

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

DEVELOPMENT COMMITTEE

**Monday, December 14, 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: 823 0505 9333
Passcode: 909217**

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. November 9, 2020
3. Public Participation
4. Items for Consent
 - A. **Zoning Text Amendment** – The amendment would provide a definition for the use of “Private Garage Vehicle Condominiums” and would add this use to the B-2 General Business District as a Special Use.
 - B. **Special Use Permit Amendment** – Frank’s Automotive seeks an amendment to their recently approved Special Use to replace the approved wood screening fence with an already installed chain link fence.
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. Previously, Committee Members sought evidence of a lease for a new tenant and the issuance of a building permit prior to consideration and both have occurred.
 - B. **Draft Economic Development Plan** – Staff drafted the City of West Chicago Economic Development Plan. Discussion will occur on the TASKS section. Staff distributed copies of the Draft Plan in September.

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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

November 9, 2020 7:00 P.M.

The Development Committee meeting of November 9, 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. and announced that Mayor Pineda has determined that in-person meetings are not practical and prudent.

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

Also in attendance was Community Development Director, Tom Dabareiner.

2. Approval of Minutes.

A. October 12, 2020.

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

3. Public Participation. None.

4. Items for Consent.

- A. Process for Re-establishing Nonconforming Uses** – The City seeks to alter Section 8.9 of the Zoning Ordinance to eliminate the amortization period and define a process for re-establishing formerly legal nonconforming uses under certain conditions.
- B. Final Development Plan** – Greco DeRosa Investment Group seeks approval of its Final Development Plan for 2575 Enterprise Circle in the DuPage Business Centers.

- C. Renaissance Square PUD Extension** – Central Development Corporation seeks an extension to its Special Use for a PUD, originally approved by Ordinance 12-O-0038.

Alderman Beifuss requested that Item 4. A. be pulled for discussion.

Alderman Beifuss moved, and Alderman Ferguson seconded the motion to approve Items 4. B. and 4. C. Voting Aye: Aldermen Beifuss, Birch Ferguson, Ferguson, Jakabscin, Sheahan and Stout. Voting Nay: 0.

Tom Dabareiner provided a staff update of Item 4.A. This proposed change resulted from discussions about how to allow Cascade Drive-In Theater to reopen. Staff is proposing to add a section to the Zoning Code to allow the resumption of a legal nonconforming use that has been discontinued for a period of 12 consecutive months or longer. The current section 8.9 would be replaced with this Text Amendment. It would allow 36 months to get the nonconforming use restarted, assuming certain conditions are met. These conditions are laid out in the draft Ordinance. The current allotment of 12 months to reestablish a use has been found to be an insufficient period to get a property back in use. Mr. Dabareiner provided a couple of other recent examples of properties in the same situation. At their November 4, 2020, the Plan Commission/Zoning Board of Appeals (PC/ZBA) voted unanimously in favor (5 to 0) of recommending the Text Amendment.

Alderman Beifuss stated that this seems like a reasonable approach in that it gives more flexibility in some instances. It is also important that certain conditions be imposed. He talked about general instances he recalled where some industrial-type uses were found spotted within residential areas. This created friction with the residents due to things such as noise or dust. Therefore, it is useful to have some ways to control the new uses coming in after a special use has ended. He asked how staff arrived at the decision of granting a 36-month period. Mr. Dabareiner replied that nothing can really get done in less than 18 to 24 months. The 36 months is designed to provide a bit more cushion. In the case of Cascade, they are already exceeding 24 months. Alderman Ferguson asked what would happen if they exceed the 36 months. Mr. Dabareiner replied that if everything is in motion, granting an additional month is not a problem.

Alderman Birch Ferguson remarked that she agrees with Alderman Beifuss. The criteria are reasonable and to be expected. She is looking forward to having this benefit other businesses within their community.

Alderman Jakabscin moved and Alderman Beifuss seconded the motion to approve Items 4. . Voting Aye: Aldermen Beifuss, Birch Ferguson, Ferguson, Jakabscin, Sheahan and Stout. Voting Nay: 0.

5. Items for Discussion

- A. Draft Economic Development Plan** – Staff drafted the City of West Chicago Economic Development Plan. Discussion will occur about the SWOT section. Copies of the Draft Plan were distributed in September.

Tom Dabareiner provided this staff update. Last month they covered many statistics to help understand the economic character of the community. Tonight, they would be covering the Strengths-Weaknesses-Opportunities-Threats (SWOT) analysis. In terms of the City's strengths, West Chicago is an employment center. There are 16,000 employees in the community, most of whom are not residents. The City has excellent access to the region by air, highways, or train. We also have a robust and mature manufacturing base, which is something to build on, along with warehousing and transportation. Mr. Dabareiner stated that we have affordable housing for a wide range of incomes, a proactive City Council, a quality park system, inexpensive land costs and some tax incentive programs. Alderman Beifuss asked about a question raised at last month's discussion, which was ascertaining in which sectors West Chicago residents are employed outside of the City. Mr. Dabareiner replied that the Census has some of this information, but it is 10 years old. He stated this is something staff can investigate. Alderman Beifuss commented that they should focus on their strengths when it comes to development. One of the things they have developed are warehouses and logistics. Focusing on manufacturing is appropriate, as wages tend to be higher than in the warehouse and logistics industries. He added that if a manufacturer has its sales operations in the City, then retail sales tax can be collected rather than just property tax. Mr. Dabareiner said this is a good point, and he mentioned that Amazon has plans to offer pick up at their warehouse. This would have the potential for some sales tax benefit, and it is important to keep this in mind for the future recruiting of manufacturing.

Weaknesses were discussed next. In terms of national and global weaknesses, trade wars may impact growth and stability. At the state level, the financial condition and tax structure are weaknesses. As for West Chicago, we have a lagging median income level compared with the rest of DuPage County and an aging housing stock and lack of quality rentals. Another weakness is retail spending leakage. We want to keep the retail spending in the community. We do well in the Menard's /Ace Hardware category. In terms of other types of retail, there is a shift to online purchases. The Plan identified the need for additional training, which may help to increase wages. There are programs available at some of the technical colleges in the area that are willing to work with manufacturers to provide the needed training. In addition, Mr. Dabareiner continued, there is outdated and poor-quality retail space and a perception in the region that is not accurately reflective of how the community really is. In addition, there are segments of some main corridors that lack appeal such as Roosevelt Road and Neltnor. Finally, the low density of households in the community is insufficient to support major retailers. Alderman Beifuss asked if staff was able to find out what the rental rate is per square foot and whether the existing rentals include single family homes or only apartments. Mr. Dabareiner answered that single-family homes are included in the rental numbers and in terms of the square foot rental cost, they are below average compared to other communities. However, the developers staff are meeting with believe the square foot rental prices can be boosted with the addition of new buildings. Alderman Beifuss commented that most of the people who live in West Chicago work

outside the community, and they need to retain the residents and attract new ones. They need to enhance and maintain the quality of life. Green space is a plus, especially with people working remotely now. He stated that quality of life is an economic development strategy. Mr. Dabareiner agreed. The retail community, however, is still looking for rooftops. Alderman Ferguson commented that he heard there is not much to do in the community. He raised this as a point to consider in the future. Mr. Dabareiner acknowledged the point and added that as more rooftops are gained, they can attract more entertainment and more retail, and this would give people more to do.

In terms of opportunities, Mr. Dabareiner stated there has been a national trend called reshoring to bring manufacturing back to the United States. This is something West Chicago might be able to take advantage of. He gave an example of a local business that might bring their manufacturing here. At the state level, there are programs to assist with worker retraining. Where the local level is concerned, there are new housing and commercial development opportunities downtown along with strong parks and recreation. Staff think it is important to provide housing stock that will appeal to Millennials. In addition, there are opportunities for additional commercial growth near Routes 59 and 64 and near Roosevelt and Fabyan. This goes along with enhancing the appearance along certain corridors. In addition, Mr. Dabareiner mentioned several other opportunities such as revitalizing the downtown, reusing the former General Mills plant, emphasizing an artist community in the downtown, looking at incubator spaces for retail and restaurants, and finally, attracting suppliers and customers to the existing manufacturing here already.

The final topic presented by Mr. Dabareiner are threats. Nationally, he mentioned there are several threats including trade wars, protectionism, low wages, overseas labor, and the transition to a knowledge economy. In the State of Illinois, there are concerns about State pension obligations, a budget deficit and a slow regulatory process. Here in West Chicago, we need to worry about the brain drain, where young and talented workers leave the City for other opportunities. They need to find employment and housing opportunities here to prevent that from happening. Continued utilization of the former General Mills space is also an area for concern. However, the current firm drafting the Comprehensive Plan has noted this property and is looking into this. Alderman Beifuss asked about the threat of limited options for diversifying a tax base. Mr. Dabareiner responded that while it is good to have a strong manufacturing base, it is also good to have a diversified base in the event manufacturing were to falter. Mr. Beifuss stated there are some clusters where West Chicago does not have a representative base but suggested those may be opportunities. A lot of the current tax base are the residents and the businesses, but he wondered if there is not an opportunity for healthcare. Mr. Dabareiner said that the City is in need a range of healthcare opportunities. This type of development will help them now and in the long run. The presentation was concluded with Mr. Dabareiner mentioning the next discussion where they plan to address Tasks. He asked the members for their input at next month's meeting.

6. **Unfinished Business.** None.

7. **New Business.**

8. **Reports from Staff.**

- A. **Mosaic Shopping Center TIF Disbursement** – The report is the same as last month's in that a copy of the lease was received but no permits are ready to be issued. They hope to issue the permit soon. The owners are anxious to be reimbursed for a portion of the parking lot work done there.

He also mentioned that the Cascade Drive-In is seeking an exemption from the water tie-in requirement. They have agreed to construct a lift station to handle the sanitary, but as the water tie in is a long way away, it would be very expensive to do. They may go straight to the next Council meeting to make this request.

Alderman Ferguson asked if there is a well onsite and Mr. Dabareiner said there is.

9. **Adjournment.**

Alderman Birch Ferguson moved, and Alderman Ferguson seconded the motion to adjourn the Development Committee meeting at 8:05 p.m. Voting Aye: Aldermen Beifuss, Birch Ferguson, Ferguson, Jakabscin, Sheahan and Stout. Voting Nay: 0.

Respectfully submitted,

Jane Burke

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Zoning Code Text Amendment
Private Garage Vehicle Condominiums

Ordinance No. 20-O-0028

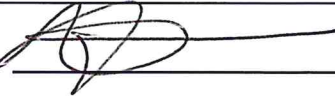
AGENDA ITEM NUMBER: 4.A.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: Dec. 14, 2020

COUNCIL AGENDA DATE: _____

STAFF REVIEW: Tom Dabareiner, AICP

SIGNATURE 

APPROVED BY CITY ADMINISTRATOR: Michael Guttman

SIGNATURE _____

ITEM SUMMARY:

Abundantia Investments, LLC, represented by Walter Lang, is proposing to develop the vacant 2.19-acre tract of land at the northeast corner of Roosevelt Road and IL Route 59 with luxury car condominiums. The petitioner intends to construct five (5) buildings containing a mix of one and two car garages. The concept of these garages is to give a place for car enthusiasts a place to keep their vehicles. The development is not intended to be used to rent out units for self-storage, which is permitted only in the M Manufacturing District and only as a Special Use.

The property is located in the B-2 General Business District and the City's B-2 District does not contain a use category, Permitted or Special, which would allow the proposed development. The petitioner is therefore seeking approval of a Zoning Text Amendment that would amend the text of the Zoning Code to include the use of a "Private Garage Vehicle Condominium" as a Special Use in the B-2 District. The petitioner sought feedback on the concept from the Development Committee in November of 2019 and Aldermen were supportive of the proposal.

If the Zoning Text Amendment is approved by the City Council, the petitioner will proceed with a public hearing at a later date to review the proposal for the Special Use Permit for the development and operation of the site as a Private Garage Vehicle Condominium.

At its December 1, 2020 meeting, the Plan Commission/Zoning Board of Appeals (PC/ZBA) conducted a public hearing to consider the proposed text amendment. Members voted unanimously (6-0) in favor of recommending the Text Amendment.

ACTION PROPOSED:

Consideration of the proposed Zoning Ordinance Text Amendment to Articles IV and X of the Zoning Code to create and define the use of a "Private Garage Vehicle Condominium and include such use as a Special Use in the B-2 General Business District.

COMMITTEE RECOMMENDATION:

Attachments:
Draft Ordinance
PC Report

ORDINANCE NO. 20-O-0028

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF WEST CHICAGO – APPENDIX A ARTICLE IV AND ARTICLE X OF THE ZONING CODE RELATING TO PRIVATE GARAGE VEHICLE CONDOMINIUMS

WHEREAS, on or about September 10, 2020, Walter Lang of Abundantia Investments, LLC filed an application for an amendment to the text of the West Chicago Zoning Code to create and define the use of a Private Garage Vehicle Condominium and to include such use as a special use in the B-2 General Business District; and

WHEREAS, Article X of the West Chicago Zoning Code provides uses that are permitted as special uses within the City's Business Districts and Article IV of the West Chicago Zoning Code defines these uses; and

WHEREAS, the use of a Private Garage Vehicle Condominium is not permitted, neither by right nor by special use, nor defined within the West Chicago Zoning Code; and

WHEREAS, the use of a Private Garage Vehicle Condominium is an appropriate non-retail establishment in the B-2 General Business District; and

WHEREAS, although the use of a Private Garage Vehicle Condominium is unique, it is compatible with establishments typically found in the B-2 General Business District and similar to other special uses in the B-2 General Business District; and

WHEREAS, the City Council believes it is in the best interest of the City to create, define, and allow the use of a Private Garage Vehicle Condominium in the B-2 General Business District as a special use; and

WHEREAS, Notice of Public Hearing on said text amendment was published in the Daily Herald on or about October 20, 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, opened on November 4, 2020 and continued on December 1, 2020, pursuant to said Notice; and

WHEREAS, at the Public Hearing 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. 20-RC-0015, a copy of which is attached hereto as Exhibit "A" which is, by this reference, made a part hereof.

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 Appendix A, Article IV, Section 4.1, Definitions – Construction of Terms, of the Code of Ordinances of the City of West Chicago is hereby amended by adding the following text:

Private Garage Vehicle Condominiums: Attached structures designed as units capable of individual ownership and used for the shelter and protection of personal motor or recreational vehicles, and watercraft, as well as the keeping of ancillary or related personal property, but not for human habitation or occupancy, such as for office or dwelling use, or for the storage of dry goods, perishable items, crops or animals. Private Garage Vehicle Condominiums do not include Self-service Storage Facilities nor do they include Outside Storage.

Section 2. That Appendix A, Article X, Section 10.3-4 General Business District – Special Uses, of the Code of Ordinances of the City of West Chicago is hereby amended by adding the following text:

(T) Private Garage Vehicle Condominiums

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, expressly repealed.

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

PASSED this _____ day of _____, 2020.

Alderman Beifuss	_____	Alderman Chassee	_____
Alderman Sheehan	_____	Alderman Brown	_____
Alderman Hallett	_____	Alderman Ferguson	_____
Alderman Birch-Ferguson	_____	Alderman Dimas	_____
Alderman Swiatek	_____	Alderman Garling	_____
Alderman Stout	_____	Alderman Short	_____
Alderman Ligino-Kubinski	_____	Alderman Jakabcsin	_____

APPROVED as to form: _____
City Attorney

APPROVED THIS _____ day of _____, 2020.

Mayor Ruben Pineda

ATTEST:

City Clerk Nancy M. Smith

PUBLISHED: _____

EXHIBIT "A"

RECOMMENDATION # 20-RC-0015

TO: The Honorable Mayor and City Council

SUBJECT: PC 20-14
Zoning Text Amendment for the creation and definition of the use of Private
Garage Vehicle Condominiums and the inclusion of such use as a special use in
the B-2 General Business District.

DATE: December 1, 2020

DECISION: The motion to recommend approval of the amendment was approved by a
unanimous vote of six (6) "yes" and zero (0) "no".

RECOMMENDATION:

After a review of the proposed text amendment as presented, the Plan Commission/Zoning Board of Appeals finds that the proposed amendment does not pose a threat to the health, safety and welfare of the community. It is the Commission's opinion that the proposed amendment will be beneficial to the City of West Chicago.

The amendment is in keeping with the purpose of the Zoning Code. The Plan Commission is of the opinion that this proposed amendment will protect, promote, and improve the public health, safety, morals, convenience, order, appearance, prosperity and the general welfare of the citizens of the West Chicago community.

Respectfully submitted,

Barbara Laimins
Chairperson

VOTE:

For

Against

Abstain

Absent

Hale

Faught

Kasprak

Dettman

Laimins

Henkin

Devitt

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

First Amendment to a Special Use Permit
Frank's Automotive, 927 West Washington Street

Ordinance No. 20-O-0029

AGENDA ITEM NUMBER: 4. B.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: Dec. 14, 2020

COUNCIL AGENDA DATE: _____

STAFF REVIEW: Tom Dabareiner, AICP

SIGNATURE 

APPROVED BY CITY ADMINISTRATOR: Michael Guttman

SIGNATURE _____

ITEM SUMMARY:

On October 16, 2017, a Special Use was awarded to allow Frank's Automotive to operate at 927 West Washington Street under Ordinance 17-O-0039. The site plan submitted subsequently included a board-on-board wood privacy fence. Instead, the petitioner installed a black-coated chain link fence with slats. The petitioner now seeks a First Amendment to the Special Use Permit to allow the chain link fence in lieu of replacing it with the already approved wood privacy fence.

At its December 1, 2020 meeting, the Plan Commission/Zoning Board of Appeals conducted a public hearing to consider the First Amendment to the Special Use Permit. Members voted unanimously (6-0) in favor of allowing the First Amendment and the chain link fence.

ACTION PROPOSED:

Consideration of the proposed the First Amendment to the Special Use Permit, Franks Automotive, 927 W. Washington Street.

COMMITTEE RECOMMENDATION:

Attachments:
Draft Ordinance
PC Report

ORDINANCE NO. 20-O-0029

AN ORDINANCE GRANTING A FIRST AMENDMENT TO A SPECIAL USE PERMIT FOR AN AUTOMOBILE REPAIR SHOP, A SELF- STORAGE FACILITY, AND OUTSIDE STORAGE FRANK'S AUTOMOTIVE – 927 WEST WASHINGTON STREET

WHEREAS, on or about October 27, 2020, Keith Parks d/b/a Frank's Automotive, (the "APPLICANT"), filed an application for a first amendment to a special use permit with respect to the property legally described on Exhibit "A", attached hereto and incorporated herein (the "SUBJECT REALTY"); and

WHEREAS, the City Council approved multiple special uses for the SUBJECT REALTY including an Automobile Repair Shop, a Self-Storage Facility, and Outside Storage on October 16, 2017, according to Ordinance 17-O-0039; and

WHEREAS, the approval granted by the City Council within Ordinance 17-O-0039 contained several conditions, including that the SUBJECT REALTY be developed in substantial conformance with the Landscape Plan prepared by Webster, McGrath & Alhberg, LTD., dated August 24, 2017 (the "LANDSCAPE PLAN"); and

WHEREAS, the LANDSCAPE PLAN specified that an eight (8) foot tall cedar board-on-board fence be installed around the perimeter of the back portion of the property to comply with the screening requirements for outside storage contained in Section 11.2-1(C)(2) of the Zoning Code; and

WHEREAS, despite the conditions contained in Ordinance 17-O-0039, the APPLICANT, without receiving prior approval, deviated from the LANDSCAPE PLAN and installed an eight (8) foot tall black coated chain link fence with slats; and

WHEREAS, the APPLICANT is requesting a first amendment to Ordinance 17-O-0039 to allow the non-approved eight (8) foot tall black coated chain link fence with slats to remain in lieu of replacing it with the eight (8) foot tall cedar board-on-board fence that is indicated on the LANDSCAPE PLAN and required by Ordinance 17-O-0039; and

WHEREAS, Notice of Public Hearing on said application for a special use amendment was published in the Daily Herald on or about November 16, 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 December 1, 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

Ordinance 20-O-0029

Page 1 of 7

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-0016, 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 a first amendment to a special use permit, in conformance with Sections 5.5 and 11.2-4(C), (T), and (H) of the Zoning Code, is hereby granted for the SUBJECT REALTY to allow an eight (8) foot black coated chain link fence with slats that was installed without prior approval to remain on the property in lieu of removing said fence and installing the eight (8) foot tall cedar board-on-board fence that is indicated on the LANDSCAPE PLAN and required under Ordinance 17-O-0039.

Section 2. That the SUBJECT REALTY shall be developed in substantial conformance with the Landscape Plan prepared by Webster, McGrath & Ahlberg, LTD., dated October 20, 2020, a copy of which is attached hereto and incorporated herein as Exhibit “C”.

Section 3. That condition #2 in Section 1 of Ordinance 17-O-0039, which required the SUBJECT REALTY to be developed in substantial conformance with the LANDSCAPE PLAN be stricken in its entirety.

Section 4. That all other conditions contained in Section 1 of Ordinance 17-O-0039 remain in full force and effect.

Section 5. 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 6. 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 _____ day of _____, 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 _____ day of _____, 2020.

Mayor Ruben Pineda

ATTEST:

City Clerk Nancy M. Smith

PUBLISHED: _____

EXHIBIT “A”

Subject Realty Legal Description

LOT 2 IN WESTGO PROPERTIES 4TH RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 28, 2016 AS DOCUMENT R2016-105619, IN DUPAGE COUNTY, ILLINOIS.

Tax ID Number: 04-09-101-042

EXHIBIT “B”

RECOMMENDATION NO. 2020-RC-0016

TO: The Honorable Mayor and City Council

SUBJECT: PC 20-18
Special Use Amendment
Keith Parks d/b/a Frank’s Automotive
927 West Washington Street

DATE: December 1, 2020

DECISION: The Plan Commission/Zoning Board unanimously recommended approval of the special use amendment for the SUBJECT REALTY by a vote of six (6) “yes” and zero (0) “no”, subject to the site being developed in substantial conformance with the Landscape Plan prepared by Webster, McGrath & Alhberg, LTD., dated October 20, 2020.

RECOMMENDATION

After holding a public hearing and after review of the requested amendment to the special use permit, the Plan Commission/Zoning Board of Appeals recommended approval of the amendment and adopted the following Findings of Fact with its recommendation:

(1) Is necessary for the public convenience at that location or, the case of existing nonconforming uses, a special use permit will make the use more compatible with its surroundings:

True. The uses of the property will not change from the originally approved Special Use Permit. The uses that were previously approved include an Automotive Repair Facility, Self-storage Facility, and Outside Storage.

(2) Is so designed, located and proposed to be operated that the public health, safety and welfare will be protected:

True. The existing black coated chain link fence with slats is a more appropriate screen for the property than a wooden board-on-board fence.

(3) Will not cause substantial injury to the value of other property in the neighborhood in which it is located:

True. The existing black coated chain link fence with slats will not cause substantial injury or harm to property values in the neighborhood and will be compatible with surrounding properties.

(4) *The proposed special use is designated by this code as a listed special use in the zoning district in which the property in question is located:*

True. The previously approved uses of the property will not change. The use of outside storage requires fencing to screen the storage area from adjacent view, per Section 11.2-1(C)(2) of the Zoning Code.

Respectfully submitted,

Barbara Laimins
Chairperson

VOTE:

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

EXHIBIT “C”

(Insert Landscape Plan)

[illegible]

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Request for Oliver Square TIF Funds
West Chicago Jules LLC
Mosaic Crossing Shopping Center
Asphalt Repair

AGENDA ITEM NUMBER: 5. A.**FILE NUMBER:** _____**COMMITTEE AGENDA DATE:** Dec. 14, 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.

At the Development Committee's September 14, 2020 meeting, members asked that a copy of the lease be provided to Staff and the petitioner should pull the first permit for the project. Both requests have occurred.

ACTION PROPOSED:

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

COMMITTEE RECOMMENDATION: