

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET
DEVELOPMENT COMMITTEE

**Monday, August 10, 2020
7:00 P.M. - Council Chambers**

During the COVID-19 Pandemic, those wishing to attend public meetings of the Development Committee are welcome to do so at City Hall. You may attend in person to listen to the audio of the meeting, or via teleconference from home or another location on the Zoom app. Downloading Zoom from zoom.us will provide the audio link to the meeting. Anyone wishing to provide comment on a topic or an agenda item may address the Development Committee by 4:00 p.m. the day of the meeting. You may do so either by an online form on the City's website, email to jburke@westchicago.org or voicemail message at (630) 293-2205 x141. Your comment to the Development Committee will be read during the Public Participation portion of the agenda.

**Meeting ID: 830 2633 6116
Password: 458824**

AGENDA

1. Call to Order, Roll Call, and Establishment of a Quorum – *Mayor Pineda has determined that in-person meetings are not practical and prudent.*
2. Approval of Minutes
 - A. July 13, 2020
3. Public Participation
4. Items for Consent
 - A. **Amazon Sign Variance, 808 Discovery** – Amazon seeks a zoning variance from Sec. 12.7-3 of the Zoning Code to allow four freestanding signs instead of the one allowed.
 - B. **Citgo Sign Variance (NWC Main/Neltnor)** – Graham C-Stores, the owner of this Citgo station, requests a variance to allow a legal nonconforming freestanding pole sign to be rebuilt at a height of 17 feet, instead of 12, and zero feet from the property line.
 - C. **943 McCormick Lane** – The resident seeks a variance to build a sunroom that would encroach into the 30-foot setback requirement by six feet.
5. Items for Discussion
 - A. **Mosaic Shopping Center TIF Disbursement** – The owner seeks Tax Increment Financing reimbursement for a portion of their costs for repaving and other repairs to the parking lot.
 - B. **Draft Economic Development Plan** – Staff drafted the City of West Chicago Economic Development Plan, which will be distributed and introduced only. Discussion will occur at future meetings.

475 Main Street
West Chicago, Illinois
60185

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

Ruben Pineda
MAYOR
Nancy M. Smith
CITY CLERK

Michael L. Guttman
CITY ADMINISTRATOR

6. Unfinished Business
7. New Business
8. Reports from Staff
9. Adjournment

MINUTES

DEVELOPMENT COMMITTEE

July 13, 2020 7:00 P.M.

The Development Committee meeting of June 8, 2020 was held part remotely and partly in person due to the Coronavirus pandemic.

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

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

All Aldermen in attendance were present remotely. Roll call found Aldermen James Beifuss, Melissa Birch Ferguson, Michael Ferguson, Matthew Garling (in person) John Jakabscin, Jayme Sheahan and Rebecca Stout (in person) present.

Also in attendance was Community Development Director, Tom Dabareiner (in person).

2. Approval of Minutes.

A. June 8, 2020.

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

3. Public Participation. None.

4. Items for Consent.

A. 28W541 Roosevelt and 28W700 Purnell Road – Pulte Homes requests approval of a Final Plat of Subdivision for Phase One of a proposed 84-unit single family residential development in unincorporated DuPage County. Phase One would consist of 19 single family dwellings.

B. Bishop Place PUD (NWC Roosevelt/Bishop) – D&G Property Development LLC seeks an amendment to the Bishop Place PUD to remove the condition that requires construction of a second commercial building before any new residential can be constructed.

Alderman Ferguson asked that Item 4.A. be pulled for discussion.

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

Discussion of 4.A. ensued with Tom Dabareiner providing a staff update. The full Final Plat was approved by the full Council on June 15, 2020. Since that time, staff was informed that the project would be completed in three phases. The first phase would consist of building 19 homes. Staff supports the Phase One Final Plat, and the Plan Commission/Zoning Board of Appeals (PC/ZBA) voted unanimously in favor of it at their July 7, 2020 meeting.

Alderman Ferguson expressed concern about the density of the development and the resulting traffic to the area. He asked if the responsibility of the traffic would be up to the County, and Mr. Dabareiner replied that it is. He then asked if they vote in favor, would the first phase of the development continue. Mr. Dabareiner responded they do not have the engineering plans yet, but the County has approved the entire project, so they could move ahead with Phase One. Other approvals are needed.

Alderman Beifuss asked Mr. Dabareiner to clarify if Pulte would have to come back for an amendment to the Pre-Annexation Agreement. Mr. Dabareiner answered not necessarily as the Agreement has no other substantive changes that would require Council approval.

Alderman Garling asked how the traffic would be evaluated if this project were within the City limits. Mr. Dabareiner replied that the traffic study for this project is already a few months old. If this were a City project, however, they would take a close look at the study's recommendations for enhancing traffic on the roadway and for safety. Alderman Garling stated the traffic study seems to suggest some problems and he asked when the members would have a chance to evaluate that. When they approved the Pre-Annexation last year, they did not have the study. Mr. Dabareiner stated that because the project is being developed in DuPage County, they have the say about what work needs to be done and to provide a response to the traffic study. Alderman Garling asked why this is coming before them now when they have no say. Mr. Dabareiner stated that this is a Phase One Plat of a Final Plat, which was already approved by the Council. Because this area is within the City's planning area—one and ½ miles away from their border—the County has asked the City to comment.

Alderman Beifuss asked if the Phase One Plat is the same as the Final Plat, and Mr. Dabareiner replied that it is the same. Alderman Beifuss stated he believes the Pre-Annexation Agreement will have to come back to the Council members again.

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

5. Items for Discussion

A. Museum of Mexican Art – Presentation and discussion.

Mr. Dabareiner introduced the two guest speakers, Sara Phalen and Fernando Ramirez. Sara Phalen addressed the Committee, stating she was presenting on behalf of the Mexican Cultural Center DuPage, along with their president, Fernando Ramirez, and on behalf of the West Chicago City Museum. She also introduced their partner for the project, the National Museum of Mexican Art, located in the Pilsen neighborhood of Chicago, the leading Mexican art museum in the United States. She explained they are looking at the potential to transform the train depot at 119 W Washington St. into a museum for Mexican art. They hope to create a dynamic destination that people will not only want to visit but to live near. In 2017, she worked with City staff to secure a grant for this building. They believe that arts can be utilized as an economic engine, and by further tapping into historic tourism, it could serve as a core anchor in the Downtown redevelopment. It is also an opportunity to celebrate the City's cultural heritage. Ms. Phalen then provided data to support the notion of arts as an economic engine. She stated they hope to undertake this idea now to take advantage of the postponed Frida Kahlo art exhibit at the College of DuPage, which is expected to generate a lot of additional income for the area next year. She shared renderings of what the museum and green space might look like and mentioned another project they are working on called the Box Car Market whereby train cars could set up to function like a farmer's market. They are considering a phased plan that would begin with outdoor programming and eventually end with a full build out and permanent outdoor stage. In terms of fundraising and sustainability, Mr. Carlos Tortolero, Director and Founder of the National Museum of Mexican Art, will lead their Advisory Board, which is their fundraising arm. She mentioned several grants they hope to apply for and other sources of revenue they can tap into. They are not looking to ask for any money from the City, but rather, they are asking the City to enter a discussion about pursuing this project and putting together a formal plan and timeline. She thanked the members for their time and offered to answer any questions.

Alderman Beifuss thanked the presenters, stated the idea is intriguing, and agreed that arts can serve as an important economic catalyst. He would like to see the depot renovated as it would be an attractive building and would be an anchor for the planned open space nearby. He likes the idea that the National Museum has taken an interest in West Chicago and in investing in their City. He would like to see this explored further, especially given that the Council has had the long-term goal of renovating that space. He stated that non-profits might be in a better position to obtain grants and raise funds. He wants to see staff continue to work with them in developing a formal plan.

Alderman Birch Ferguson agreed with Alderman Beifuss. Since they last met to discuss potential ideas for this space, she never imagined an idea for a museum coming forward so quickly. She is impressed and in favor of this subject. She believes this would be an excellent addition to downtown West Chicago.

Alderman Garling asked who the other members of the Advisory Board are and how the history of the West Chicago train ties into this museum. Ms. Phalen replied that the train history would be represented by the restoration of the 1860's depot. It would be restored to its original character. That renovation alone would attract train enthusiasts. There are City Museum narratives depicting many of the first Mexican families that came to West Chicago in the 1920's came to work on the railroads, and that is really the foundation of the immigration to the City. The Advisory Board is still in its formation, as they want to make sure the City is on board with this project. Alderman Garling expressed concern about having another cultural center. They have Gallery 200 already. He said he is hesitant about whether this is the right project for that space, which would be right in front of City Hall and with limited tie-in to their train history.

Ms. Phalen mentioned there have been discussions about placing a replica of a steam engine near the depot and there have been other discussions about how this building could be engaged. She added that there are over 100 years of Mexican immigration to West Chicago that tie into the larger immigration story of all our ancestors.

Alderman Stout said she feels this is exciting as it would be a nice draw to West Chicago. They are just in the beginning stages so a lot can still be incorporated into it. As Alderman Birch Ferguson pointed out, they thought any project would be several years out, and so it is exciting to be going forward with this.

6. **Unfinished Business.** None.
7. **New Business.** None.
8. **Reports from Staff.** None.
9. **Adjournment.**

Alderman Birch Ferguson moved and Alderman Ferguson seconded the motion to adjourn the Development Committee meeting at 7:37 P.M. Voting Aye: Aldermen Beifuss, Birch Ferguson, Ferguson, Garling, Jakabscin, Sheahan and Stout. Voting Nay: 0.

Respectfully submitted,
Jane Burke

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Sign Variances
Amazon, 808 Discovery Drive

Ordinance #20-O-0014

AGENDA ITEM NUMBER: 4. A.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: Aug. 10, 2020

COUNCIL AGENDA DATE: _____

STAFF REVIEW: Tom Dabareiner, AICP

SIGNATURE 

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

ITEM SUMMARY:

Amazon recently completed a 145,000 square foot "last mile" warehouse/distribution facility on about 40 acres in the DuPage Business Center. The property, zoned A-Airport, includes extensive roadway frontage of approximately 4,400 linear feet along Discovery Drive with four distinct entrances off Discovery Drive, each accessing different parking or loading areas.

The petitioner is proposing four freestanding signs with one at each entrance. The sign at the main entrance for customers and employees is proposed to be 70 square feet. The other three signs are 30 square feet each and are directional in nature. Directional signs would be exempt from regulation, but their size here makes them freestanding signs. The request is to allow four freestanding signs where normally one would be allowed by the Zoning Ordinance (Sec. 12.7-3). The petitioner believes the size of their property and the extensive frontage will be better suited and made more efficient by the larger signs.

The Planning Commission met August 4, 2020, and members voted unanimously (5-0) in favor of recommending the variance request in that the standards for the variance were met.

ACTION PROPOSED:

Discussion and approval of the sign variances from Section 12.7-3 of the Zoning Ordinance.

COMMITTEE RECOMMENDATION:

Pc: Ordinance
Site Plan with Sign Locations

ORDINANCE NO. 20-O-0014

AN ORDINANCE GRANTING A ZONING VARIANCE FOR SIGNAGE 808 DISCOVERY DRIVE

WHEREAS, on or about June 18, 2020, Amazon Delivery, (the “APPLICANT”), filed an application for a zoning variance to install four (4) freestanding signs in lieu of the maximum one (1) freestanding sign permitted with respect to the property legally described on Exhibit “A” attached hereto and incorporated herein (the “SUBJECT REALTY”); and,

WHEREAS, Notice of Public Hearing on said zoning variance application was published in the Daily Herald on July 19, 2020, 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 August 4, 2020, pursuant to said Notice; and,

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

WHEREAS, the corporate authorities of the City of West Chicago have received the recommendation of the Plan Commission/Zoning Board of Appeals which contains specific findings of fact, pursuant to Recommendation No. 2020-RC-0011, a copy of which is attached hereto as Exhibit “B” which is, by this reference, incorporated herein.

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

Section 1. That the SUBJECT REALTY is hereby granted a variance from Section 12.7-3 of the Zoning Code to allow four (4) freestanding signs in lieu of the maximum one (1) freestanding sign permitted on a zoning lot.

Section 2. That the zoning variance is hereby granted subject to compliance with the following conditions:

1. The site shall be developed in substantial compliance with the Amazon Sign Plan date stamped received June 17, 2020 attached as Exhibit “C”
2. All four (4) of the freestanding signs shall contain a landscape area equal to one and one-half (1 and 1/2) times the surface area of each sign, installed around the base of each sign, in accordance with Section 12.6-4 of the Zoning Code.

Section 3. That all ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed.

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

PASSED this 17th day of August, 2020.

Alderman J. Beifuss _____

Alderman L. Chassee _____

Alderman J. Sheahan _____

Alderman H. Brown _____

Alderman A. Hallett _____

Alderman Ferguson _____

Alderman Birch Ferguson _____

Alderman S. Dimas _____

Alderman C. Swiatek _____

Alderman M. Garling _____

Alderman R. Stout _____

Alderman J. Short _____

Alderman N. Ligino-Kubinski _____

Alderman J. Jakabcsin _____

APPROVED as to form: _____
City Attorney

APPROVED this 17th day of August, 2020.

Mayor Ruben Pineda

ATTEST:

City Clerk Nancy M. Smith

PUBLISHED: _____

EXHIBIT “A”

Subject Realty Legal Description

LOT 21 OF DUPAGE BUSINESS CENTER – NORTH ASSESSMENT PLAT LOT 21 OF THAT PART OF SECTION 7, TOWNSHIP 39 NORTH RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 1, 2019 AS DOCUMENT R2019-100886, IN DUPAGE COUNTY, ILLINOIS.

Tax ID Number: 04-07-303-004

EXHIBIT “B”

RECOMMENDATION NO. 2020-RC-0011

TO: The Honorable Mayor and City Council

SUBJECT: PC 20-07
Zoning Variance
Amazon Delivery
808 Discovery Drive

DATE: August 4, 2020

DECISION: The Plan Commission/Zoning Board unanimously recommended approval of the zoning variance for the SUBJECT REALTY by a vote of five (5) “yes” and zero (0) “no”, subject to the following conditions:

1. The site shall be developed in substantial compliance with the Amazon Sign Plan date stamped received June 17, 2020 attached as Exhibit “D”
2. All four (4) of the freestanding signs shall contain a landscape area equal to one and one-half (1 and 1/2) times the surface area of each sign, installed around the base of each sign, in accordance with Section 12.6-4 of the Zoning Code.

RECOMMENDATION

After holding a public hearing and after review of the requested zoning variance, the Plan Commission/Zoning Board of Appeals recommended approval of the zoning variance according to 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 subject property is unique given its size, circular shape, and extensive road frontage around it.

- (2) The condition upon which the requested variances are based would not be applicable, generally, to other property within the same zoning classification:*

The previously mentioned characteristics of the subject lot are not typical in the Airport District. Other lots in the Airport District do not have the same size nor amount of road frontage as the subject property. The lots in this district tend to be rectangular in nature with a much smaller amount of frontage only along the front lot line. This arrangement makes it easier for traffic to find specific entrances.

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

The petitioner did not design the shape of the lot but has designed a site layout that adequately spaces out access points to adequately separate the various functions on site.

(4) The granting of the variances 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 additional signage on the property will not be detrimental to other properties in the area and will help to mitigate any potential traffic issues from delivery trucks and vans.

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

The proposed signage will not impair an adequate supply of light and air to the adjacent property nor increase traffic or diminish property value. The intent of the additional freestanding signs on the property is to adequately direct traffic to the appropriate location within the site.

(6) The proposed variances comply with the spirit and intent of the restrictions imposed by this Code:

The purpose of the additional freestanding signs is not merely for advertising but for directing traffic along a large stretch of road frontage. Given the size and shape of the lot, each the four (4) signs on the property will serve a unique purpose for directing traffic into the site in a safe and efficient manner.

Respectfully submitted,

Barbara Laimins
Chairperson

VOTE:

For
Laimins
Devitt
Hale
Dettman
Kasprak
Henkin

Against

Abstain

Absent
Faught

EXHIBIT “C”

(Insert Sign Plan here)



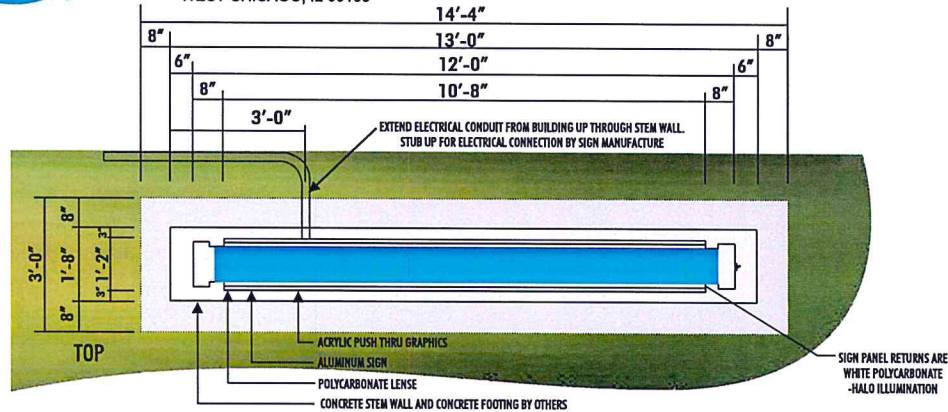
Site Plan is shown for reference only -
This site plan has been submitted
previously under City Permit : PC19-19



DUPAGE BUSINESS CENTER
808 DISCOVERY DRIVE
WEST CHICAGO, IL 60185

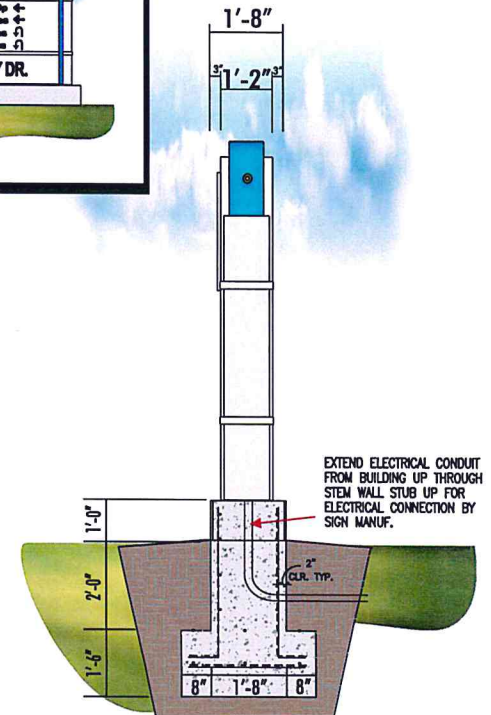
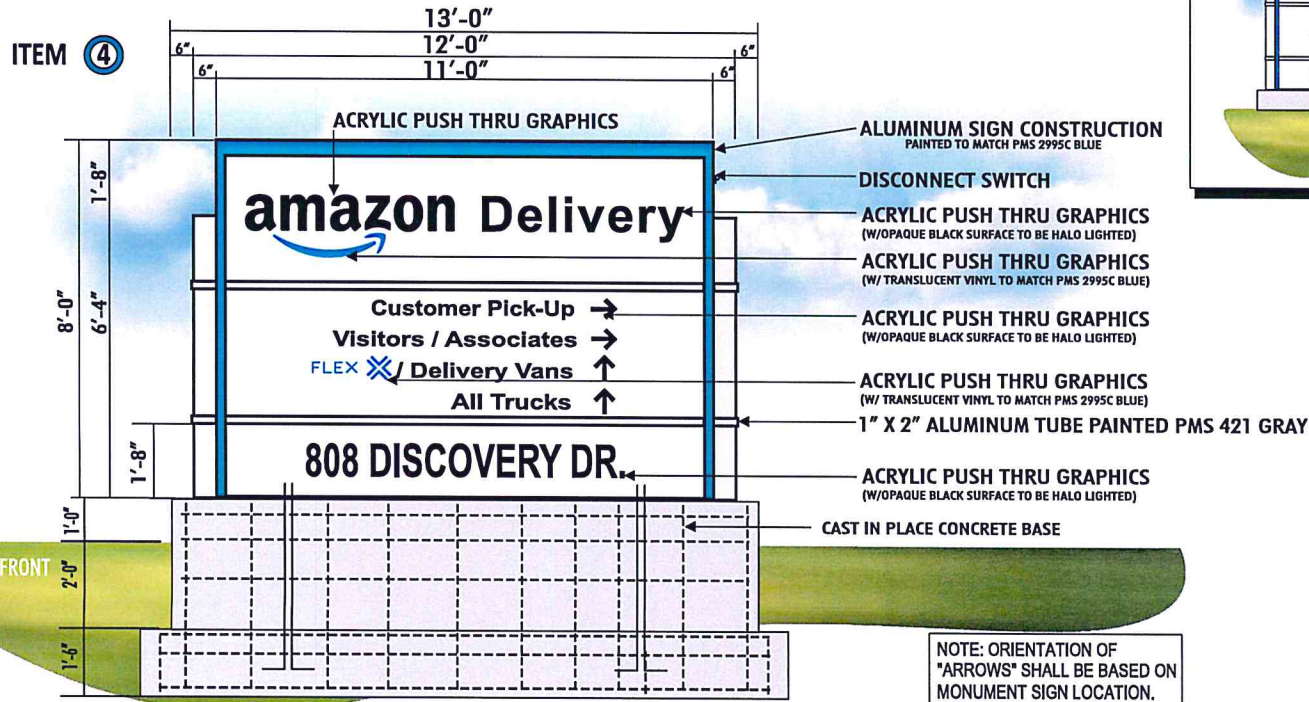
6

8' ILLUMINATED AMAZON MONUMENT



SIGN CONSTRUCTION NOTES:

- SIGN FACE TO BE SATIN WHITE, HALO LIGHTED AT PERIMETER.
- OUTER SURFACES TO BE PAINTED TO MATCH BUILDING COLORS.
- INTERIOR SURFACES TO BE PAINTED GLOSS WHITE.
- "AMAZON" 3/4" ACRYLIC PUSH-THRU GRAPHICS, OPAQUE BLACK SURFACE TO BE HALO LIGHTED
- AMAZON "SMILE" 3/4" ACRYLIC PUSH-THRU GRAPHICS, TRANSLUCENT BLUE.
- DIRECTIONAL TEXT -ACRYLIC PUSH-THRU GRAPHICS, OPAQUE BLACK SURFACE TO BE HALO LIGHTED
- AMAZON LOGO - ACRYLIC PUSH-THRU GRAPHICS, OPAQUE BLACK SURFACE TO BE HALO LIGHTED



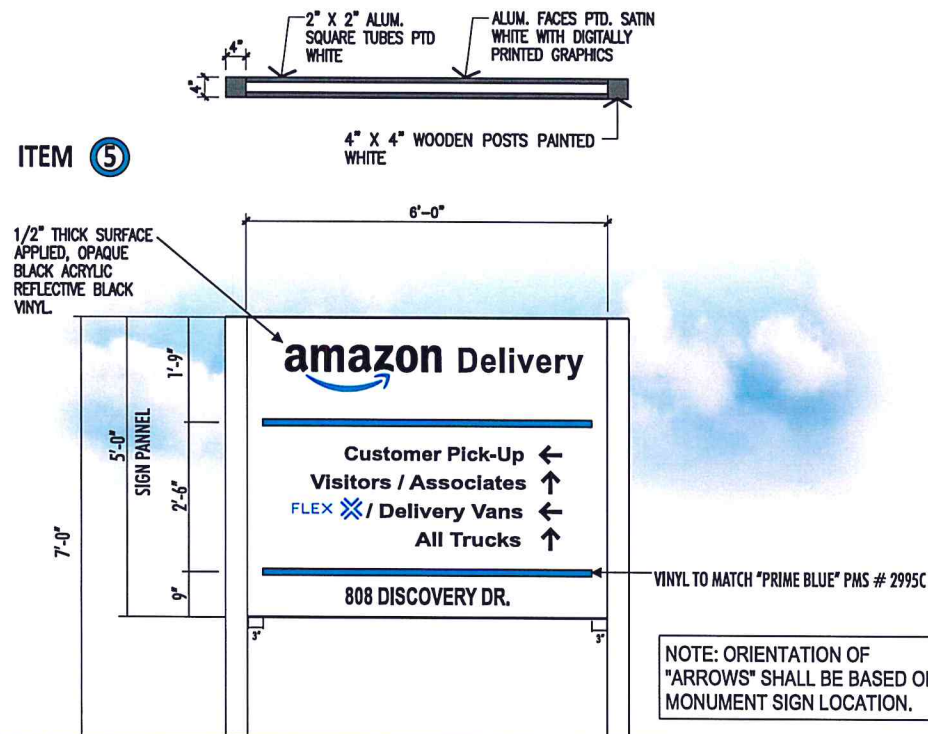


DUPAGE BUSINESS CENTER
808 DISCOVERY DRIVE
WEST CHICAGO, IL 60185

7

7' PYLON
(NON ILLUMINATED)

ITEM ⑤



SIGN CONSTRUCTION NOTES: QTY (3)

- SIGN FACE TO BE SATIN WHITE
- OUTER SURFACES TO BE PAINTED TO MATCH BUILDING COLORS.
- INTERIOR SURFACES TO BE PAINTED GLOSS WHITE.
- "AMAZON" REFLECTIVE BLACK VINYL
- AMAZON "SMILE" VINYL TO MATCH PMS #2995C
- DIRECTIONAL TEXT -REFLECTIVE BLACK VINYL
- DIRECTIONAL ARROW -1/2" THICK SURFACE APPLIED OPAQUE BLACK ACRYLIC

NOT ILLUMINATED
TYPICAL ENTRY SIGN DESIGN
(SUBJECT TO CHANGE BASED ON LOCAL REGULATIONS AND SITE CONDITIONS.)
DIRECTIONAL ARROWS CHANGE BASED ON LOCATIONS OF SIGN

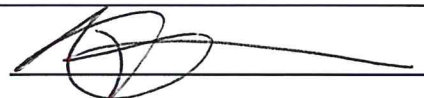
CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Sign Variances
Graham C-Stores, 250 S. Neltnor

Ordinance #20-O-0015

AGENDA ITEM NUMBER: 4.B.**FILE NUMBER:** _____**COMMITTEE AGENDA DATE:** Aug. 10, 2020**COUNCIL AGENDA DATE:** _____**STAFF REVIEW:** Tom Dabareiner, AICP**SIGNATURE****APPROVED BY CITY ADMINISTRATOR:** Michael Guttman**SIGNATURE**

ITEM SUMMARY:

Graham C-Stores owns the Citgo Gas Station located at the northwest corner of Main Street and Neltnor Boulevard. This last winter, the sign cabinet collapsed on the site from severe winds and was damaged beyond repair. The pole for the sign was not damaged and remains in place. The petitioner would like to locate the new sign cabinet on the existing pole, but requires two variances to do so:

- (1) A variance from Sec. 12.7-3(B) of the Zoning Ordinance to allow a freestanding sign to be set-back zero feet from the property line, instead of the required five feet.
- (2) A variance from Sec. 12.7-3(E) to allow the sign to be 17 square feet in size instead of the 12 square feet permitted.

As a legal non-conforming sign, Staff reviewed options for alternative sizes and locations that would meet code. Due largely to visibility concerns and minimum available land, alternative locations were all ruled out. Replacement of the non-conforming sign became, in Staff's opinion, the best option. The height of the pole actually allows better visibility. As proposed, the new sign would be the same size and location as it was previously.

The Planning Commission met August 4, 2020, and members voted unanimously (5-0) in favor of recommending the variance request in that the standards for the variance were met.

ACTION PROPOSED:

Discussion and approval of the sign variances from Section 12.7-3 (B) and (E) of the Zoning Ordinance.

COMMITTEE RECOMMENDATION:

Pc: Ordinance
Site Plan with Sign Location

ORDINANCE NO. 20-O-0015

AN ORDINANCE GRANTING A ZONING VARIANCE FOR SIGNAGE 250 SOUTH NELTNOR BOULEVARD

WHEREAS, on or about July 6, 2020, Mike Hughes of Graham C-Stores, (the “APPLICANT”), filed an application for a zoning variance to install a freestanding sign to be setback zero (0) feet from the property line in lieu of the minimum five (5) foot setback required, and to be seventeen (17) feet in height in lieu of the maximum twelve (12) foot height permitted, with respect to the property legally described on Exhibit “A” attached hereto and incorporated herein (the “SUBJECT REALTY”); and,

WHEREAS, Notice of Public Hearing on said zoning variance application was published in the Daily Herald on July 19, 2020, 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 August 4, 2020, pursuant to said Notice; and,

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

WHEREAS, the corporate authorities of the City of West Chicago have received the recommendation of the Plan Commission/Zoning Board of Appeals which contains specific findings of fact, pursuant to Recommendation No. 2020-RC-0012, a copy of which is attached hereto as Exhibit “B” which is, by this reference, incorporated herein.

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

Section 1. That the SUBJECT REALTY is hereby granted the following zoning variances:

1. A variance from Section 12.7-3(B) of the Zoning Code to allow a freestanding sign to be setback zero (0) feet from the property line in lieu of the minimum required five (5) foot setback; and
2. A variance from Section 12.7-3(E) of the Zoning Code to allow the sign to be seventeen (17) feet tall in lieu of the maximum twelve (12) feet permitted.

Section 2. That the sign shall be installed in conformance with the following plans:

1. Plat of Survey, consisting of one (1) sheet prepared by ASM Consultants, Inc., dated March 4, 2020, attached hereto as Exhibit “C”.

2. Sign Plan, consisting of two (2) sheets prepared by Sign Resource Identity Group, dated January 16, 2020 attached hereto as Exhibit "D".

Section 3. That all ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed.

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

PASSED this 17th day of August, 2020.

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

APPROVED as to form: _____
City Attorney

APPROVED this 17th day of August, 2020.

Mayor Ruben Pineda

ATTEST:

City Clerk Nancy M. Smith

PUBLISHED: _____

Ordinance 20-O-0015

Page 2 of 8

EXHIBIT "A"

Subject Realty Legal Description

A PART OF THE EAST 521.38 FEET OF THE SOUTH 247.5 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 39, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF NELTNOR BOULEVARD (ILLINOIS HIGHWAY 59) AND MAIN STREET (FORMERLY KNOWN AS DEPOT STREET); THENCE WEST ALONG THE NORTH LINE OF MAIN STREET 125 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF NELTNOR BOULEVARD 125 FEET TO THE WEST LINE OF NELTNOR BOULEVARD; THENCE SOUTH ALONG THE WEST LINE OF NELTNOR BOULEVARD 125 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS, EXCEPT THAT PART OF THE EAST 521.38 FEET OF THE SOUTH 247.5 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY ILLINOIS AS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF NELTNOR BOULEVARD (ILLINOIS ROUTE 59) AND MAIN STREET (FORMERLY KNOWN AS DEPOT STREET) AS IT EXISTED BEFORE PROPERTY WAS TAKEN BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION IN CONDEMNATION CASE NO. C74-642; THENCE WESTERLY 20.00 FEET ON AN ASSUMED BEARING OF SOUTH 87 DEGREES 50 MINUTES 48 SECONDS WEST ALONG THE NORTH LINE OF MAIN STREET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87 DEGREES 50 MINUTES 48 SECONDS WEST, 17.04 FEET ALONG THE NORTH LINE OF MAINS STREET; THENCE NORTH 63 DEGREES 52 MINUTES 33 SECONDS EAST, 33.07 FEET; THENCE NORTH 21 DEGREES 37 MINUTES 36 SECONDS EAST, 19.90 FEET TO THE WEST LINE OF NELTNOR BOULEVARD; THENCE SOUTH 00 DEGREES 01 MINUTES 10 SECONDS WEST, 11.67 FEET, ALONG THE WEST LINE OF NELTNOR BOULEVARD; THENCE SOUTH 43 DEGREES 55 MINUTES 59 SECONDS WEST 28.82 FEET; ALONG AN EXISTING RIGHT OF WAY LINE PER CONDEMNATION CASE NO. C74-642, TO THE POINT OF BEGINNING, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY ILLINOIS.

Tax ID Number: 04-10-119-063

EXHIBIT “B”

RECOMMENDATION NO. 2020-RC-0012

TO: The Honorable Mayor and City Council

SUBJECT: PC 20-09
Zoning Variance
Citgo Gas Station
250 South Neltnor Boulevard

DATE: August 4, 2020

DECISION: The Plan Commission/Zoning Board unanimously recommended approval of the zoning variance for the SUBJECT REALTY by a vote of five (5) “yes” and zero (0) “no”, subject to the sign being installed in conformance with the following plans:

1. Plat of Survey, consisting of one (1) sheet prepared by ASM Consultants, Inc., dated March 4, 2020.
2. Sign Plan, consisting of two (2) sheets prepared by Sign Resource Identity Group, dated January 16, 2020.

RECOMMENDATION

After holding a public hearing and after review of the requested zoning variance, the Plan Commission/Zoning Board of Appeals recommended approval of the zoning variance according to 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 subject property was developed as a gas station at least 40+ years ago and very little space on the property can be utilized for a code compliant sign without potentially impacting visibility at the intersection of Main Street and Route 59. The majority of the site is pavement used for vehicular access throughout the site. The sign that the petitioner is seeking to restore was created prior to the City’s current sign regulations.

- (2) The condition upon which the requested variances are based would not be applicable, generally, to other property within the same zoning classification:*

The small size of the lot and lack of open area for a relocated sign creates difficulty for a code compliant sign. Although other lots in the B-1 district may have even less open space for the

installation of a code compliant freestanding sign, the subject lot stands apart from other properties in the B-1 District because it is located at a hard corner of a major intersection where a freestanding sign with high visibility is warranted.

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

As previously mentioned, the lot has been used as a gas station for 40+ years and the previous freestanding sign was established several years ago prior to the existence of the City's current sign regulations.

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

Granting the requested variances should not be detrimental to the public welfare or injurious to other property in the area because the sign is being restored to its original state as it had existed for several years. The restored sign will not create any additional non-conformities that did not exist previously.

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

The proposed variances should not substantially impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety or substantially diminish or impair property values within the neighborhood. The location of the previous sign was situated in a manner so it did not obstruct visibility of eastbound Main Street traffic turning right onto Route 59. If the sign is pushed further inward onto the property, it could potentially impact this visibility.

- (6) *The proposed variances comply with the spirit and intent of the restrictions imposed by this Code:*

The variances will restore a condition that has been in existence for several years and will in all other respects comply with the City's sign regulations. The intent of the setback distance from a property line, especially along a roadway, is to keep an open visibility along the roadway for vehicles. The location of the sign has less impact on visibility than if the sign were shifted to the west an additional five (5) feet. Furthermore, an increase in the height of the sign allows more visibility between the base of the pole structure and the bottom of the face of the sign. If the sign were lowered, it may have block view of the southbound lanes of traffic on Route 59.

Respectfully submitted,

Barbara Laimins
Chairperson

VOTE:

For
Laimins
Devitt
Hale
Dettman
Kasprak
Henkin

Against

Abstain

Absent
Faught

EXHIBIT “C”

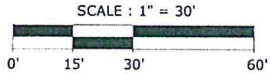
(Insert Plat of Survey)

EXHIBIT “D”

(Insert Sign Plan)

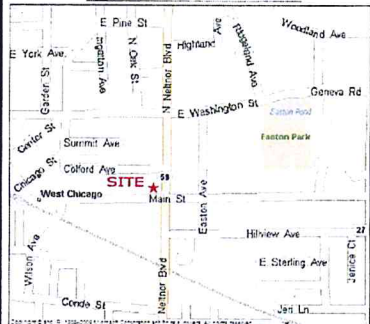
BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED ON ILLINOIS STATE PLANE, EAST ZONE, NAD83 (2011)



11" X 17" PRINT IS THE FULL SCALE FORMAT OF THIS SURVEY. ANY OTHER SIZE IS AT AN ADJUSTED SCALE.

LOCATION MAP



NOT TO SCALE

LEGEND

- Found Iron Stake as indicated
- Set 3/4" Iron Pipe as indicated
- ▲ Set Mag Nail as indicated
- 59.75' Measured
- (60.00') Record
- Boundary Line
- Concrete
- Asphalt
- Brick
- Building
- Gravel
- Exception

PLAT OF SURVEY

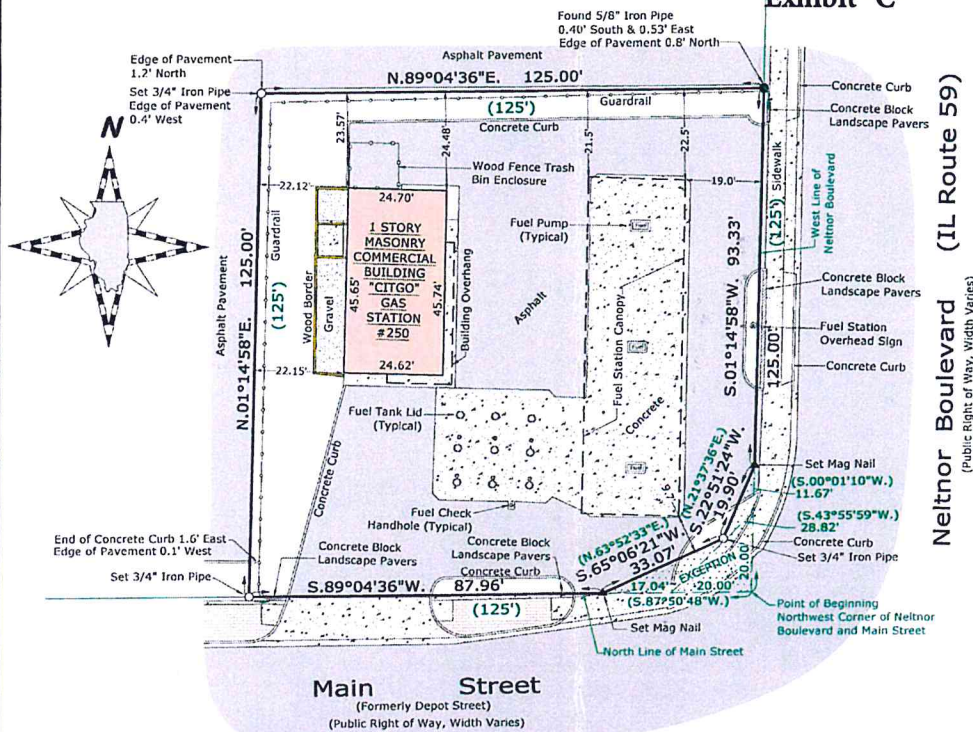


Exhibit "C"

Neltor Boulevard (IL Route 59)
(Public Right of Way, Width Varies)

LEGAL DESCRIPTION

A PART OF THE EAST 521.38 FEET OF THE SOUTH 247.5 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF NELTNOR BOULEVARD (ILLINOIS HIGHWAY #59) AND MAIN STREET (FORMERLY KNOWN AS DEPOT STREET); THENCE WEST ALONG THE NORTH LINE OF MAIN STREET 125 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF NELTNOR BOULEVARD 125 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF MAIN STREET 125 FEET TO THE WEST LINE OF NELTNOR BOULEVARD; THENCE SOUTH ALONG THE WEST LINE OF NELTNOR BOULEVARD 125 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS, EXCEPT THAT PART OF THE EAST 521.38 FEET OF THE SOUTH 247.5 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF NELTNOR BOULEVARD (ILLINOIS ROUTE 59) AND MAIN STREET (FORMERLY KNOWN AS DEPOT STREET) AS IT EXISTED BEFORE PROPERTY WAS TAKEN BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION IN CONDEMNATION CASE NO. C74-642; THENCE WESTERLY 20.00 FEET ON AN ASSUMED BEARING OF SOUTH 87 DEGREES 50 MINUTES 48 SECONDS WEST ALONG THE NORTH LINE OF MAIN STREET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87 DEGREES 50 MINUTES 48 SECONDS WEST, 17.04 FEET ALONG THE NORTH LINE OF MAIN STREET; THENCE NORTH 63 DEGREES 52 MINUTES 33 SECONDS EAST, 33.07 FEET; THENCE NORTH 21 DEGREES 37 MINUTES 36 SECONDS EAST, 19.90 FEET TO THE WEST LINE OF NELTNOR BOULEVARD; THENCE SOUTH 00 DEGREES 01 MINUTES 10 SECONDS WEST, 11.67 FEET, ALONG THE WEST LINE OF NELTNOR BOULEVARD; THENCE SOUTH 43 DEGREES 55 MINUTES 59 SECONDS WEST 28.82 FEET, ALONG AN EXISTING RIGHT OF WAY LINE PER CONDEMNATION CASE NO. C74-642, TO THE POINT OF BEGINNING, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY ILLINOIS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } SS

I, CAROL A. SWEET-JOHNSON, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON, BEING COMPLETED IN THE FIELD ON 2/24/2020, IS A CORRECT REPRESENTATION OF A SURVEY PERFORMED AT AND UNDER MY DIRECTION.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. ALL DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 4TH DAY OF MARCH, A.D. 2020.

Carol A. Sweet-Johnson
CAROL A. SWEET-JOHNSON
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3342
LICENSE EXPIRES 11/30/2020



SURVEY NOTES

ALL BUILDING TIES ARE TO THE MASONRY CORNERS.

THE PERMANENT PARCEL INDEX NUMBER FOR THE PROPERTY DESCRIBED HEREON IS 04-10-119-063.

THE PROPERTY DESCRIBED HEREON CONTAINS 15,248.8 SQ. FT. OR 0.350 ACRES, MORE OR LESS.

COMMONLY KNOWN AS: 250 S. NELTNOR BLVD.
WEST CHICAGO, IL 60185

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.

PREPARED BY:

Graham C-Stores Company

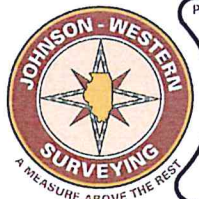
39109 N. US Hwy. 41
Wadsworth, IL 60083

PREPARED BY:



ASM Consultants, Inc.
16 E Wilson St, Batavia IL 60510
Tel (630) 879-0200 Fax (630) 454-3774
advanced@advct.com

Professional Design Firm #184-006014 expires 4/30/2021



© 2018-2020, ASM CONSULTANTS, INC. ALL RIGHTS RESERVED.

NO.	DATE	REVISION
1.	2/24/2020	FIELD SURVEY COMPLETED
2.	3/4/2020	FINAL SURVEY COMPLETED

SITE DESIGNATION INFORMATION:
WEST CHICAGO CITGO
250 S. NELTNOR BLVD.
WEST CHICAGO, IL 60185

PROJECT NO.
566018

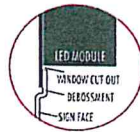
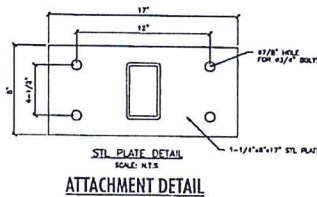
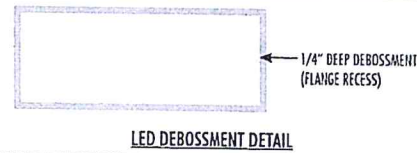
DRAWN BY: PS CHECKED BY: CSJ

PLAT

SHEET 1 OF 1



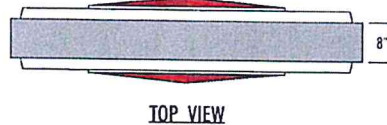
TO BE MANUFACTURED WITH
DAKTRONICS LEDS:
(4) 1CGDAK12R1-SS
(2) 1CGDAK12G1-SS



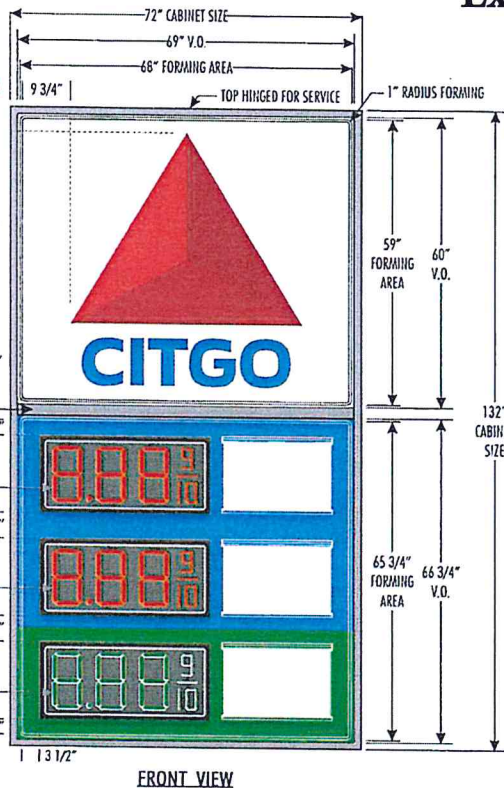
LED DEBOSSMENT AND WINDOW DETAIL

12\"/>

NOTE: CABINET TO BE LED ILLUMINATED



CG040TRI10L-TOP



WORDPLATES:
PART NUMBER: CGOWP15228BCC-001 (REFERENCE ONLY)
CLEAR COPY ON TRANSLUCENT BLUE/GREEN BACKGROUND

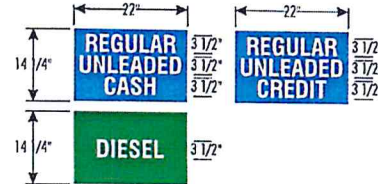
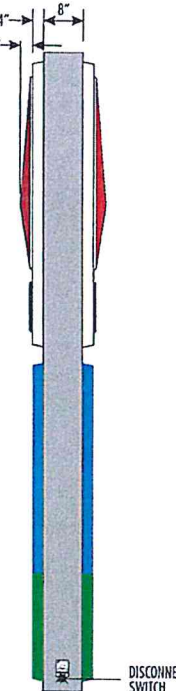


Exhibit "D"



SignResource
IDENTITY GROUP
6115 District Blvd • Hayward, CA 94520
800.428.4288 • Fax: 925.562.7143
Website: www.signresource.com

REVISION HISTORY:

REV	DATE	BY	APP'D
A	01/16/20	K.A.	D.D.

INITIAL DRAWING RELEASE

PARTS LIST:	
ITEM	DESCRIPTION
1	PMS 158 - POPPY RED - 6\"/>

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

GENERAL NOTES

1. TOLERANCE (UNLESS NOTED)
 - GRAPHICS: 1/16\"/>
2. VIEWING DISTANCE: 25' TO 50' UNLESS NOTED OTHERWISE
3. THIS COLOR CALLOUT INDICATES USE OF SEPARATE WIRING SYSTEM
4. NO DEGRADATION OF MATERIAL SUBSTANTIATION WITHOUT EEN
5. ALL ELECTRICAL SHOCKS TO COMPLY WITH NEC 40

CITGO 11' X 6' APPROX.
3P LED PRICE LINE
CENTER POLE SIGN

NO. 101 11716202 11716202 01/16/20

Please Note: Weights and Measures requirements vary by State, County and Municipality. It is the responsibility of the customer to confirm that these graphics are compliant with all local Regulations, Statutes and Ordinances. Compliance must be confirmed by the party obtaining the permit. SignResource is not liable for misinterpretation of local Weights and Measures requirements or any rule changes that may occur after the order has been placed. If permitting and installation is provided by SignResource, we will make every effort to confirm the signage provided is compliant at the time of installation.

APPROVAL SIGNATURE _____ **DATE** _____

By signing, you are validating the dimensions and graphic provided to SignResource and/or you are handling your own installation.

SCALE 1\"/>

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Variance To Allow Building Addition
943 McCormick Lane

Ordinance #20-O-0016

AGENDA ITEM NUMBER: 4. C.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: Aug. 10, 2020

COUNCIL AGENDA DATE: _____

STAFF REVIEW: Tom Dabareiner, AICP

SIGNATURE 

APPROVED BY CITY ADMINISTRATOR: Michael Guttman

SIGNATURE _____

ITEM SUMMARY:

Ben Tran, the owner of the property at 943 McCormick Lane, seeks the granting of a variance to allow construction of a sunroom at the rear of his house. The variance would require a six-foot encroachment into the 30-foot rear yard setback.

The lot is irregularly shaped, resembling a pie slice. The lot has a convex front lot line and grows narrower towards the rear, eventually coming to a point. As a result, the property does not have a traditional rear lot line and by definition the side property line to the west becomes the rear lot line. The 24-foot side yard setback on the east side will be maintained and does not require a variance. Other properties in the neighborhood have more or less regular, usable backyards that, with the same size addition would maintain a distance of 40-50 feet from the rear property line.

One of the most basic determinations of the concept of "hardship" comes into play here. Due to the pie shaped lot with the narrowing backyard, the property owner cannot construct an expansion, in this case a sunroom, in a size similar to what other properties within the neighborhood and the zoning district could do, so a variance is warranted.

The Planning Commission met August 4, 2020, and members voted unanimously (5-0) in favor of recommending the variance request in that the standards for the variance were met.

ACTION PROPOSED:

Discussion and approval of the sign variances from Section 12.7-3 (B) and (E) of the Zoning Ordinance.

COMMITTEE RECOMMENDATION:

Pc: Ordinance
Location Map
Site Plan

ORDINANCE NO. 20-O-0016

AN ORDINANCE GRANTING A ZONING VARIANCE 943 MCCORMICK LANE

WHEREAS, on or about June 30, 2020, Ben Tran, (the “APPLICANT”), filed an application for a zoning variance to construct a sunroom addition with a setback of twenty-four (24) feet from the rear lot line in lieu of the minimum setback of thirty (30) feet required, with respect to the property legally described on Exhibit “A” attached hereto and incorporated herein (the “SUBJECT REALTY”); and,

WHEREAS, Notice of Public Hearing on said zoning variance application was published in the Daily Herald on July 19, 2020, 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 August 4, 2020, pursuant to said Notice; and,

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

WHEREAS, the corporate authorities of the City of West Chicago have received the recommendation of the Plan Commission/Zoning Board of Appeals which contains specific findings of fact, pursuant to Recommendation No. 2020-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, Du Page County, Illinois, in regular session assembled, as follows:

Section 1. That the SUBJECT REALTY is hereby granted zoning variance from Section 9.3-2(C)(4) of the Zoning Code to allow a proposed addition to encroach into the required thirty (30) foot rear yard setback by six (6) feet.

Section 2. That the sunroom addition be constructed in conformance with the Plat of Survey, consisting of one (1) sheet prepared by Jacob and Hefner Associates date stamped received June 30, 2020, attached as Exhibit “C”

Section 3. That all ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed.

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

PASSED this 17th day of August, 2020.

Alderman J. Beifuss _____

Alderman L. Chassee _____

Alderman J. Sheahan _____

Alderman H. Brown _____

Alderman A. Hallett _____

Alderman Ferguson _____

Alderman Birch Ferguson _____

Alderman S. Dimas _____

Alderman C. Swiatek _____

Alderman M. Garling _____

Alderman R. Stout _____

Alderman J. Short _____

Alderman N. Ligino-Kubinski _____

Alderman J. Jakabcsin _____

APPROVED as to form: _____
City Attorney

APPROVED this 17th day of August, 2020.

Mayor Ruben Pineda

ATTEST:

City Clerk Nancy M. Smith

PUBLISHED: _____

EXHIBIT “A”

Subject Realty Legal Description

LOT 65 IN PRINCE CROSSING FARM, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREFOR RECORDED APRIL 17, 2003 AS DOCUMENT R2003-145311, IN DUPAGE COUNTY, ILLINOIS.

Tax ID Number: 04-03-219-016

EXHIBIT “B”

RECOMMENDATION NO. 2020-RC-0013

TO: The Honorable Mayor and City Council

SUBJECT: PC 20-10
Zoning Variance
Ben Tran
943 McCormick Lane

DATE: August 4, 2020

DECISION: The Plan Commission/Zoning Board unanimously recommended approval of the zoning variance for the SUBJECT REALTY by a vote of five (5) “yes” and zero (0) “no”, subject to the sunroom addition being installed in conformance with the Plat of Survey, consisting of one (1) sheet prepared by Jacob and Hefner Associates date stamped received June 30, 2020, attached as Exhibit “C”

RECOMMENDATION

After holding a public hearing and after review of the requested zoning variance, the Plan Commission/Zoning Board of Appeals recommended approval of the zoning variance according to 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 is an irregular shaped pie-lot located on a corner. The property does not have a typical rear lot line and the thirty (30) foot rear yard setback originates at what can be considered part of the interior side lot line. Furthermore, although the lot is considered a corner lot, it does not have the same orientation as a typical corner lot consisting of a narrow dimensioned front lot line with a longer corner side lot line.

- (2) *The condition upon which the requested variances are based would not be applicable, generally, to other property within the same zoning classification:*

The typical lot size in the R-2 District is 12,000 square feet, which is actually smaller than the subject property. Other R-2 lots tend to be rectangular with a lot width of eighty (80) feet with a depth of 150 feet. If this same sunroom addition were constructed on the rear of a home, substantially the same size as the subject home, in the R-2 District with a typical rectangular lot, it would not only meet the thirty (30) foot rear yard setback but would be able to maintain a distance of anywhere from forty (40) to fifty (50) feet from the rear lot line.

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

The petitioner did not design the lot nor construct the existing home. The petitioner is, however, locating the sunroom addition on a portion of the rear of the house that is furthest from the required rear yard setback to minimize the amount of encroachment of the addition.

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

Granting the requested variance will not have a detrimental impact to the surrounding area. Only a small portion of the addition, approximately 60 square feet, will be located within the rear yard setback.

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

The proposed variances should not substantially impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety or substantially diminish or impair property values within the neighborhood. Only a small portion of the addition, approximately 60 square feet, will be located within the rear yard setback.

- (6) *The proposed variances comply with the spirit and intent of the restrictions imposed by this Code:*

Due to the unique shape of the lot, the sunroom addition will still maintain an adequate distance from the side property line on the west side of the home and will thus not have impacts on adjacent properties. The sunroom, in all other respects, will comply with the Zoning Code.

Respectfully submitted,
Barbara Laimins
Chairperson

VOTE:

For
Laimins
Devitt
Hale
Dettman
Kasprak
Henkin

Against

Abstain

Absent
Faught

EXHIBIT “C”

(Insert Plat of Survey)

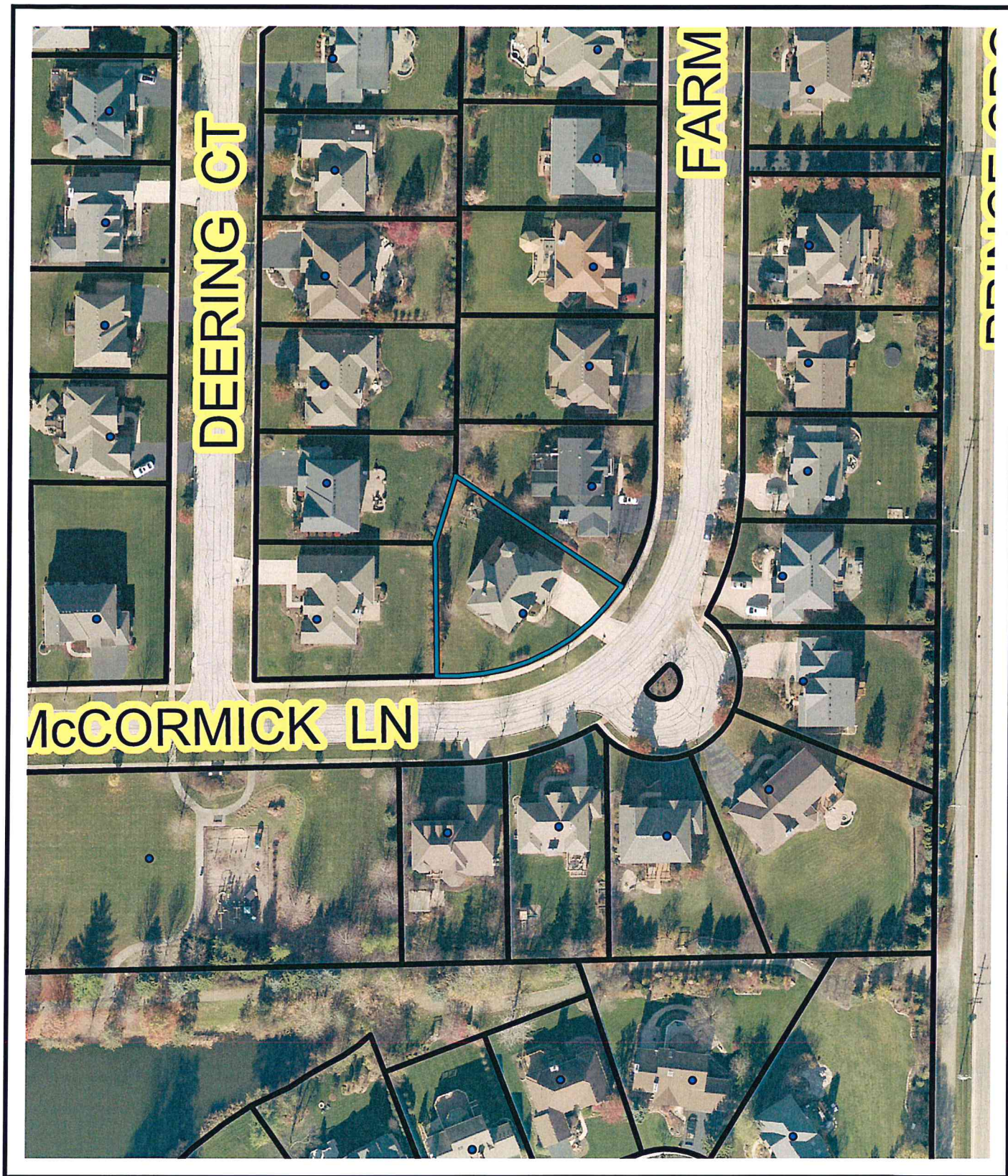


EXHIBIT "A"

LOCATION MAP



1 inch = 100 feet

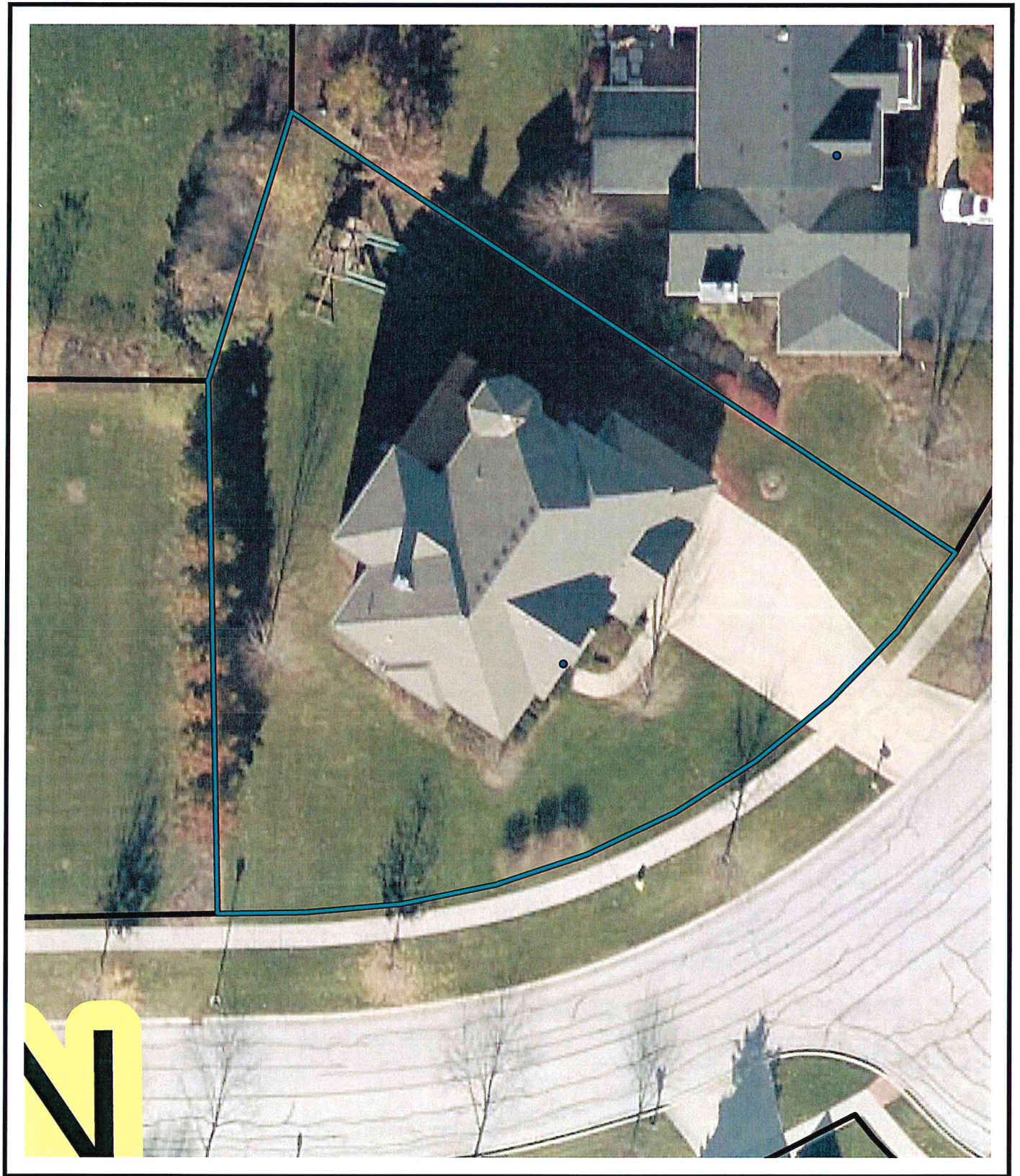


EXHIBIT "B"

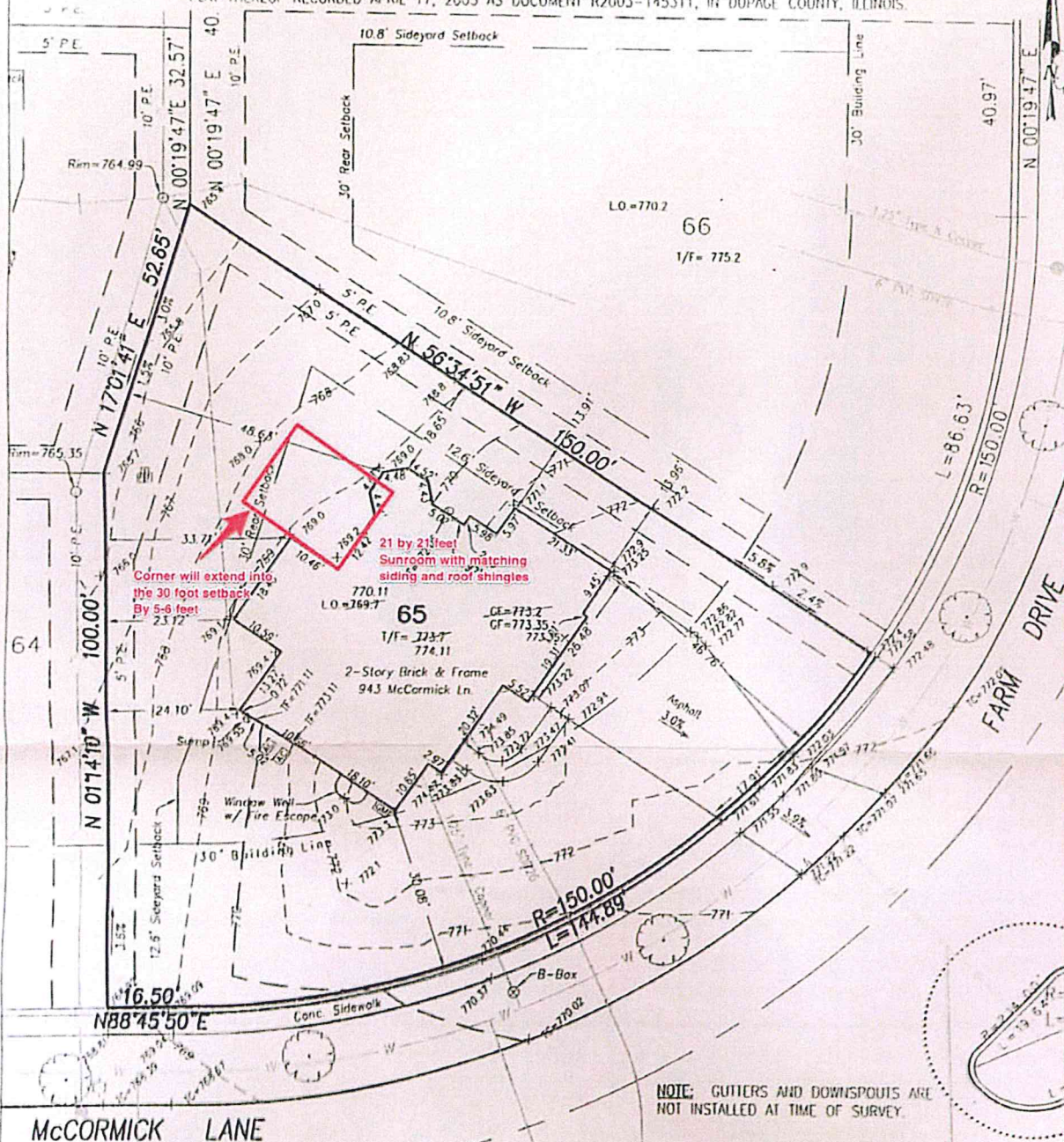
AERIAL MAP



1 inch = 25 feet

Exhibit "C" PLAT OF SURVEY W/ FINAL GRADES

LOT 65 IN PRINCE CROSSING FARM, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 17, 2003 AS DOCUMENT R2003-145311, IN DUPAGE COUNTY, ILLINOIS.



MCCORMICK LANE

DUPAGE COUNTY BENCHMARK (WC135)
ELEV=741.12;

IRON MONUMENT AT CENTERLINE OF PRINCE CROSSING ROAD AND ENTRANCE TO HARRY W. RUMI CONSTRUCTION CO. ON DUPAGE COUNTY GIS DATUM

SHC BENCHMARK (#7):

"X" CUT IN WESTERLY SIDE OF ISLAND AT MCCORMICK AND FARM INTERSECTION (X CENTERLINE OF ISLAND)

ELEV=721.06

JACOB & NEFFER ASSOCIATES, P.C.
ENGINEERS
1901 S. Meyer Road, Suite 850
Oakbrook Terrace, IL 60181
(630) 449-0900 FAX (630) 449-1274
ILLINOIS PROFESSIONAL DESIGN FIRM
LICENSED NO. 104 003073 EXP. 4/30/07

Surveyors Certificate

State of Illinois)
County of DuPage)

I, Carl J. Cook, an Illinois Professional Land Surveyor, do hereby certify that the Plat shown hereon is a correct representation of a survey, performed at and under my direction, to the best of my knowledge and belief. All dimensions shown in feet and decimal parts thereof. Given under my hand and seal on this:

3rd day of October in the year 2005



Carl J. Cook
Illinois Professional Land Surveyor No. 35-3543

SURVEY NO.	0112a.005
ORDER BY	R.A. Fagnoli
DESCRIPTION	Final Plat (Lot 65)
DATE PREPARED	October 3, 2005
SCALE	1" = 20'
DRAWN BY	PHC

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Request for Oliver Square TIF Funds
Mosaic Crossing Shopping Center
Asphalt Repair

AGENDA ITEM NUMBER: 5.A.**FILE NUMBER:** _____**COMMITTEE AGENDA DATE:** Aug. 10, 2020**COUNCIL AGENDA DATE:** _____**STAFF REVIEW:** Tom Dabareiner, AICP**SIGNATURE** **APPROVED BY CITY ADMINISTRATOR:** Michael Guttman**SIGNATURE** _____**ITEM SUMMARY:**

The owners of the majority of the Mosaic Crossing Shopping Center have entered into a ten-year lease with Planet Fitness to occupy a portion of the former Hobby Lobby space. As part of the lease negotiations, the tenant obtained a promise for certain improvements to the parking area and aisles located generally in front of the store. Development Committee members will no doubt concur that the parking lot was in terrible shape prior to the improvements, as remains true for much of the remainder of the lot.

The improvements to the parking lot include 130,000 square feet of new 4" thick asphalt, general repairs, seal coating and striping of 39,500 square feet. The cost of the work totaled \$209,308.00.

The City's approved budget for the Oliver Square Tax Increment Financing District is \$100,000.00, but the budget did not earmark specific improvements. However, TIF funds are generally used to update property and buildings, or otherwise make a site development-ready.

While the Mosaic parking lot improvements are eligible expenses, TIF funds are not recommended as a reward to developers who chose not to perform routine maintenance. The lot was allowed to deteriorate over time through basic lack of investment and was an eyesore for many years, perhaps contributing to the lack of tenants.

Nevertheless, Staff understands that the improvements came about from a request of a potential tenant. Rather than award the full request, Staff considers 20% of the cost to be reasonable. This leaves additional funds available for potential use in upgrading Mosaic Crossing for other possible tenants. Staff recommends adding two conditions: that release of the reimbursement occur (1) upon proof of a lease with Planet Fitness and (2) approval of the first associated building permit.

ACTION PROPOSED:

Recommend award of \$58,061.60 to West Chicago Jules, LLC, Northbrook, Illinois, with the two conditions.

COMMITTEE RECOMMENDATION:

MOSAIC CROSSING CENTER

C/O

West Chicago Jules, LLC
555 Skokie Blvd. Suite 204
Northbrook, IL 60062

June 9, 2020

Mr. Michael Gutman
City Manager
435 Main Street
West Chicago, IL 60185

Re: Mosaic Crossing Shopping Center Request
for disbursement of TIF funds

Dear Mr. Gutman,

We are pleased to inform you and the City that we have entered into a ten-year lease with Planet Fitness Gym for a 23,500 square foot space, within the 55,000 square foot area last occupied by Hobby Lobby - who vacated in December of 2015. This lease represents what we sincerely hope will be a catalyst for the further enhancement and occupancy of the Center, after many years of financial hardship.

Briefly, this tenant will be open seven days a week, employ 15 to 20 people (typically most are local residents), provide a facility for the health and well-being of the Community, and bring considerable, and repeat, traffic to the Center. The operator, Luke Urban, possesses the franchisee rights to all of DuPage, and this will be his seventh location in the County. To make this deal required us to agree to a significant amount of improvements within, and exterior to, the Premises (collectively "Landlord Work"). For a complete list of all Landlord Work, please refer Attachment #1, included below. In addition to the Landlord Work, we are obligated to provide the tenant with an allowance for his further improvements, in the amount of \$352,250.00. Excluding soft costs, we currently estimate our investment into the Center, over the next six months, will be over \$1,200,000.00. Additionally, the tenant estimates his investment, over and-above our tenant improvement contribution payment to him, will be well over \$1,000,000.00. We truly trust and believe that these very significant investments will benefit the Center, and the City for many years to come.

One of the largest single costs included in this figure is for repairing the parking lot. We expedited completion of this work during the week of November 4th, in order to assure delivery

to our tenant next spring. This asphalt work, which is detailed on Attachment 2 enclosed below, included 130,000 square feet of new 4" asphalt, repairs to other areas, and seal-coating / striping of 39,500 square feet. The cost of this work is \$290,308.00. This long-term infrastructure work enhances the safety of the Center, and we believe improves the image of the intersection and Center.

The Center is situated in a site-specific TIF area. We understand that the current balance on account is \$170,382.00. We kindly request that the City distribute to us, or to our contractor directly, \$100,000.00 for this asphalt work. This distribution represents 34% of the cost of the asphalt work, a small fraction of the total investment being made.

Thank you for your support throughout what has been a trying period for us, and your consideration of this much needed request. Should you require anything in addition, please contact me.

Very truly yours,

West Chicago Jules, LLC

David Dresdner

David Dresdner
Manager

ATTACHMENT #1 LANDLORD WORK

Prior to the Commencement Date of the lease, Landlord, at Landlord's expense, shall provide a completed, fully demised, Vanilla Box space (herein referred to as "Premises") for Tenant, per Tenant's architectural plans, with the following requirements unless otherwise agreed to in writing by Landlord and Tenant:

1. DELIVERY CONDITIONS OF PREMISES

- A. Landlord shall be responsible for any asbestos and toxic substance abatement, including the survey, rest and abate as necessary, in order to furnish Tenant with documentation certifying Premises is free from any asbestos or other toxic substances.
- B. Premises to be fully separated and demised from all other adjacent uses. All separation/demising walls are to be fire rated as required by the applicable municipal codes. Re-use of existing walls shall be permitted if construction complies with code requirements. All separation/demising walls are to be insulated full height with blow-in insulation or equivalent, and skim coated if required to achieve a level 4 finish, paint ready.
- C. Premises shall be fully open and cleared of any previous tenant improvements, including but not limited to the removal of all drop or hung ceilings, all partition walls, all built-ins, fixtures and furnishings, all exiting floor and wall finishes.
- D. Existing exposed floor slab is to be prepared throughout to a medium sandpaper grit texture. All protrusions are to be ground smooth and flush with the adjacent floor, all recesses are to be filled flush with adjacent floor. The floor surface shall be suitable for resilient floor finishes with only minor latex floor preparation compound (rubber flooring ready). Any floor patchwork or newly poured flooring shall be level and capable of accepting Tenants flooring material and able to support equipment required for Tenants use without movement or cracking.
- E. All exterior and perimeter walls, and all perimeter columns are to be furred with 3- 5/8" metal studs @ 16" O.C. with 3 1/2" batt insulation and (1) layer 5/8" GWB to the underside of the deck above. Walls and perimeter columns shall be taped, spackled and sanded smooth to achieve a "Level 4" finish.
- F. All existing non-perimeter columns are to have any existing column wraps, exposed conduit, wires, etc. removed. Columns shall be prepared as required for a paint finish.
- G. Landlord shall remove any existing abandoned roof equipment and patch existing deck and roof as required at any openings. Landlord is to repair or replace existing damaged roof decking as required throughout Premises. The exposed roof structure is to be of non-combustible materials from Premises including, but not limited to PVC, Romex wiring and exposed wood framing.
- H. Landlord shall ensure that roof deck is well insulated and meets or met (grandfathered-in) local building and energy code standards.
- I. Landlord shall provide entrance/exit doors that are ADA compliant.

- J. Landlord shall provide access to full space from street level that is ADA compliant.
- K. Landlord shall provide ADA parking spaces on the property and a clear and discernable ADA accessible route to the front entrance of Premises. Provide as required, parking lot line striping and ADA parking signage, sidewalks, ramps and handrails and compliant ingress / egress ramps as required. Tenant shall require a minimum of 4 ADA accessible parking spaces. Parking lot to have proper drainage, and no standing puddles.
- L. Landlord shall provide professional store front and vestibule with continuous tempered glass at full Height above finished floor to height of existing transom of front doors. The storefront to be consistent with other recently constructed Planet Fitness facilities, which includes floor to ceiling windows. Tenant to review and agree to design of storefront.
- M. Landlord shall provide to Tenant's architect with an electronic AutoCAD file depicting the current condition of Premises including all Landlord required work for Tenant including but not limited to all existing perimeter walls, window and door locations, column locations, heights of existing underside of roof deck and underside of roof framing system. Documentation of all mechanical, plumbing, electrical and fire protection improvements shall also be provided. The electronic file shall be AutoCAD drawing files (.dwg format) version 2014 or prior.

2. HVAC & UTILITIES CONDITIONS:

- A. Landlord shall furnish and install new RTUs, for a total capacity of 96 tons, to be verified by Tenant architect, and provide a fully functional HVAC system per Tenant's plans. Or, Landlord shall agree to repair and replace, at its expense, the existing units (or unit) if such is in good working order and is deemed to have, at least, a five-year life expectancy. In either case, the HVAC system shall include packaged roof top equipment, controls. In either case the HVAC system to be warranted for a period of ten (10) years, with balance test. In either case, HVAC system shall meet the following specifications: Tonnage calculation based on final drawings not to exceed 4.0 tons per 1,000 square feet. Distribution shall be completed by Tenant as part of its work

The above standards and existing conditions shall be verified with a mechanical engineer or licensed mechanical subcontractor. The number of units and rooftop placement/cuts to be reviewed and agreed to by tenant.

Landlord, or Landlord's contractor, shall be permitted to take advantage of Franchise's system-wide pre-negotiated HVAC pricing with York Equipment, if Landlord chooses.

- B. Electric: Landlord shall provide a minimum of 1200 amps at 120/208 or 800 amps if power is 3-phase at 480/277 of electrical service, to electric room within Premises.
- C. Lighting: Any exterior lighting, such as, but not limited to, soffit lighting over storefront, shall be in good working order.

- D. Water: Landlord shall provide a dedicated separately metered 2-inch fresh-water line from Landlord's main, at minimum, with branches stubbed to 2 areas (men's and women's rooms) per Tenant's plans, sufficient for subsequent distribution to restroom fixtures by Tenant.
- E. Sewer: Landlord shall provide a 4-inch sewer line, minimum. This under slab line will be run by Landlord, and run to approximate restroom fixtures locations per tenant's architectural plans, to allow tenant to tie fixtures into said line.
- F. Gas: Landlord shall provide gas service, meter and line sufficient for Tenant's demand load with a minimum 3" line to roof top and gas line run to service RTU's and water heaters as per Tenant's plans.
- G. Fire Sprinklers: Landlord shall provide Primary service line, back flow preventer, inspectors test drain and overflow, past indicator valve, gauges and valves system, to include riser and primary distribution to meet code requirements. Landlord to provide code compliant sprinkler heads pointing up to accommodate Tenant's space and have the main distribution line tight to the bottom of the bar joist. Tenant acknowledges that the riser servicing the Premises may be located outside the Premises and the riser may be servicing other tenants. Fire Alarm System to be provided as required by municipal codes and to be monitored by Landlord's central panel, Landlord to include conduit, wiring and monitoring equipment as necessary. Landlord will also install remainder of fire sprinkler system from backside of shut-off valve.

ATTACHMENT #2 - ASPHALT WORK

2324 Hamilton Road
Arlington Heights, IL 60005

20-8075940

Date	Invoice #
1/10/2020	701

Bill To
Mosaic Properties Sherwood Blitstein 555 Skokie Blvd Ste 204 Northbrook, IL 60062

Ship To
Mosaic Crossing 1851 Neltnor Blvd West Chicago, IL

Terms	Rep
Net 30	JN

Description	Amount
AS PER ACCEPTED PROPOSAL #1099	
PAVEMENT RENOVATIONS INCLUDING MILLING, GRADE STONE BASE, ADJUST SEWERS, INSTALL BINDER MIX, INSTALL PRIMER, INSTALL SURFACE MIX, AND LAYOUT AND STRIPE \$280,630.00	
CRACKFILLING, SEALCOATING AND RESTRIPIG \$7,600.00	
PERMIT FEES \$2,078.00	
TOTAL PROJECT COST	290,308.00
Total	\$290,308.00

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Draft City of West Chicago
Economic Development Plan
2020-2024

Discussion Only

AGENDA ITEM NUMBER: 5.B.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: Aug. 10, 2020

COUNCIL AGENDA DATE: _____

STAFF REVIEW: Tom Dabareiner, AICP

SIGNATURE



APPROVED BY CITY ADMINISTRATOR: Michael Guttman

SIGNATURE

ITEM SUMMARY:

In the *West Chicago Strategic Plan*, the first Action Item in the Economic Development Section requires "...drafting and adopting a formal 5-year economic development strategy...." The City's Economic Development Coordinator and Community Development Director teamed up to draft the attached Draft Economic Development Plan, which is provided for future consideration, discussion, change and eventual adoption.

As the Plan is data-heavy and moderately lengthy, Staff wishes to introduce the document to the Committee at the August 10, 2020, meeting and begin detailed discussions next month. Depending on the debate, finalizing the Plan could take one meeting or several.

Preparing the Draft Plan followed a traditional approach. However, it is important to note that it was drafted prior to the COVID-19 pandemic. There are no recent models for the long-term impacts on economic development of pandemics. Staff is monitoring the literature to see how this may evolve but is confident the recommendations included in the document remain valid and rooted in existing approved City plans.

ACTION PROPOSED:

Discuss the process for consideration of the Draft Plan.

COMMITTEE RECOMMENDATION:

Pc: Draft City of West Chicago Economic Development Plan 2020-2024

City of West Chicago Economic Development Plan 2020-2024

Draft - March 2020

| EXECUTIVE SUMMARY

A number of components go into making an economic development plan and it begins with an assessment of current conditions. With little land remaining for residential development and shifting demographics, population growth has slowed to a trickle. Still growth remains positive and residents are younger in a state experiencing a contraction and an aging population. Furthermore, the plan to bring new residences to the downtown could add a highly significant 1,000 new residents to the City. Many of these new residents are expected to be Millennials, who place significant value on finding a diverse community—a plus for West Chicago.

In economic development, building on one's strengths is important and a key strength favoring West Chicago is its manufacturing base. Manufacturing provides 25% of the jobs in West Chicago compared with 11% in DuPage County. With its older population, the County sees health care as a somewhat stronger trend, something West Chicago may benefit from as its residents age as well. However, West Chicago's will continue its manufacturing dominance for the foreseeable future and policies should be in place to support that.

Manufacturing jobs can offer a good wage, but the recent influx of transportation, logistics, and warehousing jobs may suppress City-wide averages. Higher wage occupations typically require stronger educational attainment. A challenge for West Chicago comes in education and training, helping more young residents to obtain a high school diploma or college degree coupled with an increased emphasis in the marketplace placed in on-the-job training. Higher achievement will help stem the "brain drain" away from the community and help ready the City for a long-range future reliant more on knowledge-based employment.

Retail is a challenge for many communities nationwide as online purchasing options increase. Nevertheless, West Chicago has managed to maintain a modest increase in sales tax revenue in the years since the Great Recession. Of course, year-to-year there has been volatility to these sales tax figures. The relocation of an automobile dealership outside the City may explain some of it. The recent addition of two large used car sales locations could help make up for that loss. Retail leakage, where buyers go outside the City or online to make purchases, suggest opportunities in the general merchandise, apparel and furniture businesses. However, these products are available online or within an easy drive of the City. Also, much of the City's retail building stock is dated and functionally obsolete. A better opportunity exists with destination-oriented restaurants and food services, which should be actively sought for the community.

The link between housing and economic development is critical and a strength for West Chicago. The inability to find employees in close proximity to a business can influence location and expansion decisions. West Chicago has a range of housing opportunities, well-matched to income levels. Lacking is the newer, highly amenitized rental opportunities, which the Central Main Street Redevelopment Plan Update seeks to correct. Downtown apartments will also add "rooftops" to boost activity with downtown business. In general, more housing is needed to attract and support retail anywhere in the community.

Infrastructure is a key factor with economic development and another West Chicago advantage. Historically a center of freight train activity, West Chicago has land remaining for new businesses needing rail, as well as existing buildings with access to a spur. Also, the downtown provides easy access to Metra's commuter rail network and Chicago. From the air, DuPage Airport, Illinois' third busiest, is situated on the City's west side. On the ground, the City has three urban highways serving its north, south and east sides and is a short distance from I-88. Finally, West Chicago utilities are well-equipped to handle most business needs.

A SWOT analysis shows many strengths for the City's economy, including its location, affordable land and housing, nearby cultural amenities, robust manufacturing base, supportive local government and modest cost of living. Weaknesses lie in the State's financial condition, some out-of-date housing stock and retail buildings, a low density of housing insufficient to support retail, and a lack of retail and restaurant options. Opportunities include the national re-shoring trend, transitioning to a knowledge-based economy, tapping various training and grant programs, improving the downtown, and the potential for in-place expansion. Finally, threats are seen in national protectionist trade policies, low cost overseas labor, State finances and business environment, and the outmigration of young residents to other areas. Some are within the grasp of the City to address, while others are on a global, national or State level.

The plan contains a list of tasks to help address the major concerns or support the major strengths in the community. Chief among these is the creation of an Economic Development Task Force, made up of local business advisors, who can serve as a sounding board and provide their insights into the community, offer transparency and creative thinking, and serve as ambassadors for the tasks contained herein. Other tasks focus on embracing the manufacturing sector and revitalization of the downtown. It is an aggressive list of activities, some of which will require increased resources from the City in order to accomplish the goals.

| INTRODUCTION

Now is the time for the City of West Chicago. With a proud history and opportunities ahead, the City must enhance its economic base while navigating through global economic shifts. The challenge will be to maintain a healthy manufacturing setting while transitioning, eventually, towards a knowledge-based economy. Also, attracting retail in a world increasingly participating in online purchases presents more challenges. Other factors, such as housing, education and infrastructure need to be taken into consideration, as well.



Elevate West Chicago's competitive position as one of the prominent commercial centers and major employment hubs within DuPage County and the suburban Chicago region. — West Chicago Strategic Plan (2016)

The Economic Development Plan provides a roadmap for this journey for the next several years. While able to stand on its own in many ways, it is also inextricably linked to other plans, strategies and policies of the City.

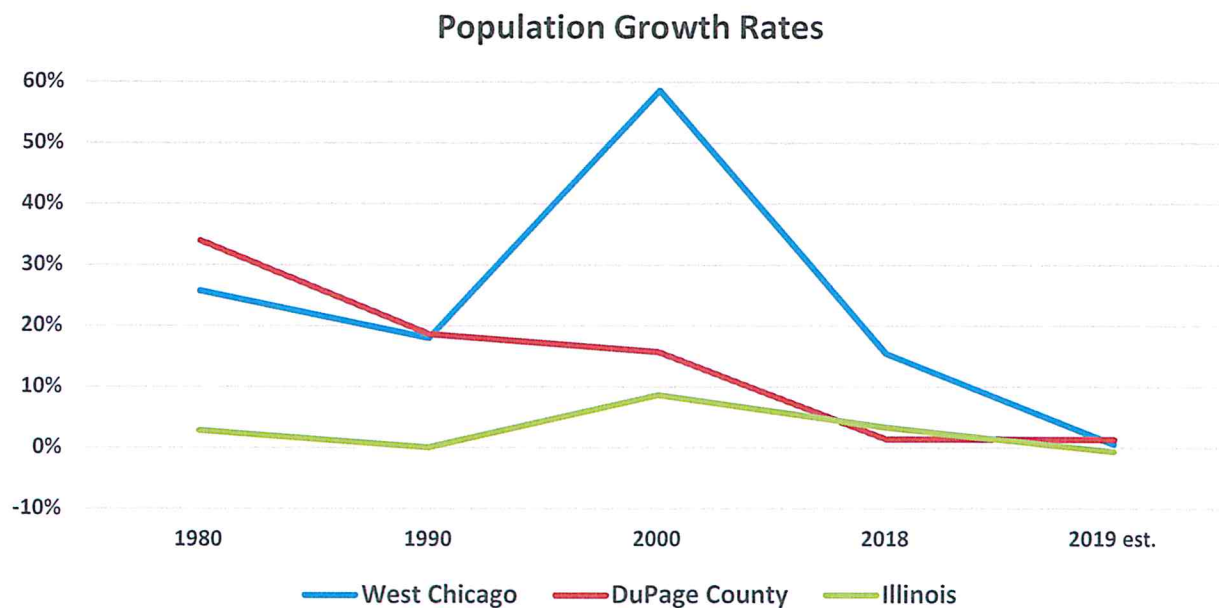
This report contains an extensive evaluation of existing conditions and trends related to economic development in West Chicago. Using this information and other anecdotal information, a Strengths-Weaknesses-Opportunities-Threats (SWOT) review was prepared. Based on this, action items were created which address the needs and support the strengths found for West Chicago.

| EXISTING CONDITIONS

Demographics

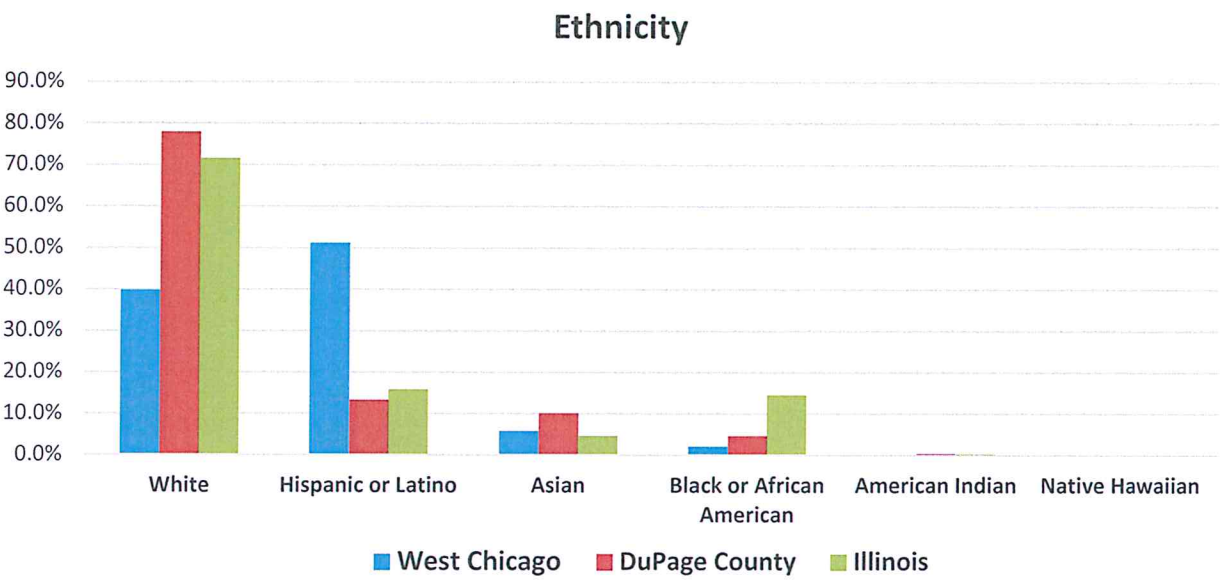
The City of West Chicago's current population is about 27,045 residents. West Chicago has experienced population growth at a rate roughly mirroring DuPage County, although the City saw large in-migration between 1990 and 2000. Today, with available residential land largely built-out, growth has slowed to an annual rate of 0.5%. This contrasts with the State of Illinois, where a 0.7% population loss was experienced.

The U.S. Census projects flat growth in West Chicago for the foreseeable future, although with an eye towards "adding rooftops" a more sizable increase in population could be realized. The *Central Main Street Redevelopment Plan Update* (2018) calls for adding residences adjacent to the downtown, with the potential for 500 new dwelling units and 1,000 new residents in the next five years. Annexation, coupled with development of some of the last tracts of available open space, could also combine to contribute residents to the City. Adding population will help support the many retail and restaurant businesses in the City, today and in the future.

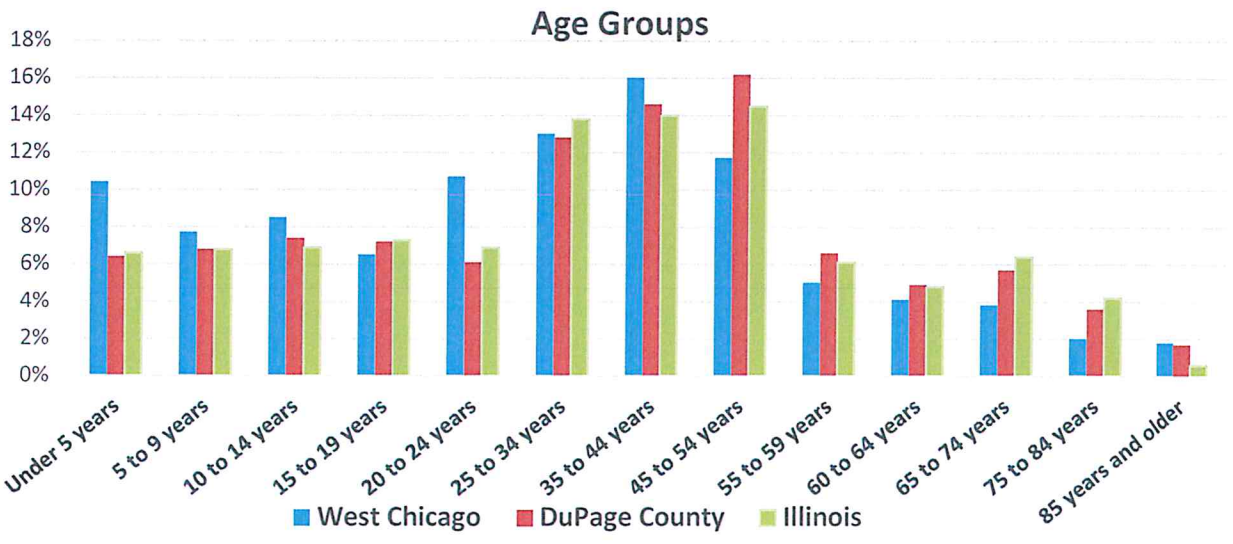


The City also benefits from its diversity. With over 50% of the City's residents identifying as Hispanic/Latina, the City's multi-cultural character serves as a source of pride and

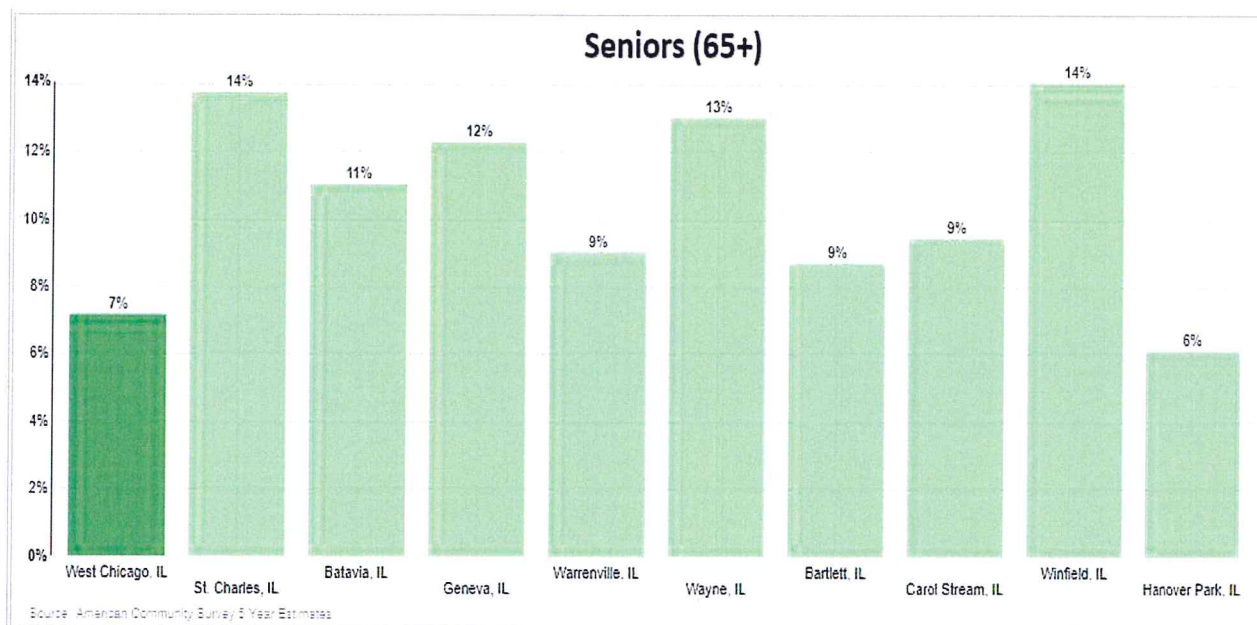
distinction. Importantly, this character can serve as a tool to attract development and new residents, especially as younger Millennials place significant value on diversity when deciding where to live. The City has taken a number of steps to promote community cohesion and inclusion, such as sponsoring several festivals celebrating history and diversity.



When examining the age distribution of West Chicago residents, one key storyline emerges: Much of the nation's population is aging-including that in Illinois and DuPage County-but



West Chicago remains relatively young. The percentage of children is higher in West Chicago, while the proportion of seniors over 65 years of age is lower. Even adjacent communities' senior populations are proportionately as much as twice that found in West Chicago. Cities with aging populations see shifts in overall consumption habits, so it is important to match economic development and future housing outcomes with the population. New Senior and "empty nester" housing will help keep that age group in West Chicago.

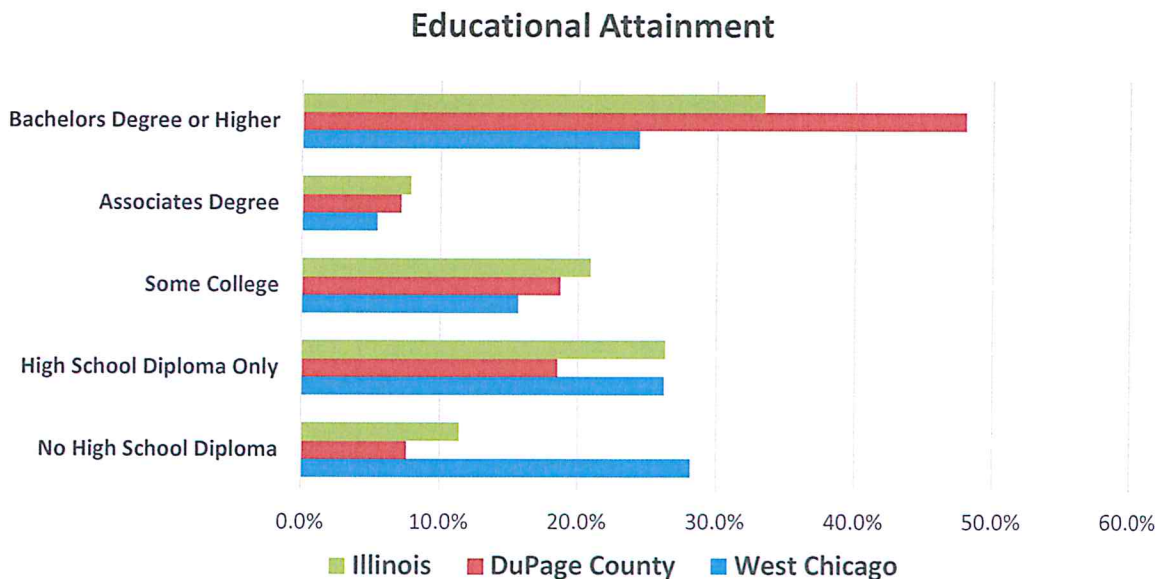
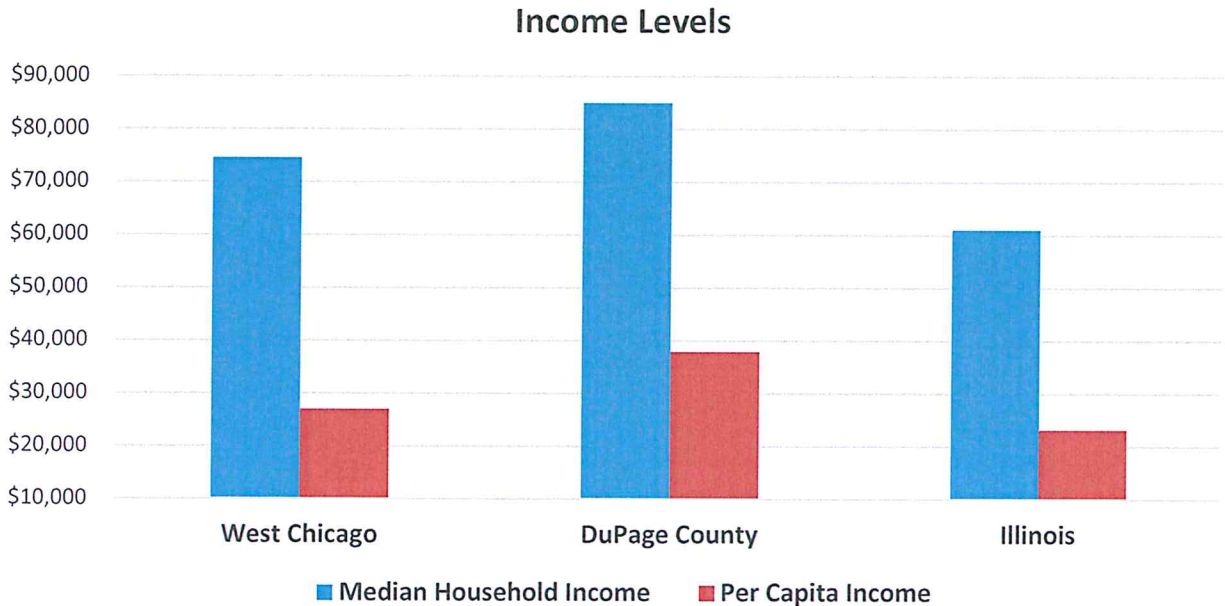


Income and Education

Median Household Income (MHI) is lower in West Chicago than that found for DuPage County, with 2018 figures coming in at \$74,491 and \$84,908, respectively. MHI in Illinois falls below West Chicago. Per-capita income levels see an even greater gap, but this is due to differences in average household size, which is 3.65 in West Chicago, contrasting with 2.68 in DuPage County. Since 2013, increases in MHI have exceeded those for the State and DuPage County. Lower incomes have a compounding effect on low retail spending in a community.

The difference in MHI may be due to education levels. There is a strong correlation between wage levels and educational attainment. Residents in West Chicago with only a high school diploma earn an average of \$22,750 annually, compared with \$51,902 for those with a Bachelor's Degree or higher. In 2017, only 24% of the City's residents held a Bachelor's Degree or higher; this compares with 48% in DuPage County. There is also a strong correlation between educational attainment and unemployment, where those without a high school diploma

experience twice the rate of unemployment compared with those possessing a diploma. Those with at least some college or more experience the lowest unemployment rates.



What about future demands? Estimates are that employment in West Chicago will contract 0.3% per year over the next ten years, but those requiring a post-graduate degree will increase 0.4% per year for the same period (*JobsEQ*, 2019). The forecast also mentions that on-the-job training will see an annual growth rate of 0.2% during the next decade. Making the community an exciting and attractive place to live, work and play will help attract more highly educated

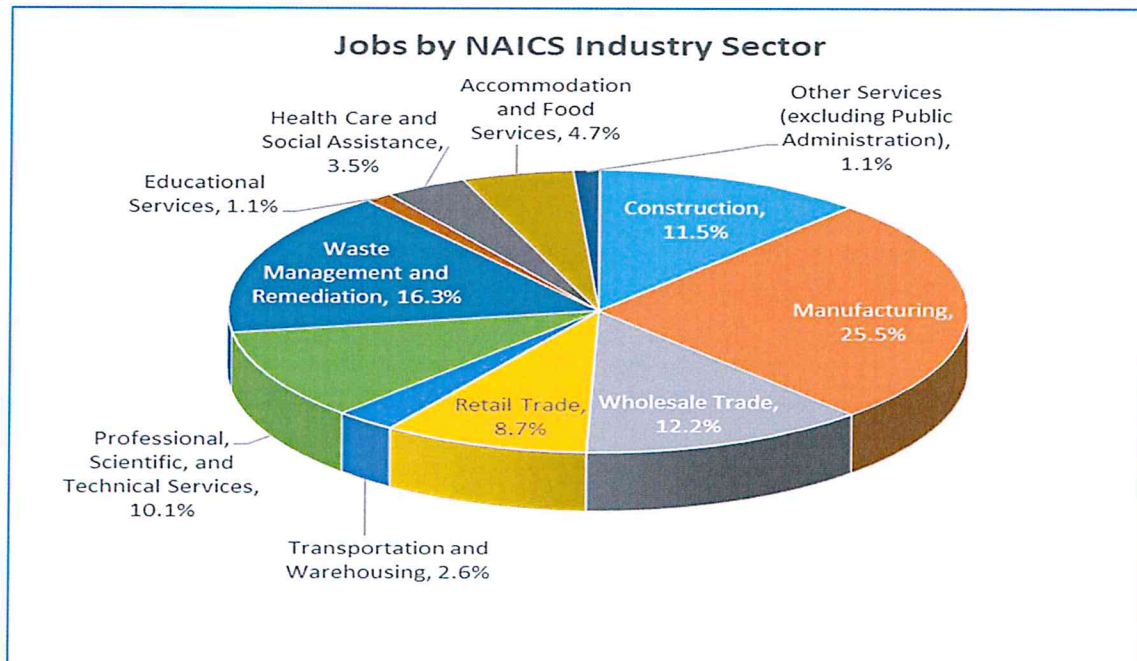
residents and avoid "brain drain" by keeping highly educated residents in town. The aging housing stock, a lack of retail options due in large part to low housing density, and a too quiet downtown should be addressed to enhance the attractiveness of the City.

| THE EMPLOYMENT ENVIRONMENT

Manufacturing and Wages

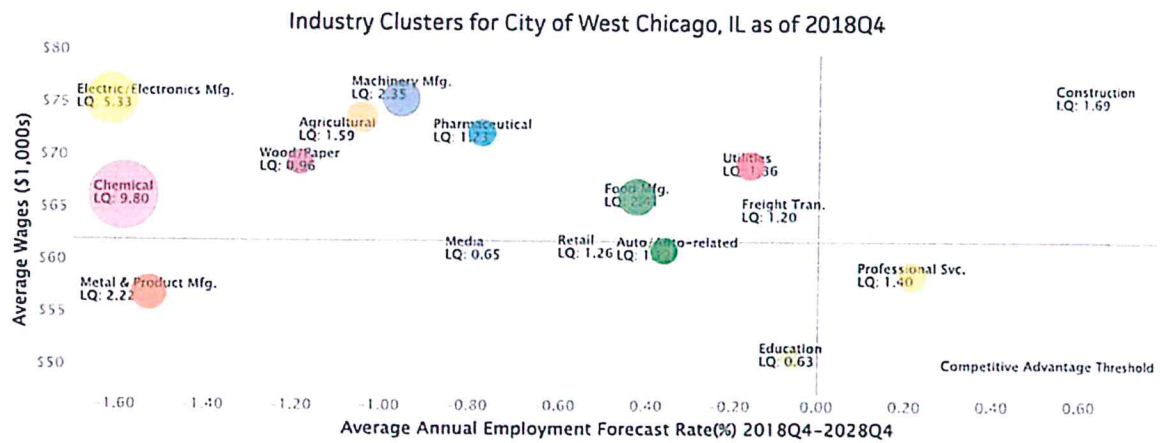
West Chicago is an employment center. Businesses in West Chicago employ more than 16,000 workers. Just ten percent of those are residents who live and work here. Nearly 12,000 residents work outside of the community in Chicago, Aurora, Elgin, St. Charles, Carol Stream and elsewhere. West Chicago's dominant industries are Manufacturing, Warehousing, Construction and Waste Management (e.g., scavenger services).

A look at employment by industry type reinforces that the City benefits from a strong manufacturing sector, which provides 25% of the jobs in West Chicago. By comparison, DuPage County's largest employment sector is Health Care and Social Assistance, at 12%, followed by manufacturing at 11%. The aging of the population creates a shift in demand for certain services such as more health care (just three percent of West Chicago's employment). This is a trend that, while possessing a younger population today, West Chicago should consider as new housing opportunities arise and are sought.



While trends suggest the need to be open to possible changes, the City's unique position as a manufacturing hub is not waning and should be cultivated. Manufacturing can offer much higher wages than many other employment clusters, such as warehousing, or retail and food services. It is worth noting that the recent development in the City of logistics and warehouse facilities brings a lower wage job, so a renewed focus on true manufacturing is in order.

Also important to know, by far the strongest industries (based on Location Quotient, which compares the local concentration of an industry-type with the nation's concentration for the same industry) within the manufacturing category in West Chicago are chemicals (LQ 9.80) and electronics manufacturing (LQ 5.33). However, both of these industries are projecting declines in employment over the next ten years. Sometimes this presents an opportunity to work towards increasing the local consolidation, as these businesses leave other locations. West Chicago could become the place where these businesses consolidate their divisions, thus retaining their stature in the area. On the other hand, it may be a signal to work towards diversifying the City's industries. Tasks relating to both approaches are included at the conclusion of this Plan.



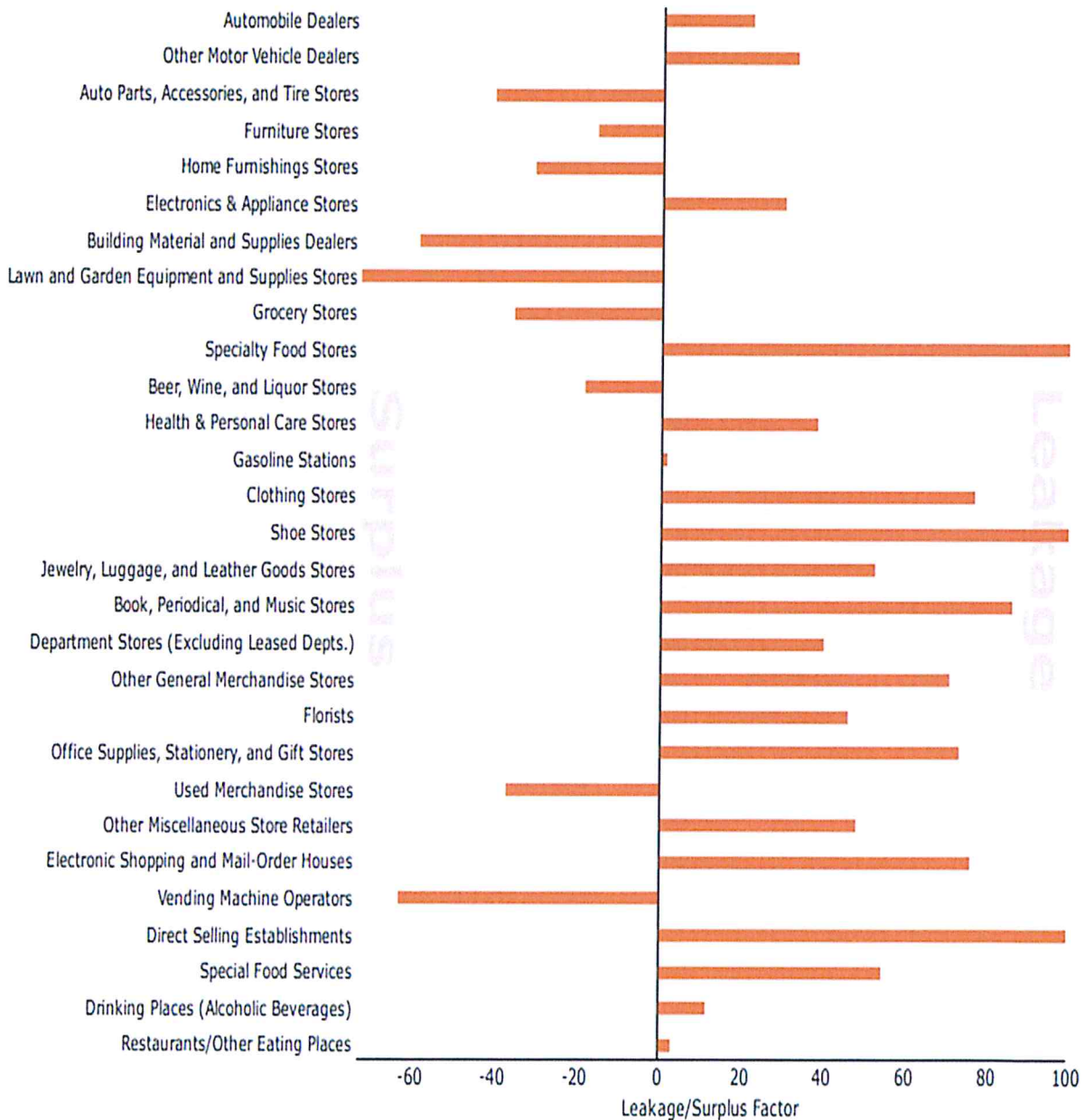
Location quotient and average wage data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics, imputed where necessary, and updated through 2018Q2 with preliminary estimates updated to 2018Q4. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.

Retail Sales and Sales Tax

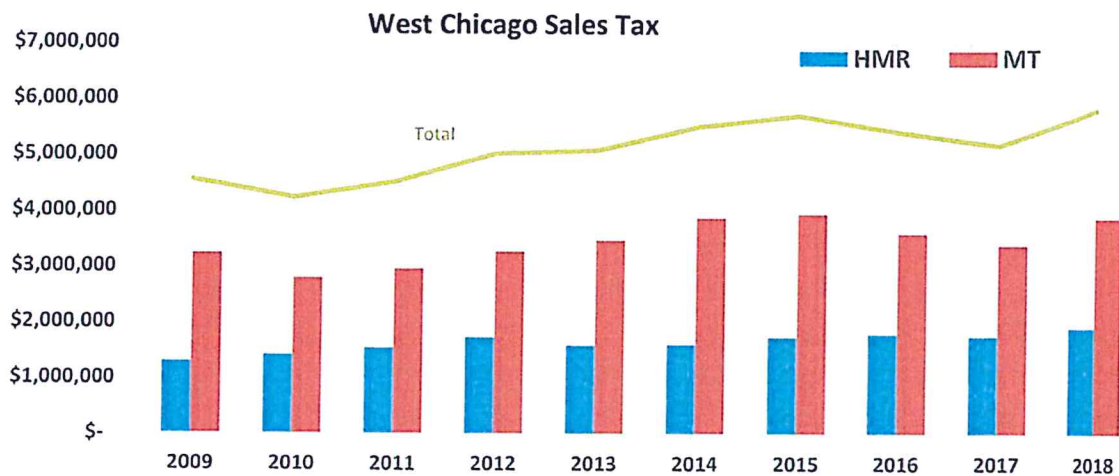
According to data from ESRI's *Business Analyst*, West Chicago is a supplier to the area when it comes to Specialty Food Stores (e.g., the Mexican grocers in the City), Lawn and Garden Supplies (e.g., Menards). Shoppers need to leave the City for General Merchandise, Apparel, Furniture, Books and Office Supplies. Leakage/Surplus Analysis is a somewhat blunt instrument, but overall trends may be derived from looking at its data. A more nuanced approach might conclude that unmet local demand is being provided by online retailers and nearby department stores.

A small amount of "leakage" is seen in the restaurant industry and means it is a possible target for economic development efforts, bringing in new restaurants that are destination-oriented and "Internet proof". Easy proximity to the large department stores is a more difficult challenge to overcome.

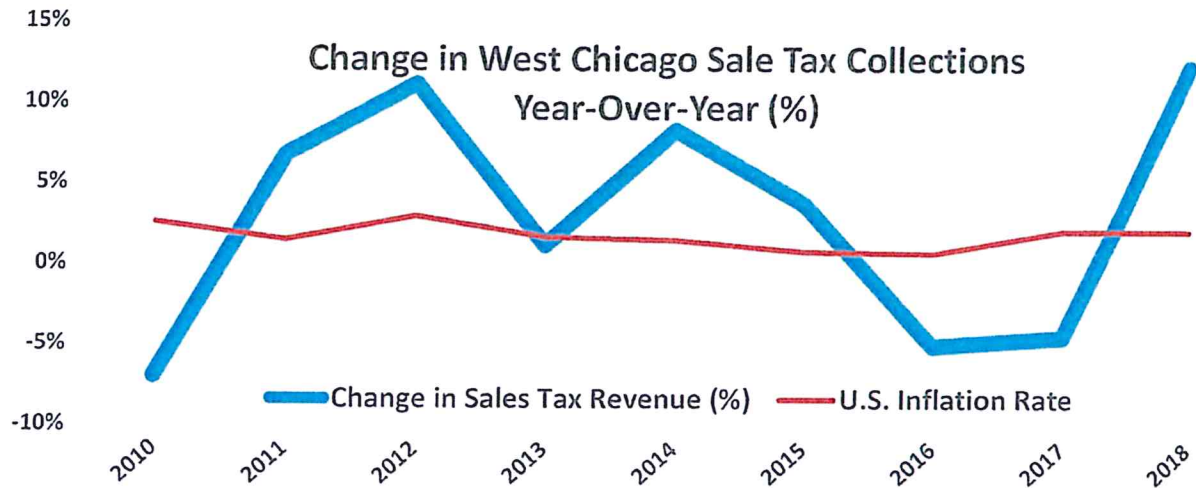
2017 Leakage/Surplus Factor by Industry Group



The location of retail near "rooftops" (the close proximity of a high density and numbers of residents to retail opportunities) has been a challenge for the City. The City's residential density is hampered by the amount of forest preserve, airport, Fermi Lab and golf course land within and near its borders. The most successful retail area in West Chicago, near the intersection of Neltner Avenue and North Avenue, is across from one of the least successful—and the proximity of "rooftops" is one of several factors that come into play. Other land in that vicinity is zoned for retail, but the likelihood of it actually becoming retail is very low, according to the *West Chicago Route 59- North Avenue Market Study* (2017). Housing and its impacts is discussed in more detail later on in this Plan.



Data from the Illinois Department of Revenue indicates a steady, modest increase in sales tax revenue for the City in the years since the Great Recession (averaging three percent and comparing favorably with inflation at 1.8%). A brief disruption in this trend was experienced in 2015-2017, the result of an automobile dealer leaving town. It can be reasonably anticipated that this gap will be filled by revenues from the recent opening of two new dealerships specializing in pre-owned vehicles.

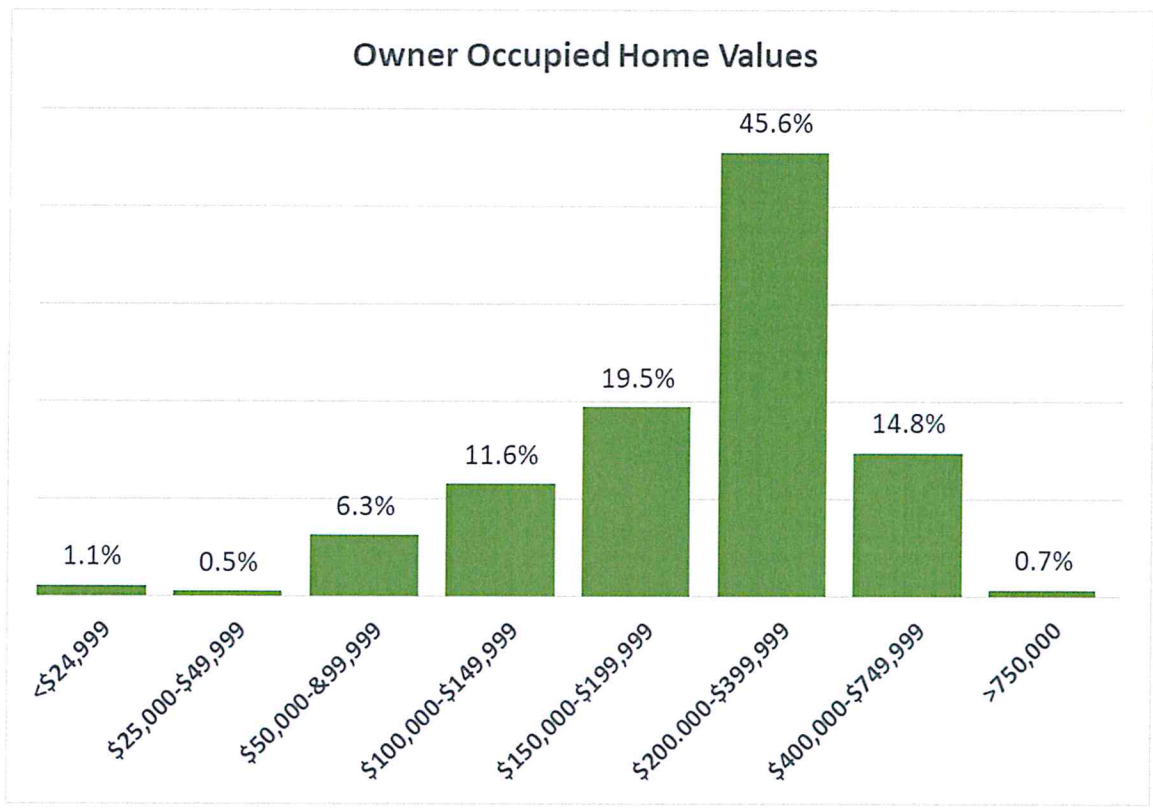


Retail jobs tend to be on the lower end of the wage scale. Nevertheless, the availability of retail is seen as critical to the character of any community, in addition to the ability to buy what you want and when you want it.

Housing and the Economy

Housing and economic development are inextricably linked. Of course, construction-related jobs are created when houses and apartment buildings are built, but housing's reach is even greater. New housing helps to attract new residents and retain existing ones. These residents, in turn, spend money locally on retail, services, food and entertainment. Also, the availability of diverse, quality housing is essential to any community's ability to retain and attract businesses and jobs.

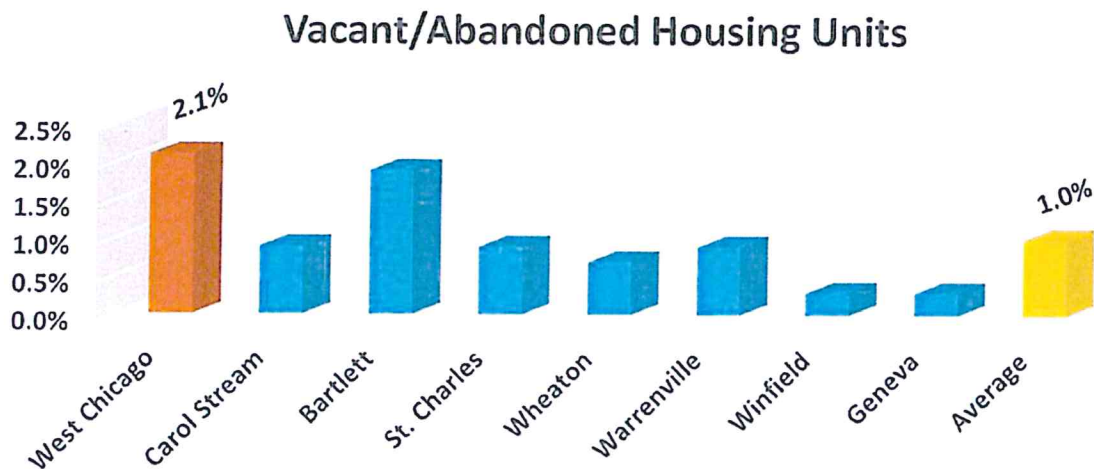
West Chicago possesses a diverse housing stock that meets the needs of a range of individuals and families. The City's median home value (MHV) of \$253,000 aligns well with its median household income. A significant portion {46%} of owner-occupied homes sees values between \$200,000 and \$399,999-these homes are most attractive to middle-income families. A sizeable number of less expensive starter homes are also available {39%}. About 15% exceed \$400,000 in value.



One of every three residences in West Chicago is renter occupied. Much of this stock is older and lacks the amenities and finish-levels frequently demanded by Millennials. Without "Class A" rental stock, the City's ability to attract these individuals becomes markedly more difficult. Evidence of this dearth of high-end apartments is apparent when comparing rents. The median rent for an apartment in West Chicago is \$1,066 per month; the rent for surrounding communities is a full one-third higher at \$1,413. Providing new, highly-amenitized apartments is one of the goals coming out of the *Central Main Street Redevelopment Plan Update*,



mirrored in this Plan, which will have the added critical benefit of bringing more people and spending to the downtown.



Finally, consider the City's housing abandonment rate. With 2.1% of the City's homes vacant or abandoned (this does not include homes while in-between tenants or buyers), the abandonment rate is twice the average of the surrounding communities. This is when the City's code enforcement officers become economic development advocates, by addressing the potential for blight in the community.

Infrastructure and Jobs

The final piece needed for coordinating any city's needs for a strong economy and employment base includes a discussion of infrastructure. Here, West Chicago benefits from three urban highways-IL 59, IL 38 and IL 64-which provide excellent regional access to and from jobs in West Chicago. I-88 is a short drive away. Importantly, Metra commuter rail includes a station in downtown West Chicago, providing easy access to Chicago and places in between. In fact, the amount of rail in the City is extensive and available for the movement of freight in many manufacturing areas. Finally, DuPage Airport calls West Chicago home making freight and private jet service available for those needing air transport.

West Chicago also has its own water supply and wastewater treatment plant. It is a partial-waiver community and subject to the DuPage County Stormwater Rules. Commonwealth

Edison, a unit of Exelon Corporation, provides electricity and NICOR Gas, owned by Southern Company, provides natural gas to the community. Fiber optic lines and cable services are also available in the community.

Infrastructure is a real asset in West Chicago. The City's ability to adapt to the future as air transport needs change, commuter patterns shift or driverless vehicles gain in acceptance is critical.

| OTHER PLANNING AND ECONOMIC DEVELOPMENT WORK

The City of West Chicago has long recognized the need to organize and focus its efforts to create a unified vision for development and promote growth within the community. The Economic Development Plan does not stand as the only tool available when considering the economic future of the community. Previous planning efforts and studies have played a role and continue to do so. These include:

- Central Main Street Redevelopment Plan Update (2018)
- Route 59- North Avenue Market Study (2017)
- West Chicago Strategic Plan (2016)
- Comprehensive Plan (2006)
- Various TIF reports



Special mention is made of two of the plans:

- In the *Strategic Plan* (2016), significant effort was made to develop Action Items for five business districts in the City. Many of these, but not all, were carried over into this document as Tasks. Some were updated and others were completed or not deemed to be within the five-year planning timeframe of this Plan.
- Essential recruiting activities are underway in an effort to implement the *Central Main Street Redevelopment Plan Update* (2018). The outcome will play a large role in determining the next steps taken by the City.

| SWOT ANALYSIS

A Strengths-Weaknesses-Opportunities-Threats (SWOT) analysis can provide a quick way to understand fully the necessarily complex set of topics that go into designing a list of future tasks for an Economic Development Plan. The analysis can take into account the kinds of information already reviewed in this Plan, coupled with external factors that are well-documented outside of the Plan. The goal is to identify weakness and threats which need to be addressed and the opportunities and strengths available to assist or build upon.

Strengths

The City of West Chicago can boast many strengths: a healthy manufacturing sector, strong employment base, affordability, and location within the region, to name a few.

Multiple rail lines, a Metra station downtown, the DuPage Airport, a proactive City Council and the availability of local incentives help to distinguish the community from others in the area when making location decisions.

Strengths

National/Global

- U.S. remains a low-risk, high-transparency investment destination

State/Region

- Moderate cost of living
- Number and quality of institutions of higher education
- Technical training schools
- Dining and shopping opportunities
- Cultural and recreational options
- Entrepreneurial programs
- High productivity of regional workforce
- Diversified regional economy
- Lagging median income levels

Local

- Strong employment base
- Access to region
- Mature and robust manufacturing base
- Strong transportation infrastructure
- Housing that is affordable
- Proactive City Council
- Quality parks system
- Relatively inexpensive land costs
- Some tax incentive programs

Weaknesses

One of the more significant weaknesses for West Chicago is the deteriorating and obsolete commercial property inventory. The lack of rental stock attractive to Millennials is another. Finally, perception of the City is something the City has worked hard to overcome.

The City has little control over training levels of employees, but the Economic Development Coordinator can help link businesses with community colleges for training opportunities.

Lack of housing density is a consistent theme affecting both housing choice and retail success.

The State's poor fiscal health is also not in the City's control, but for companies seeking a northeast Illinois location, West Chicago has a lot to offer.

Weaknesses

National/Global

- Trade wars threaten economic growth and stability

State/Region

- State financial condition
- State tax structure
- Lack of cohesive workforce strategy

Local

- Lagging median income levels
- Aging housing stock; lack of quality rental
- "Leakage" of retail and restraint spending
- Need for additional training
- Outdated and poor quality retail space, requiring expensive redevelopment, more than simple rehabilitation
- Perception within the region
- Segments of main road corridors lack aesthetic appeal
- Low density of households to support retail with expanses of land dedicated to the Airport, Forest Preserve lands, Fermi Lab and Reed - Kepler Park

Opportunities

Despite the existence of several significant impediments to growth, West Chicago has an abundance of opportunities within its grasp. This list begins with the potential for new high quality multi-family residential development and commercial revitalization in the downtown.

Related to this is the opportunity to cultivate a vibrant arts scene in the central business district, building upon existing arts initiatives and organizations such as Gallery 200, People Made Visible and the City's Cultural Arts Commission, among others. A thriving arts scene could serve as a powerful and attractive force for young creative professionals from around the region.

West Chicago has several large sites, zoned and available for new manufacturing, office or research-related facilities. This is something unique to West Chicago compared with cities located to the east.

Finally, the underutilized commercial space in West Chicago, especially near Routes 59 and 64, possesses the potential for revitalization.

Opportunities

National/Global

- Reshoring trend
- Transition to the "Knowledge Economy"
- Technological advancements
- Sustainable growth emphasis

State/Region

- EDGE tax credit program
- Worker retraining program

Local

- New housing and commercial development downtown
- Strong parks and recreation opportunities
- Develop housing stock to appeal to Millennials
- Commercial growth near Routes 59 & 64 and industrial growth near Roosevelt and Fabyan
- Enhance City's appearance along certain corridors
- Continued downtown revitalization
- Reuse of the former General Mills campus
- Artist community in the downtown
- Business/restaurant/retail incubator spaces
- Attract suppliers and customers of existing businesses, especially manufacturing firms

Threats

Many of the threats are external to the City of West Chicago but impact the City nonetheless. The “Knowledge Economy” and an aging population are two examples. In the long term, the ability to maintain a strong manufacturing sector will likely depend on its ability to adapt to many aspects of the Knowledge Economy. Also, an aging population will eventually catch up with West Chicago.

The “brain drain” can be staunched with success managing the opportunities discussed earlier. But with such heavy reliance on manufacturing, it may be hard to “turn the ship” towards a more diversified selection of business sectors which will provide the jobs attractive to Millennials.

The biggest obstacles are the business environment in Illinois, but as indicated earlier, West Chicago can compete if a northeast Illinois location is in the mix.

Threats

National/Global

- Trade wars
- Protectionist trade policies
- Low-wage labor overseas
- U.S. debt levels
- High health care costs
- Transition to the “Knowledge Economy”
- Climate change
- Rapid changes in skillset needs
- Political gridlock in Washington D.C.
- Aging population

State/Region

- State pension obligations
- State budget deficit
- Slow regulatory and permit approval process in Illinois

Local

- Potential “brain drain” as young, talented workers leave West Chicago for other opportunities
- Limited options for diversifying tax base
- Continued underutilization of former General Mills space

TASKS

The outgrowth of the exercise above is to generate a clear list of items to be addressed through task development. Some are derived directly from the *West Chicago Strategic Plan*. Others come from this document. In any case, the following list provides an aggressive approach to economic development in West Chicago for the next few years, broken into categories based on priority and relative cost.

High Priority/Low Cost

- Establish an Economic Development Task Force. The Task Force would be an advisory body that contains not only representatives from the City of West Chicago staff and elected officials, but also a purposeful mix of private sector actors, including developers, property managers, property owners, business owners, realtors, listing agents, banks, and others. These groups are sometimes called the Mayor's Council of Economic Advisors. As experts on the local economy, the group would meet regularly to recommend priorities and advise on the course of action the City should take. This action would expand on the City's commitment to support local business and economic development in West Chicago. (Set up in Year One, then ongoing)
- Embrace manufacturing as the predominant sector within the City. As the leading business and jobs sector in West Chicago, manufacturing has long been a strength here. This recognizes and is supportive of there-shoring trend. Pursue a targeted, cluster-based strategy. Furthermore, wages tend to be higher than for many employment clusters. Opportunities may be available for suppliers and customers of existing manufacturing firms and could be targeted. (Ongoing)
- Actively determine the locations for new housing and consider ways to attract appropriate developers. Match potential residential developers with the properties identified for future housing. Promote the locations online and with mailed brochures. (Years 1-3)

:: Invest in and launch a robust, proactive economic development program, led by the City, that partners with the business and real estate development community to promote West Chicago as a place to invest in a range of commercial and industrial uses, and build an entrepreneurial spirit.

:: Establish targeted investment economic development strategies for each area of the City's five business districts, tailored to corridor and site-specific conditions.

- West Chicago Strategic Plan (2016)

- Support businesses in emerging *employment sectors* by partnering with local and regional organizations, including the College of DuPage, Choose DuPage, Western DuPage Chamber of Commerce, the DuPage County Hispanic Chamber of Commerce, and the West Chicago Hispanic Business Coalition. {Years 1-5}
- Find ways to link local businesses with available grants and other assistance. There are a number of resources available for new and existing businesses outside of any City programs. The Economic Development Coordinator should stay aware of these and help make connections as appropriate. (Ongoing)
- Work with code enforcement where appropriate. It is important not to allow properties to fall into disrepair to maintain a positive image for the City. The Economic Development Coordinator should report troubled properties to Code Enforcement personnel where needed and liaison, if appropriate, with problem businesses. (Ongoing)

High Priority / High Cost

- Establish a formal Business Retention and Expansion (BRE) program. Recognize that most growth by far occurs through the expansion of existing businesses and that a properly implemented BRE program will maximize growth potential, work to remove or mitigate local obstacles to growth and develop contingency plans should there be plant closings or serious economic changes. A variety of surveys could help identify potential candidates (or those "at risk" of closing). The City may also look towards creation of an incentives program. Criteria would need to be developed for eligibility based perhaps on the magnitude of the expansion or potential loss. A program like this requires adequate funding but other aspects of development, such as reduced permit fees, could also be helpful. (Routine efforts Years 1-2, Program in Years 3-5)
- Actively recruit new retail and restaurant users to the community. This must occur with the whole City in mind, but with special attention paid to the downtown. Consider establishing business incubators within the City as a public-private partnership. Make full use of an expanded Retail-Restaurant Grant and Facade Grant programs. (Years 1-5, Incubator Year 5)
- Formalize and refine new business support programs by engaging with local and regional organizations, such as the Small Business Development Center, to support entrepreneurs. Provide site selection assistance. Help "walk" applicants through the zoning and building approval processes. Make appropriate use of expanded Retail-Restaurant Grant and Facade Grant programs. (Years 1-5)
- Implement the Central Main Street Redevelopment Plan Update. Adopted in 2018, steps have been taken to identify the primary and secondary developers with whom to

negotiate a redevelopment agreement as a first phase of plan implementation. Focus on gaining mixed use /TOD development with Class A rental accommodations. Subsequent development agreements should follow. (Years 1-5)

- Advocate for ways to activate the downtown. As redevelopment occurs, including a new City Hall, the inclusion of public space that can be used for various passive activities (from an outdoor lunch with friends to an impromptu concert, etc.) will benefit the downtown and put more pedestrians on the sidewalks. Also, create a series of "pop up" events, allow food carts/trucks and event-related open streets. Work with downtown businesses to gain their participation in festivals located in the downtown. (Years 1-5)
- Create and adopt a formal Roosevelt Road Corridor Development Plan. Done in cooperation with the City Planner, it should detail the community's vision for the area, address public infrastructure needs, and provide subarea and site-specific detail on infill redevelopment strategies. (Years 4-5)
- Support cultivation of a vibrant arts scene in the downtown. A thriving arts scene would serve as a powerful and attractive force for young creative professionals from around the region. (Years 2-5)
- Continue to use and expand development-related incentive packages. Property tax and permit fee abatements have been routinely employed recently. Often these depend on IGAs with other governmental bodies. Sales tax rebates, the creation of special service areas and industrial revenue bonds are other tools available, as well. (As appropriate)
- Tax Increment Financing. TIF is a traditional and excellent way to generate revenue to support infrastructure installation and new development in targeted areas. Providing competent management of the existing TIFs is essential. Working to re-TIF the downtown will become critical to its eventual success and the implementation of the *Central Main Street Redevelopment Plan Update*. (Continuous, Re-TIF Year One)

Low Priority / Low Cost

- Find ways to link local colleges with the training needs of local businesses. The trend towards on-the-job training can be supported often through programs created and resourced by nearby community colleges. Surveys could help identify training needs. (As needed)
- Encourage development of health care and "Knowledge Economy" businesses. Active recruitment is called for in the mid-term, but working to identify available locations is warranted. This will take advantage of overarching trends in demographics and the economy. (Ongoing)

- *Business friendly codes.* A systematic review of key zoning requirements, locally amended building codes, internal policies and fees should be undertaken to identify those that may be revised to make the community. (Ongoing)

Low Priority / High Cost

- *Encourage small business incubator and accelerator space.* In partnership with colleges and universities located in the western suburbs, certain available manufacturing and commercial space might be developed for this activity. Projects could be developed with a mixture of public, private, nonprofit and college resources. (Years 3-5)
- *Work with the new owner to develop a long-range plan for the former General Mills site* All options should be "on the table" as the future of this site is considered. Cooperation with the new owner is essential. (Years 3-5)
- *Broaden the facade improvement program to a City-wide effort.* Significantly more funding would be required, but key corridors outside of the existing downtown program could be better defined, made more attractive and aided with this effort. (Years 4-5)
- *Sub-Area and Corridor Plans.* As these opportunities arise, make sure a sustainable economic development perspective is heard so the City can retain its business-friendly environment. The Roosevelt Road Corridor Plan, mentioned earlier, is one example of these. (As needed)
- *Support transportation modernization.* The City's ability to adapt to the future as air transport needs change, commuter patterns shift or driverless vehicles gain in acceptance is critical. (As needed)

