

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET
DEVELOPMENT COMMITTEE

Monday, July 13, 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: 821 9918 6978
Password: 734703

AGENDA

1. Call to Order, Roll Call, and Establishment of a Quorum
2. Approval of Minutes
 - A. June 8, 2020
3. Public Participation
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.
5. Items for Discussion
 - A. **Museum of Mexican Art** – Presentation and discussion
6. Unfinished Business
7. New Business
8. Reports from Staff
9. Adjournment

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Ruben Pineda
MAYOR
Nancy M. Smith
CITY CLERK

Michael L. Guttman
CITY ADMINISTRATOR

Draft

MINUTES

DEVELOPMENT COMMITTEE

June 8, 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 (in person) 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, John Jakabscin, Jayme Sheahan and Rebecca Stout present.

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

2. Approval of Minutes.

A. May 11, 2020.

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

3. Public Participation.

Tom Dabareiner informed the members that 18 public comments regarding the annexation of Trillium Farms were received. None of them pertains directly to the Final Plat of Subdivision on the meeting's agenda for the evening and all comments oppose the Pulte Homes' development (pre-annexation agreement with West Chicago). Mr. Dabareiner read each of the following comments and/or letters (as so noted below) in their entirety aloud.

Barbara Whitney, opposed.
Leanne Pastene, opposed.
Ken Walker, opposed.
Jennifer Ludovice, opposed.

Jon Wylie, opposed.
Karen Borow, opposed.
Douglas Johnston, opposed.
Giulia Naccarato, opposed.
Julie Dayiantis, opposed.
Laura Ludwig, opposed.
Lois Adams, opposed.
Darren Maiman, opposed.
Letter from Darren and Kristy Maiman, opposed.
Bradley Kalins, opposed.
Rose Kuntze, opposed.
Wayne Kuntze, opposed.
Kevin Lawlor, opposed.
Letter from Rose and Wayne Kuntze, opposed.

4. Items for Consent.

- A. Zoning Text Amendment** – Kids Empire USA, LLC is requesting an amendment to the Zoning Code to create and define the use of “Indoor Recreation and Amusement” and to permit the use in the B-3 General Business District.
- B. 28W541 Roosevelt and 28W700 Purnell Road-** Pulte Homes requests approval of a Final Plat of Subdivision for a proposed 84-unit single family residential development in unincorporated DuPage County.

Alderman Beifuss asked Mr. Dabareiner for confirmation that the Plat of Subdivision meets the City’s subdivision code requirements. Mr. Dabareiner replied that it does but with one deviation having to do with the curvature of one of the roadways. However, it was approved in the preliminary plat discussion a few months ago. Alderman Beifuss asked what discussion was had at the Plan Commission/Zoning Board of Appeals (PC/ZBA) meeting, and Mr. Dabareiner responded that there was really no discussion and it moved through quickly. Alderman Beifuss asked about the lot size of the development, and Russ Whitaker of Pulte Homes stated they vary from 7,400 square foot up to 14,000 square foot. There are 84 lots planned on 34 acres, or less than 2 ½ units per acre. He stated that the characterization of some of the public comments read was misleading. Previous discussions were held with the DuPage County Board and they recognized this was more of a conservation-designed subdivision targeted toward senior residents. The lots are smaller, but 50% of the development is dedicated to open space such as detention areas, landscape buffers, etc. The market is moving toward this type of senior product.

Alderman Beifuss asked if the proposed lot sizes correlate with West Chicago’s R-5 zoning district, and Mr. Dabareiner said yes. He also asked for confirmation of the minimum lot size in R-5, which he believed to be 6,500 square feet. He then asked Mr.

Whitaker if the lots would be owned by the buyers. Mr. Whitaker said yes, but there would be a HOA to care for the community's outdoor maintenance and would function more like a townhome community.

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, Jakabscin, Sheahan and Stout. Voting Nay: 0.

5. Items for Discussion. None.

6. Unfinished Business. None.

7. New Business. None.

8. Reports from Staff.

Tom Dabareiner informed the members that the Park District is doing a solar panel project and they need a stormwater variance before the month's end. As such, they will be going directly to the full Council with the matter next Monday. Staff supports this and DuPage County Stormwater is supportive as well.

9. Adjournment.

Alderman Birch Ferguson moved and Alderman Ferguson seconded the motion to adjourn the Development Committee meeting at 7:34 P.M. The Committee members unanimously agreed and the motion carried.

Respectfully submitted,
Jane Burke

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Final Plat of Subdivision – Phase One
Trillium Farms Subdivision
Pulte Home Company LLC

Resolution No. 20-R-0037

AGENDA ITEM NUMBER: 4.A.**FILE NUMBER:** _____**COMMITTEE AGENDA DATE:** July 13, 2020**COUNCIL AGENDA DATE:** _____**STAFF REVIEW:** Tom Dabareiner, AICP**SIGNATURE** **APPROVED BY CITY ADMINISTRATOR:** Michael Guttman**SIGNATURE** _____**ITEM SUMMARY:**

Pulte Home Company, LLC is the contract purchaser of the former Planter's Palette nursery. Pulte is proposing to develop the property in three phases as a planned unit development for an eighty-four (84) unit single-family residential subdivision in unincorporated DuPage County. The first phase would consist of 19 homes.

The property is located within 1.5 miles of the corporate limits of the City of West Chicago and the Final Plat of Subdivision is therefore subject to review and approval by the City as well. The City approved the Preliminary Plat with a deviation on October 21, 2019 and a Final Plat for the full 84-unit development on June 15, 2020. DuPage County approved the Preliminary Plat, as well as the conditional use permit for the development, on February 25, 2020. DuPage County approved the Final Plat of Subdivision on March 20, 2020.

The Phase One Final Plat includes the previously approved deviation from the Subdivision Code to allow a minimum radius of curvature on a minor street centerline to be as little as ninety (90) feet in lieu of the minimum required 250 feet.

At its July 7, 2020 meeting, the Plan Commission/Zoning Board of Appeals (PC/ZBA) conducted a public hearing to consider the proposed Phase One Final Plat. Members voted unanimously in favor (5-0) of recommending the Final Plat.

ACTION PROPOSED:

Consideration of the proposed Phase One Final Plat.

COMMITTEE RECOMMENDATION:

Attachments:
Draft Resolution

RESOLUTION NO. 20-R-0037

**A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION FOR PHASE 1
OF TRILLIUM FARM**

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

Section 1. That the Final Plat of Subdivision for Phase 1 of Trillium Farm, as prepared by Cemcon, Ltd. consisting of three (3) sheets dated June 23, 2020, attached hereto and incorporated herein as Exhibit "A", be and the same is hereby approved and that the Mayor and City Clerk and all other necessary and appropriate officers of the City are authorized to execute said plat.

Section 2. That the recommendation and findings of fact of the Plan Commission, pursuant to Recommendation No. 20-RC-0010, a copy of which is attached hereto and incorporated herein as Exhibit "B" be and the same are hereby adopted as the findings of fact of the City Council.

Section 3. That all resolutions, or parts thereof, in conflict with the provisions of this Resolution are, to the extent of such conflict, expressly repealed.

Section 4. That this Resolution shall be in full force and effect from and after its adoption and approval as provided by law.

APPROVED this _____ day of _____, 2020.

AYES: _____

NAYES: _____

ABSTAIN: _____

ABSENT: _____

Ruben Pineda, Mayor

ATTEST:

Nancy M. Smith, City Clerk

EXHIBIT “A”

(Insert Final Plat of Subdivision)

EXHIBIT “B”

RECOMMENDATION NO. 2020-RC-0010

TO: The Honorable Mayor and City Council

SUBJECT: PC 20-08
Final Plat of Subdivision for Phase 1 of Trillium Farm
28W541 Roosevelt Road and 28W700 Purnell Road.

DATE: July 7, 2020

DECISION: The motion to recommend approval of the request passed by a unanimous decision of five (5) “yes” and zero (0) “no”.

RECOMMENDATION

After review of the proposed Final Plat of Subdivision for Phase 1 of Trillium Farm, the Plan Commission/Zoning Board of Appeals recommends approval.

There are no specific findings of fact for subdivision consideration. Rather, the PC/ZBA verifies that the submitted plat of subdivision complies with the City’s subdivision regulations. The PC/ZBA finds that the plat does comply.

Respectfully submitted,

Barbara Laimins
Chairperson

VOTE:

For
Laimins
Devitt
Hale
Dettman
Kasprak

Against

Abstain

Absent
Faught
Henkin

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Amendment to Bishop Place PUD
NWC Roosevelt at Bishop
D&G Property Development, LLC

Ordinance No. 20-O-0013

AGENDA ITEM NUMBER: 4.B.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: July 13, 2020

COUNCIL AGENDA DATE: _____

STAFF REVIEW: Tom Dabareiner, AICP

SIGNATURE _____



APPROVED BY CITY ADMINISTRATOR: Michael Guttman

SIGNATURE _____

ITEM SUMMARY:

D&G Property Development, LLC requests an amendment to the Bishop Place PUD (Ordinance 05-O-0039) to remove the condition that requires construction and completion of a second commercial building within the development before development of the remaining vacant residential lots. There are two residential lots remaining and D&G owns both, which they seek to sell for single-family home development. D&G has no ownership interest in the remaining commercial lot, which will be challenging to build under any scenario due to market and layout considerations. D&G is not the original owner of these properties.

The 12 residential lots are zoned R-5 and the commercial lots are zoned B-2. No changes in zoning are proposed, nor recommended. Residential Lots 3 and 6 are the properties owned by D&G. See the attached aerial photo. Lots 3 and 6 are the properties without homes built on them.

The amendment would merely strike the language for Condition #5 and renumber Condition 6 to make it 5. The two changes follow:

~~"5. No more than eight (8) single family residence building permits shall be issued until a temporary or final certificate of occupancy is issued for Commercial Building B.~~

65. A temporary or final certificate of occupancy shall be secured for Commercial Building A within three (3) years of approval of the final PUD."

Members of the Planning Commission/ZBA voted unanimously (5-0) in favor of the amendment to the PUD at their meeting held July 7, 2020.

ACTION PROPOSED:

Consideration of the Amendment to the PUD.

COMMITTEE RECOMMENDATION:**ATTACHMENTS:**

Ordinance

Aerial photo

ORDINANCE NO. 20-O-0013

AN ORDINANCE APPROVING AN AMENDMENT
TO THE FINAL PUD PLAN OF BISHOP PLACE
NORTHWEST CORNER OF ROOSEVELT ROAD AND BISHOP STREET

WHEREAS, on or about April 16, 2020 David Puchalski of D and P Property Development, Inc. (the "APPLICANT"), filed an application for approval of an amendment to the final PUD plan for Bishop Place, with respect to the property legally described on Exhibit "A" attached hereto and incorporated herein (the "SUBJECT REALTY") located at the northwest corner of Roosevelt Road and Bishop Street; and,

WHEREAS, the corporate authorities of the City of West Chicago (the "CITY") approved the final PUD for Bishop Place on June 6, 2005 according to Ordinance 05-O-0039; and

WHEREAS, Notice of Public Hearing on the proposed amendment to the final PUD of the SUBJECT REALTY was published in the Daily Herald on or about June 22, 2020, all as required by the ordinances of the CITY and the statutes of the State of Illinois; and

WHEREAS, all other notices required by law have been given; and

WHEREAS, a Public Hearing was conducted by the Plan Commission/Zoning Board of Appeals of the CITY, commencing on July 7, 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 have received the recommendation of the Plan Commission/Zoning Board of Appeals which contains specific findings of fact, pursuant to Recommendation No. 2020-RC-0009, 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. Condition #5 in Section 1 of Ordinance 2005-O-0039 is hereby stricken in its entirety with the condition that all remaining conditions in Section 1 of Ordinance 2005-O-0039 remain in full force and effect.

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

Section 3. That all ordinances and resolutions, or parts thereof, shall, to the extent not expressly modified by the terms and conditions of this Ordinance, remain in full force and effect as therein provided.

Section 4. That this Ordinance shall be in full force and effect ten (10) days from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED this ____ day of _____, 2020.

Aldersperson J. Beifuss _____

Aldersperson L. Chassee _____

Aldersperson J. Sheahan _____

Aldersperson H. Brown _____

Aldersperson A. Hallett _____

Aldersperson M. Ferguson _____

Aldersperson M. Birch Ferguson _____

Aldersperson S. Dimas _____

Aldersperson C. Swiatek _____

Aldersperson M. Garling _____

Aldersperson J. Short _____

Aldersperson R. Stout _____

Aldersperson J. Jakabcsin _____

Aldersperson N. Ligino-Kubinski _____

APPROVED as to form: _____
City Attorney

APPROVED this ____ day of _____, 2020.

Mayor Ruben Pineda

ATTEST:

Nancy M. Smith, City Clerk

PUBLISHED: _____

EXHIBIT “A”

Subject Realty Legal Description

Lots 1 through 13 in the Bishop Place P.U.D., being a subdivision of part of the West Half of the Northwest Quarter of Section 15, Township 39 North, Range 9 East of the Third Principal Meridian according to the plat thereof, recorded as Document No. R2005-134433, in DuPage County, Illinois.

P.I.N.s: 04-15-117-023, 04-15-117-024, 04-15-117-026, 04-15-117-027, 04-15-117-029, 04-15-117-030, 04-15-117-031, 04-15-117-032, 04-15-117-033, 04-15-117-034, 04-15-117-035, 04-15-117-039, 04-15-117-038, 04-15-117-037, 04-15-117-025 and 04-15-117-028

EXHIBIT “B”

RECOMMENDATION NO. 2020-RC-0009

TO: The Honorable Mayor and City Council

SUBJECT: PC 20-06
Amendment to the Final PUD Plan for Bishop Place
Northwest Corner of Roosevelt Road and Bishop Street

DATE: July 7, 2020

DECISION: The motion to recommend approval of the request passed by a unanimous decision of five (5) “yes” and zero (0) “no”.

RECOMMENDATION

After review of the proposed amendment to the final PUD for Bishop Place, the Plan Commission/Zoning Board of Appeals recommends approval.

Per Section 15.3 of the Zoning Ordinance: “...if the final plan and plat are, in the opinion of the Plan Commission, deemed to be sufficient in compliance with all applicable City ordinances and in substantial conformity with the approved preliminary plan and plat, they shall be approved by the Plan Commission and recommended to the City Council”.

The proposed amendment to the PUD will not alter the Final Plan and will still be consistent with the intent to develop the property as a mixed-use PUD with commercial and residential uses.

Respectfully submitted,

Barbara Laimins
Chairperson

VOTE:

For	Against	Abstain	Absent
Laimins			Faught
Devitt			Henkin
Hale			
Dettman			
Kasprak			

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Suburban Museum of Mexican Art Concept
119 W. Washington Street
Mexican Cultural Center

AGENDA ITEM NUMBER: 5.A.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: July 13, 2020

COUNCIL AGENDA DATE: _____

STAFF REVIEW: Tom Dabareiner, AICP

SIGNATURE 

APPROVED BY CITY ADMINISTRATOR: Michael Guttman

SIGNATURE _____

ITEM SUMMARY:

Fernando Ramirez and Sara Phalen will present on a concept to host a Suburban Museum of Mexican Art here in West Chicago. As proposed, the project would consist of upgrading the old train depot located at 119 W. Washington Street to house indoor art, as well as the property surrounding with landscaping, art and a stage. Significant fundraising is required, which they can highlight.

They seek the City's support by agreement to allow their partnership to move forward with the project. They also want to determine building owner/lease status. Afterwards they will develop a formal plan and timeline for the project.

ACTION PROPOSED:

Consideration and discussion of the concept.

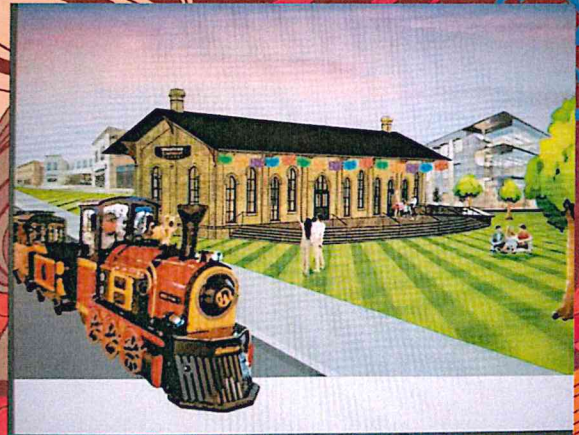
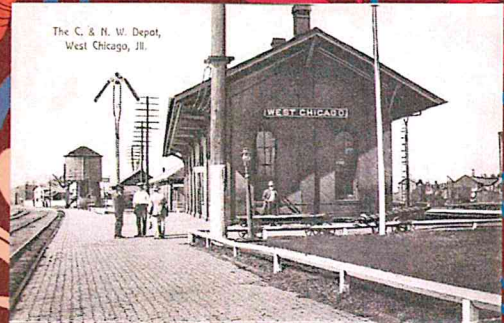
COMMITTEE RECOMMENDATION:

Attachments:

Printed PowerPoint

119 W. WASHINGTON STREET

Where History and Progress Meet



Downtown Redevelopment

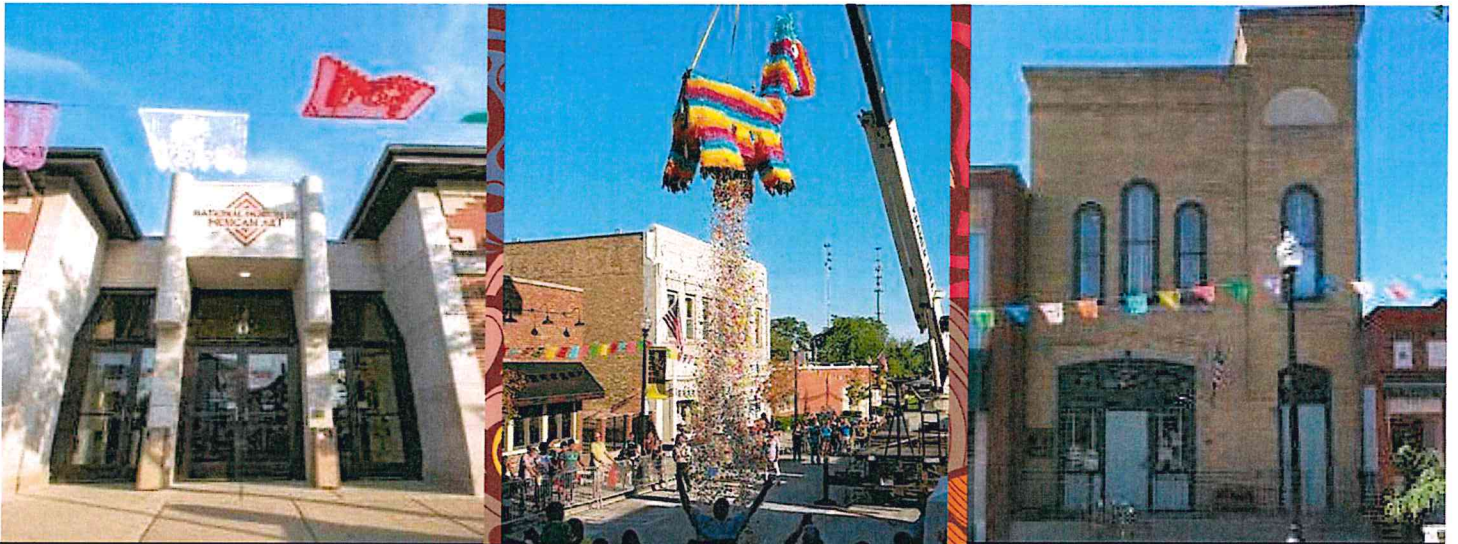
Arts as economic engine

Historic tourism

Celebration of cultural heritage

Hometown Pride Enrichment

Unique Placemaking



CELEBRATING HISTORY

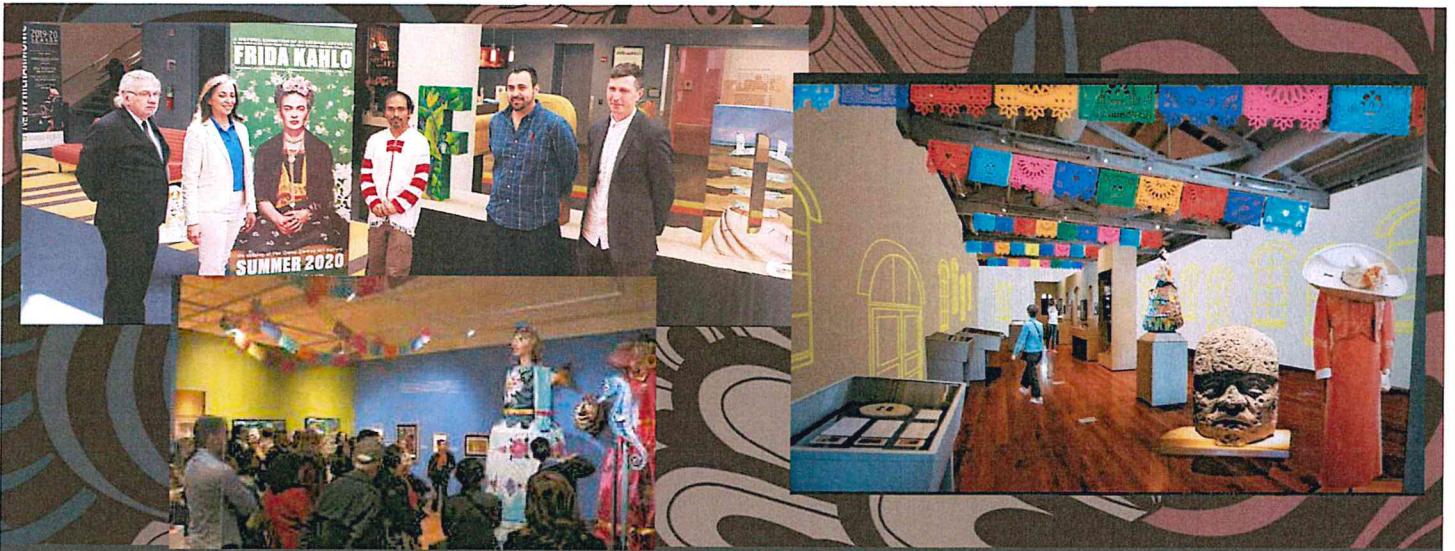
Driving Development

TOTAL ECONOMIC IMPACT					
	TOTAL EXPENDITURES	FTE JOBS	HOUSEHOLD INCOME	LOCAL GOVERNMENT REVENUE	STATE GOVERNMENT REVENUE
ORGANIZATION(S):	\$100,000	3	\$65,367	\$2,840	\$5,075
AUDIENCES:	\$110,395	2	\$47,851	\$4,564	\$6,575
TOTAL:	\$210,395	6	\$113,218	\$7,404	\$11,650

When attending cultural events in a community, local audiences on average spend \$23.44 per event, while nonlocal audiences spend \$47.57 when attending an event

ARTS AS AN ECONOMIC ENGINE

American for the Arts Resource

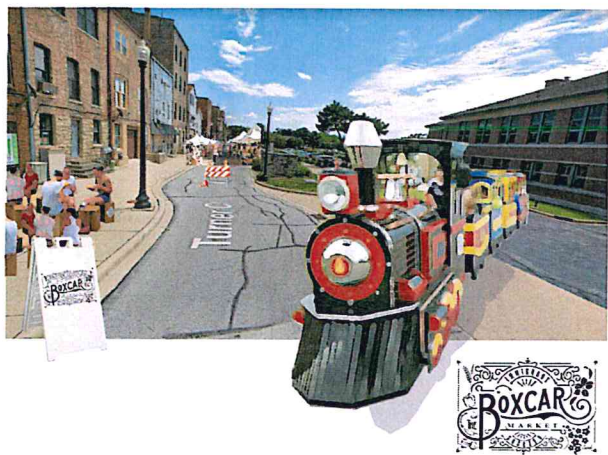


ARTS AS AN ECONOMIC ENGINE

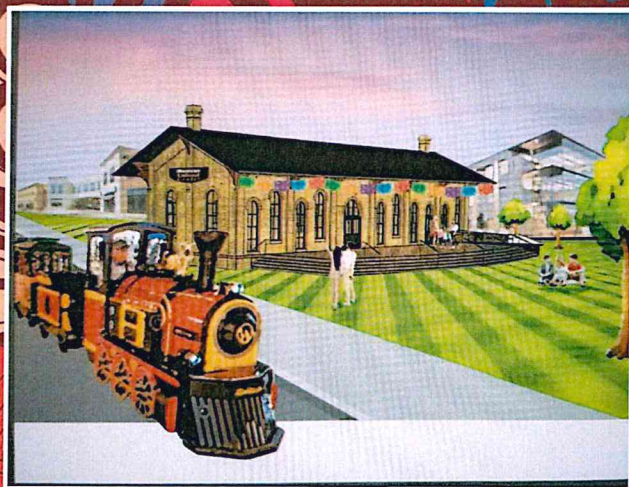
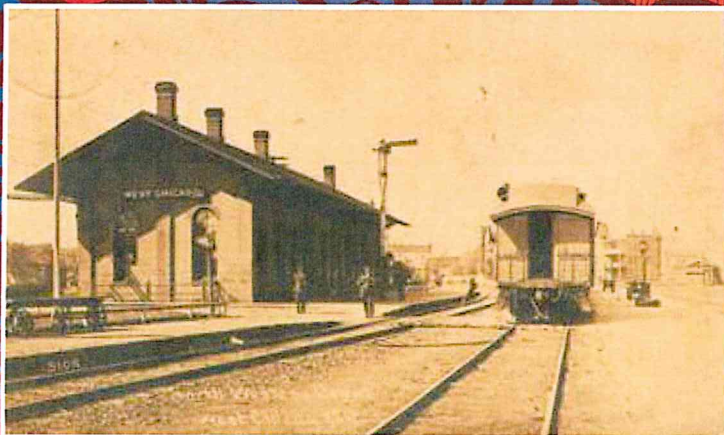
Driving Development & Placemaking



UNIQUE CULTURAL EXPERIENCES DRIVING TOURISM



UNIQUE CULTURAL EXPERIENCES DRIVING DEVELOPMENT



CAPITALIZING ON OUR COMMUNITY'S HERITAGE

Creating an authentic and unique place to live.

Phased Plan



Phase 1: Outdoor Programming
(while exterior windows and doors are restored)

Phase 2: Raw inside space utilization added

Phase 3: Full build-out complete with outdoor stage landscaped event area

FUNDRAISING & SUSTAINABILITY PLAN

Advisory Board:
Chairman Carlos
Tortolero, National
Museum of Mexican Art
*Leading corporate
fundraising efforts*

State and Federal Grant
Programs
*State of Illinois Public
Museum Capital Grant
Program; National
Endowment for the Arts
Our Town Grant Program*

COVID-19 opportunity
grants

FUNDRAISING & SUSTAINABILITY PLAN

State and Federal Grant Programs
Illinois Humanities & Arts Council Grants; Institute of Museum and Library Services Grants

Revenue Generation at the Site: *events, rentals, entry fees*

Federal Tax Structures:
Tax Credit Programs;
Local Tax Structures: TIF
District Grants

119 W. WASHINGTON STREET

Where History and Progress Meet

Next Steps



City support through an agreement to allow partnership to move project forward

Determination about building ownership status/lease structure potential

Formal plan and timeline developed