing-related uses are unlikely to be compatible with the nearby residential uses and, in fact, may impose negative impacts on the residential. Should a rezoning be allowed, the petitioner would still need to apply for a Special Use to allow outdoor storage on the property. The attached Map Amendment Ordinance is written to deny the request, based on the outcome of the Plan Commission/ZBA vote and Staff's recommendation.

At the Plan Commission/ZBA hearing held October 1, 2019, numerous residents spoke against allowing the use and none spoke in support. Plan Commission/ZBA members reviewed the Findings of Fact and voted unanimously against the rezoning, with the motion in favor failing 0-5.

ACTIONS PROPOSED:

Recommendation to approve Ordinance 19-O-0032 to deny the requested Map Amendment.

COMMITTEE RECOMMENDATION:

ORDINANCE NO. 19-O-0032

AN ORDINANCE DENYING THE REZONING OF LAND FROM THE ER-1 ESTATE RESIDENCE DISTRICT TO THE M MANUFACTURING DISTRICT FOR THE PROPERTY LOCATED AT 30W680 LEE ROAD

WHEREAS, on August 16, 2019, Dante Domenella (the "APPLICANT"), filed an application for a zoning map amendment for the property located at 30W680 Lee Road legally described in Exhibit "A", attached hereto and incorporated herein (the "SUBJECT REALTY"); and,

WHEREAS, Notice of Public Hearing on said application was published in the Daily Herald on September 16, 2019, as required by the ordinances of the City of West Chicago and the statutes of the State of Illinois; and,

WHEREAS, a Public Hearing was conducted by the Plan Commission/Zoning Board of Appeals of the City of West Chicago, commencing on October 1, 2019, 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 zoning map amendment, which contains specific findings of fact, pursuant to Recommendation No. 2019-RC-0013, 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. That the request to rezone the SUBJECT REALTY legally described in Exhibit "A" from the ER-1 Estate Residence District to the M Manufacturing District is hereby denied.

Section 2. That the recommendation and findings of fact of the Plan Commission/Zoning Board of Appeals previously incorporated as Exhibit "B" be and the same are hereby adopted as the findings of fact of the City Council.

Section 3. 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 4. 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 _____ 2019.

Alderman J. Beifuss	_____	Alderman L. Chassee	_____
Alderman J. Sheahan	_____	Alderman H. Brown	_____
Alderman A. Hallett	_____	Alderman Ferguson	_____
Alderman Birch Ferguson	_____	Alderman S. Dimas	_____
Alderman K. Meissner	_____	Alderman M. Garling	_____
Alderman R. Stout	_____	Alderman G. Garcia	_____
Alderman N. Ligino-Kubinski	_____		

APPROVED as to form: _____
Patrick K. Bond, City Attorney

APPROVED this ____ day of _____ 2019.

Mayor Ruben Pineda

ATTEST:

City Clerk Nancy M. Smith

PUBLISHED: _____

EXHIBIT "A"
LEGAL DESCRIPTION OF SUBJECT REALTY

PARCEL 1

THAT PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED BY COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 1320 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION AND ALONG CENTER OF LEE ROAD, 810.07 FEET FOR A PLACE BEGINNING (SAID POINT BEING 660 FEET EAST OF EAST LINE OF THE RIGHT OF WAY OF THE PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS); THENCE NORTH 330 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION, 404.10 FEET TO THE WESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY, 170.00 FEET TO THE NORTH AND SAID DIVISION LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH ALONG SAID DIVISION LINE, 200.00 FEET TO THE STREET LINE OF LEE ROAD EXTENDED EAST; THENCE EAST ALONG SAID STREET LINE EXTENDED EAST, 148.00 FEET TO THE WESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY, 104.90 FEET; THENCE WEST 632.80 FEET TO THE CENTER OF LEE ROAD; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF LEE ROAD, 107.50 FEET TO AN ANGLE IN CENTER OF SAID ROAD; THENCE WEST ALONG THE CENTER OF LEE ROAD TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2

THAT PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED BY COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 1320 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION AND ALONG CENTER OF LEE ROAD, 810.07 FEET (SAID POINT BEING 660 FEET EAST OF EAST LINE OF THE RIGHT OF WAY OF THE PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS); THENCE NORTH 330 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION, 404.10 FEET TO THE WESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY, 170 FEET TO THE NORTH AND SOUTH DIVISION LINE OF SAID NORTHWESTER QUARTER FOR A PLACE OF BEGINNING; THENCE SOUTH ALONG SAID DIVISION LINE 200.00 FEET TO THE STREET LINE OF LEE ROAD EXTENDED EAST; THENCE EAST ALONG SAID STREET LINE, EXTENDED EAST, 148.00 FEET TO THE WESTERLY LINE OF THE RIGHT OF WAY THE CHICAGO AND NORTHWESTERN RAILROAD; THENCE NORTHWESTERLY ALONG SAID RIGHT OF LINE, 236.25 FEET TO THE PLACE OF BEGINNING, IN THE TOWNSHIP OF WINFIELD, IN DUPAGE COUNTY, ILLINOIS.

Tax ID Numbers: 04-04-102-008 and 04-04-102-009

EXHIBIT “B”
RECOMMENDATION NO. 2019-RC-0013

TO: Honorable Mayor and City Council

SUBJECT: PC 19-20
Zoning Map Amendment to rezone 30W680 Lee Road from ER-1 Estate Residence to M Manufacturing.

DATE: October 1, 2019

DECISION: With a vote of zero (0) “yes” and five (5) “no”, a motion to recommend approval of the request was denied by the Plan Commission/Zoning Board of Appeals.

RECOMMENDATION:

After holding a public hearing and after review of the requested amendment to the Zoning Map to rezone 30W680 Lee Road from ER-1 Estate Residence to M Manufacturing, the Plan Commission/Zoning Board of Appeals (PC/ZBA) does not recommend approval of the request.

The PC/ZBA based this decision on the following findings of fact:

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

The property is currently zoned ER-1 Estate Residence and is being used as a landscape business with outdoor storage. This use is a violation of the Zoning Code in the ER-1 Estate Residence district.

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

The subject property is located on the north end of Lane Road. Lane Road contains eight (8) single-family residences, currently zoned ER-1 Estate Residence. While other properties in the general area are zoned M Manufacturing, these properties are located further west on Pilsen Road and not immediately adjacent to existing single-family residential uses.

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

The property would comply with all regulations for the ER-1 Estate Residence district. The property previously was used as a single-family residential use.

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

The property meets the lot size and width requirements for the M Manufacturing district. The property contains natural features such as a heavily wooded area and wetlands which would have to be considered for future development of the property to avoid any harmful impacts.

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

The trend of development along Lane Road just south of the subject property has remained single-family residential. The properties to the north and west of the subject property have begun to transition to more industrial type uses and two properties have been rezoned from ER-1 Estate Residence to M Manufacturing. These lots, however, are accessed off of Pilsen Road and are not in the immediate vicinity of the adjacent residential neighborhood south of the subject lot.

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

The City's current Comprehensive Plan, which was adopted in 2006, designates the subject property as industrial. The majority of the lots in the surrounding area, however, have remained zoned ER-1 Estate Residence and maintained a single-family use.

7. *Impact on surrounding properties.*

The proposed rezoning would intensify the impact on the residential properties south of the subject lot. The M Manufacturing district would not be compatible with the single-family residential neighborhood to the south. The ER-1 district is the most restrictive zoning district in the City and the M district is the least restrictive.

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

The proposed rezoning would have an adverse impact on the health, safety, and welfare of the community because the proposed zoning designation of M Manufacturing, and its permitted uses, would not be compatible with the single-family residential uses to the south. Industrial uses this close to a residential neighborhood would introduce impacts that will affect traffic, noise, odor, and other implications resulting from an industrial use.

Respectfully submitted,
Barbara Laimins
Chairperson

VOTE:

<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
	Dettman		Hale
	Kasprak		Faught
	Devitt		
	Henkin		
	Laimins		

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Final Development Plan
808 Discovery Drive
Project Pilot

Resolution No. 19-R-0052

AGENDA ITEM NUMBER: 5.A.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: Oct. 14, 2019

COUNCIL AGENDA DATE: _____

STAFF REVIEW: Tom Dabareiner, AICP

SIGNATURE 

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

ITEM SUMMARY:

Project Pilot is a code name for a proposed build-to-suit project by Seefried Industrial Properties for a Fortune 500 company. The project is proposed to be on 39.2 acres in the DuPage Business Center across Discovery Drive from Suncast, with the address of 808 Discovery Drive. The property is zoned A, Airport. The proposed 145,000 square foot building will house a last-mile distribution facility, which is allowed in that zoning district.

No variances are being requested. A deviation is being sought for the amount of parking in a front yard because of the parking demand and the fact that nearly the entire property is adjacent to roadway. As a last-mile distribution center there is significant parking for cars and delivery vehicles, about 1,170 stalls. To help segregate on-site circulation—keeping office-related activities from distribution activities—separate parking areas and four curb cuts are proposed on Discovery Drive.

The petitioner has taken into account the building's attractiveness, as well. The building will meet the window glazing requirement and includes smooth precast wall panels with accents. The wall panels and roof deck will be heavy insulated for energy savings. The building will have aluminum clad canopies on two sides for sheltering delivery vans while they are loaded. A building rendering is also attached for your reference.

The attached draft Resolution references specific site plans, landscape plans and building elevations for the proposed development.

The terms of the IGA require the City Council to approve the final development if it is in conformance with all of the controlling documents (the City's Airport Zoning District regulations and the DAA's Minimum Design Standards). The DAA has already approved it subject to City action. City staff acknowledges that the proposed development plans comply.

ACTION PROPOSED:

Consideration of the final development plan for Project Pilot at 808 Discovery Drive.

CITY OF WEST CHICAGO

COMMITTEE RECOMMENDATION:

PC: Resolution 19-R-0052

RESOLUTION NO. 19-R-0052

A RESOLUTION APPROVING THE FINAL DEVELOPMENT PLAN FOR SEEFRIED INDUSTRIAL PROPERTIES, 808 DISCOVERY DRIVE DUPAGE BUSINESS CENTER

WHEREAS, the City Council of the City of West Chicago shall consider proposed development within the DuPage Business Center to determine compliance with the applicable codes and ordinances of the City of West Chicago; and,

WHEREAS, the DuPage Airport Authority conditionally approved the final development plan for the Seefried Industrial Properties development by Resolution 2019-2300 on September 18, 2019; and,

WHEREAS, the City Council of the City of West Chicago has determined that the proposed Final Development Plan for the Seefried Industrial Properties development does comply with the applicable codes and ordinances of the City of West Chicago.

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

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

1. The Site Plan prepared by Spaceco, Inc. dated 08-21-2019 and revised 09-12-19.
2. The Landscape Plans prepared by Pamela Self Landscape Architecture dated 08-27-19 and last revised 9-25-19.
3. The Building Elevations prepared by CESO, Inc. dated 08-21-19 and last revised 09-13-19.

Section 3. That if the City Staff determines the parapet wall does not adequately screen rooftop mechanical units, individual screening shall be installed around the visible units to prevent views from the adjacent public rights-of-way.

Section 4. That all resolutions, or parts thereof, in conflict with the provisions of this Resolution are, to the extent of such conflict, expressly repealed.

Section 5. That this Resolution shall be in full force and effect from and after its adoption and approval as provided by law.

APPROVED this ____ day of _____ 2019.

AYES: _____

NAYES: _____

ABSTAIN: _____

ABSENT: _____

Mayor Ruben Pineda

ATTEST:

City Clerk Nancy M. Smith

Exhibit “A”

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

CLIENT NAME:
 Detailed Properties
 808 Discovery Drive
 West Chicago, Illinois
 60185

LANDSCAPE ARCHITECT
pamela self
 808 Discovery Drive
 West Chicago, Illinois
 60185
 LICENSE # 157-000843
 STAMP:

ARCHITECT:
 DP# 12717601

CIVIL ENGINEER:
 SHAWCO INC.
 1000 N. Elmhurst Road
 Rosemont, Illinois
 (630) 555-6000

GENERAL CONTRACTOR:

DUPAGE BUSINESS CENTER
 808 Discovery Drive
 West Chicago, Illinois

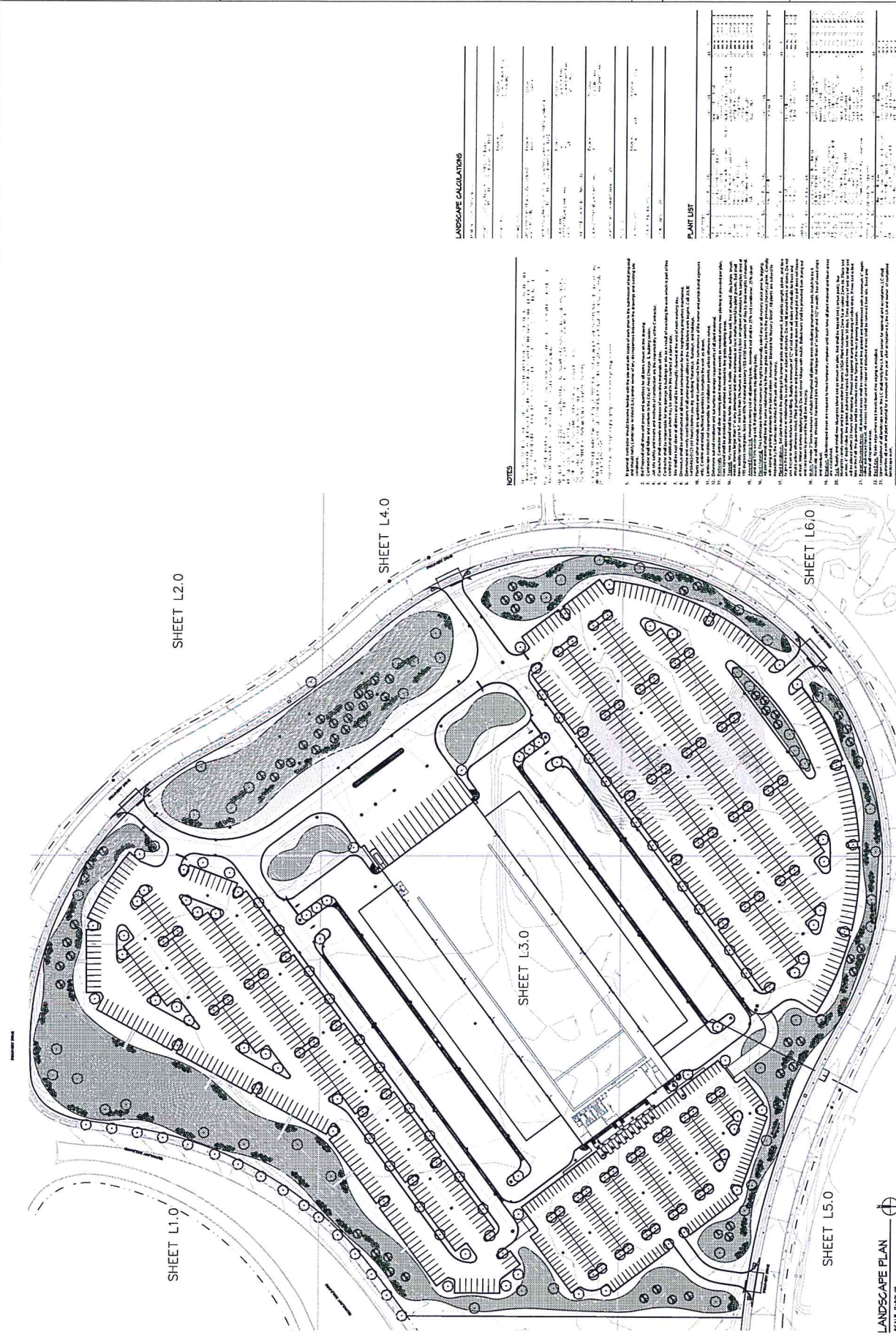
KEYSHEET	DATE	BY	REVISION
1	02.27.19	PS	Initial Design
2	02.27.19	PS	Final Design
3	02.27.19	PS	Final Design
4	02.27.19	PS	Final Design
5	02.27.19	PS	Final Design
6	02.27.19	PS	Final Design
7	02.27.19	PS	Final Design
8	02.27.19	PS	Final Design
9	02.27.19	PS	Final Design
10	02.27.19	PS	Final Design

Drawn by: PS
 Checked by: PS
 Project No.: 157-000843

FINAL LANDSCAPE PLAN

L0.0

FOR REVIEW ONLY-
 DO NOT USE FOR CONSTRUCTION



LANDSCAPE CALCULATIONS

1. Total Area	100,000 sq. ft.
2. Pavement Area	40,000 sq. ft.
3. Grass Area	60,000 sq. ft.
4. Tree Area	10,000 sq. ft.
5. Shrub Area	5,000 sq. ft.
6. Flower Bed Area	5,000 sq. ft.
7. Water Feature Area	1,000 sq. ft.
8. Total Planting Area	80,000 sq. ft.
9. Planting Density	1 plant per 100 sq. ft.
10. Total Number of Plants	800 plants
11. Tree Quantity	100 trees
12. Shrub Quantity	200 shrubs
13. Flower Bed Quantity	10 flower beds
14. Water Feature Quantity	1 water feature

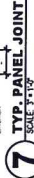
PLANT LIST

PLANT	QUANTITY	NOTES
1. Tree	100	See Schedule B for details
2. Shrub	200	See Schedule B for details
3. Flower Bed	10	See Schedule B for details
4. Water Feature	1	See Schedule B for details
5. Tree	100	See Schedule B for details
6. Shrub	200	See Schedule B for details
7. Flower Bed	10	See Schedule B for details
8. Water Feature	1	See Schedule B for details
9. Tree	100	See Schedule B for details
10. Shrub	200	See Schedule B for details
11. Flower Bed	10	See Schedule B for details
12. Water Feature	1	See Schedule B for details
13. Tree	100	See Schedule B for details
14. Shrub	200	See Schedule B for details
15. Flower Bed	10	See Schedule B for details
16. Water Feature	1	See Schedule B for details
17. Tree	100	See Schedule B for details
18. Shrub	200	See Schedule B for details
19. Flower Bed	10	See Schedule B for details
20. Water Feature	1	See Schedule B for details
21. Tree	100	See Schedule B for details
22. Shrub	200	See Schedule B for details
23. Flower Bed	10	See Schedule B for details
24. Water Feature	1	See Schedule B for details
25. Tree	100	See Schedule B for details
26. Shrub	200	See Schedule B for details
27. Flower Bed	10	See Schedule B for details
28. Water Feature	1	See Schedule B for details
29. Tree	100	See Schedule B for details
30. Shrub	200	See Schedule B for details
31. Flower Bed	10	See Schedule B for details
32. Water Feature	1	See Schedule B for details
33. Tree	100	See Schedule B for details
34. Shrub	200	See Schedule B for details
35. Flower Bed	10	See Schedule B for details
36. Water Feature	1	See Schedule B for details
37. Tree	100	See Schedule B for details
38. Shrub	200	See Schedule B for details
39. Flower Bed	10	See Schedule B for details
40. Water Feature	1	See Schedule B for details

NOTES

1. All plantings shall be installed in accordance with the latest edition of the National Landscape Institute (NLI) Planting Standards.
2. All plantings shall be installed in accordance with the latest edition of the National Landscape Institute (NLI) Planting Standards.
3. All plantings shall be installed in accordance with the latest edition of the National Landscape Institute (NLI) Planting Standards.
4. All plantings shall be installed in accordance with the latest edition of the National Landscape Institute (NLI) Planting Standards.
5. All plantings shall be installed in accordance with the latest edition of the National Landscape Institute (NLI) Planting Standards.
6. All plantings shall be installed in accordance with the latest edition of the National Landscape Institute (NLI) Planting Standards.
7. All plantings shall be installed in accordance with the latest edition of the National Landscape Institute (NLI) Planting Standards.
8. All plantings shall be installed in accordance with the latest edition of the National Landscape Institute (NLI) Planting Standards.
9. All plantings shall be installed in accordance with the latest edition of the National Landscape Institute (NLI) Planting Standards.
10. All plantings shall be installed in accordance with the latest edition of the National Landscape Institute (NLI) Planting Standards.
11. All plantings shall be installed in accordance with the latest edition of the National Landscape Institute (NLI) Planting Standards.
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40. All plantings shall be installed in accordance with the latest edition of the National Landscape Institute (NLI) Planting Standards.

WALL AREA: 11,557 S.F.
PROVIDED GLAZING AREA: 630 S.F.
4% REQUIRED GLAZING: 462 S.F.





WEST CHICAGO, IL 60185

808 DISCOVERY DRIVE

DUPAGE BUSINESS CENTER

PROJECT PILOT

WEST CHICAGO, IL 60185

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DUPAGE BUSINESS CENTER

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WEST CHICAGO, IL 60185

808 DISCOVERY DRIVE

DUPAGE BUSINESS CENTER

PROJECT PILOT

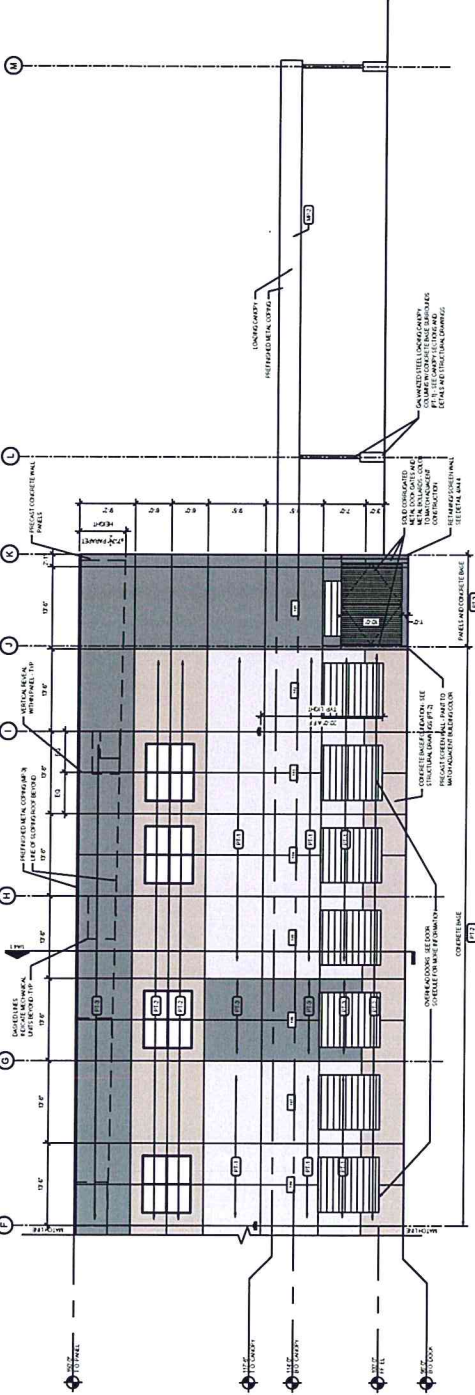
WEST CHICAGO, IL 60185

808 DISCOVERY DRIVE

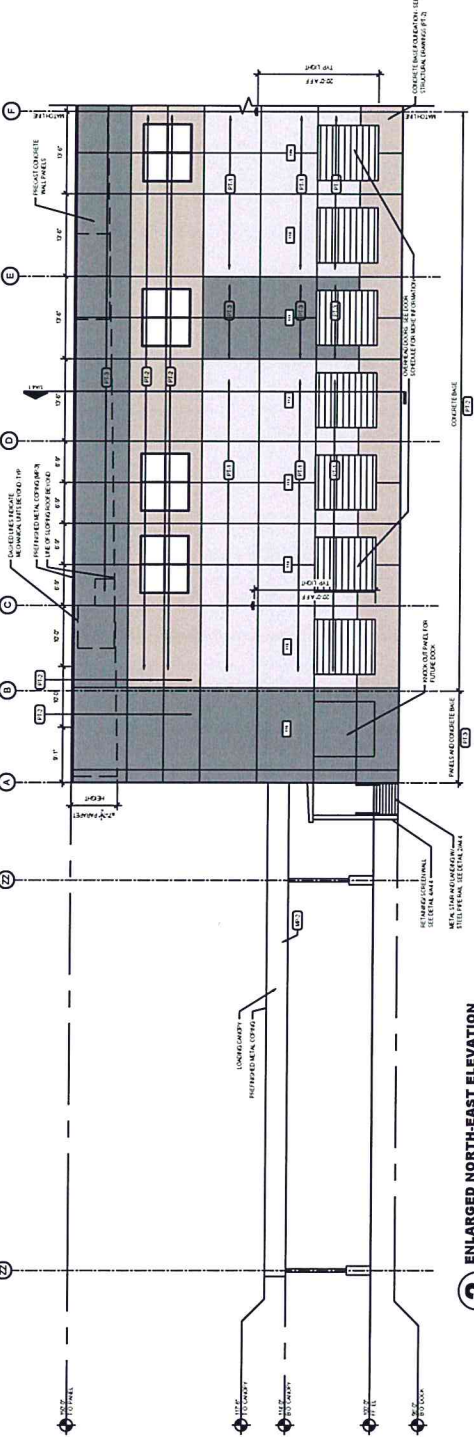
EXTERIOR PAINT COLOR LEGEND

P1	TRIM/DOOR/FRAME
P2	WALLS/CEILING
P3	WALLS/CEILING
P4	WALLS/CEILING
P5	WALLS/CEILING
P6	WALLS/CEILING
P7	WALLS/CEILING
P8	WALLS/CEILING
P9	WALLS/CEILING
P10	WALLS/CEILING
P11	WALLS/CEILING
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P99	WALLS/CEILING
P100	WALLS/CEILING

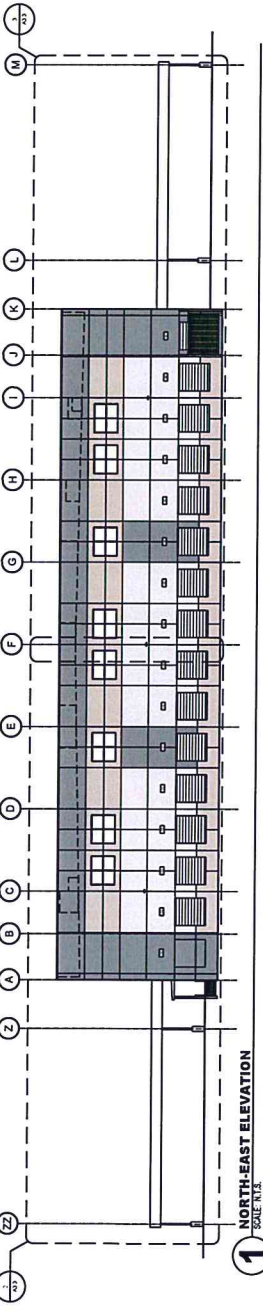
WALL AREA: 12,366 S.F.
PROVIDED GLAZING AREA: 600 S.F.
4% REQUIRED GLAZING: 495 S.F.



3 ENLARGED NORTH-EAST ELEVATION
SCALE 1/8" = 1'-0"

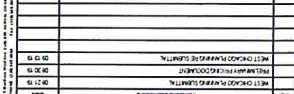


2 ENLARGED NORTH-EAST ELEVATION
SCALE 1/8" = 1'-0"



1 NORTH-EAST ELEVATION
SCALE 1/8" = 1'-0"

EXTERIOR ELEVATIONS



Report No.	757070-0
Notes	AS NOTES
Case	CE50
Case	CE50
Date	08 21 11

A3.4

EXTERIOR PAINT COLOR LEGEND	
	P11 SUNSHINE HILLS SUNSHINE HILLS WHITE
	P12 SUNSHINE HILLS SUNSHINE HILLS
	P13 SUNSHINE HILLS SUNSHINE HILLS
	P15 SUNSHINE HILLS SUNSHINE HILLS BUTTERFLY
	MR2 PAZZLO DOE WHITE



DATE	01/15/2020
BY	ARCHITECT
FOR	ARCHITECT
PROJECT	808 DISCOVERY DRIVE WEST CHICAGO, IL 60185
DESCRIPTION	PROJECT PRELIMINARY SUBMITTAL
REVISIONS	
NO.	DATE
1	01/15/2020
2	01/20/2020
3	02/03/2020
4	02/03/2020
5	02/03/2020
6	02/03/2020
7	02/03/2020
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100	02/03/2020

PROJECT PILOT
DUPAGE BUSINESS CENTER
808 DISCOVERY DRIVE
WEST CHICAGO, IL 60185

DATE	01/15/2020
BY	ARCHITECT
FOR	ARCHITECT
PROJECT	808 DISCOVERY DRIVE WEST CHICAGO, IL 60185
DESCRIPTION	PROJECT PRELIMINARY SUBMITTAL

SITE LINE STUDY
Drawing No.

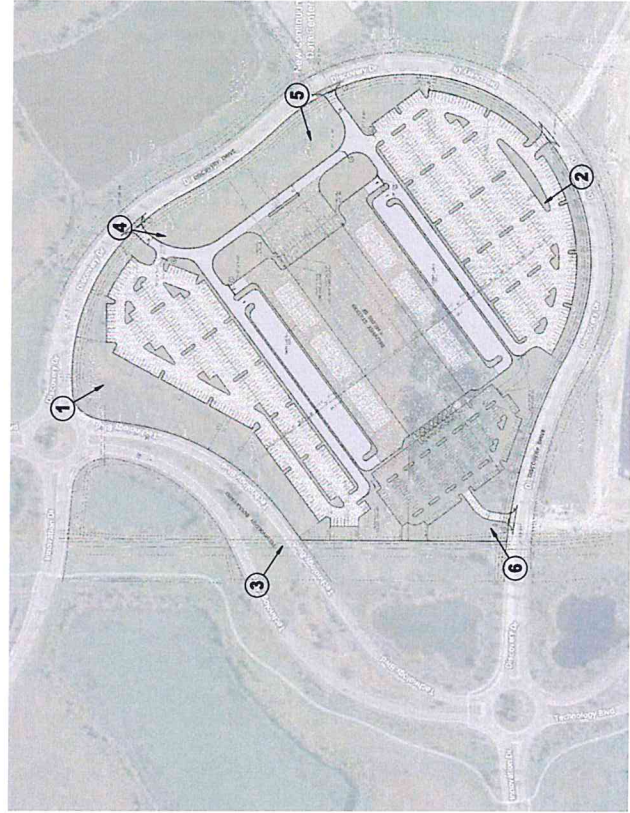
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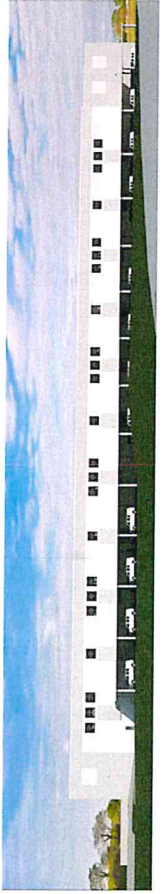
2 SITE LINE PERSPECTIVE
SCALE: 1/8" = 1'-0"



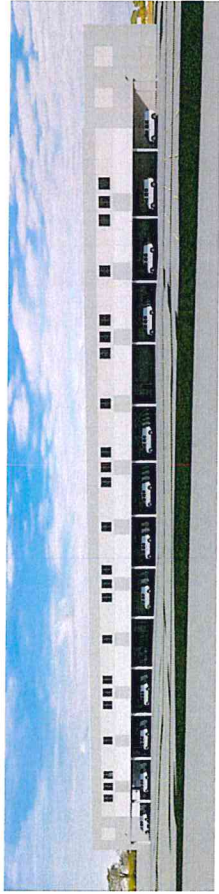
4 SITE LINE PERSPECTIVE
SCALE: 1/8" = 1'-0"



— SITE LINE PERSPECTIVE KEY
SCALE: 1/8" = 1'-0"



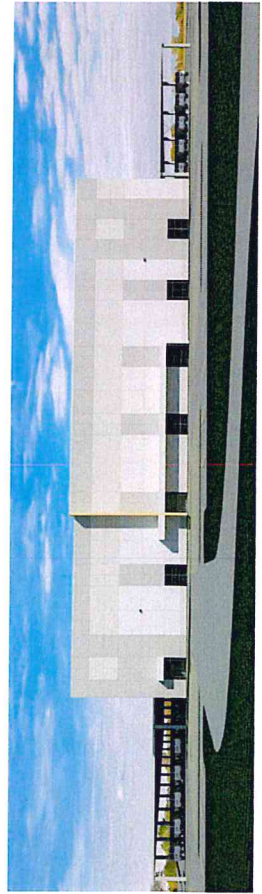
1 SITE LINE PERSPECTIVE
SCALE: 1/8" = 1'-0"



3 SITE LINE PERSPECTIVE
SCALE: 1/8" = 1'-0"



5 SITE LINE PERSPECTIVE
SCALE: 1/8" = 1'-0"



6 SITE LINE PERSPECTIVE
SCALE: 1/8" = 1'-0"