

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

## MINUTES

### Development Committee

January 9, 2012

#### APPROVED AT THE FEBRUARY 13, 2011 MEETING

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

Chairman Pineda called the meeting to order at 6:00 p.m.

Roll call found Aldermen Sandy Dimas, H. Ronald Monroe, Ruben Pineda, John C. Smith, Jr. and Rebecca Stout present.

Alderman Beifuss arrived at 6:30 p.m.

Also in attendance were Alderman Nanette Connelly, City Administrator Michael Guttman and Interim Community Development Director Robert Hupp.

#### 2. Approval of Minutes

##### A. Development Committee of December 12, 2011

Alderman Stout noted that the meeting was called to order at 7:00 p.m.; not 6:30 p.m.

**Alderman Stout made a motion, seconded by Alderman Smith, to approve the December 12, 2011 Development Committee Minutes as revised. Voting yea: Aldermen Stout, Smith, Dimas, Monroe and Pineda. Voting nay: 0. Motion carried.**

#### 3. Public Participation – None.

#### 4. Items for Consent

Chairman Pineda read the Consent Items:

##### A. James and Joann Burns – 1200 W. Hawthorne Lane (Hawthorne's Backyard), Proposed Second Amendment to an Annexation Agreement

Chairman Pineda read the Item for Consent.

**Alderman Monroe made a motion, seconded by Alderman Stout, to move Consent Item 4A to City Council on Monday, January 16, 2012.**

Chairman Pineda asked Mr. Burns if the parking lot would be paved by July. Mr. Burns responded that he did not know because he just got a curve ball regarding the property lines. He stated that he has to get somebody to advise him who has some property background. Chairman Pineda asked if these were changes from the meeting a couple months back. Mr. Burns responded yes, this is something that he was completely unaware of. He added that back in 1971 when he annexed, the formula was that his property went to the middle of the road and from there the setback was determined. He commented that the City has come back to him and said an ordinance was passed that changed the formula to determine the setback due to a dedicated roadway. Mr. Burns commented that years ago they would put a road through and each property owner would own a portion of the road.

Mr. Hupp commented that City staff got an opinion from the City Attorney on this matter and that is all he has seen. He added that it is, as Mr. Burns has indicated, a complicated story of originally and currently all the properties go to the centerline of the road. He noted that that is the way they did it a hundred plus years ago. He noted further that more recently there were dedications where it was not just an easement where the property owner allowed people to go across his property but it was property that was deeded or dedicated to the city or the county or the township. Mr. Hupp commented that the reason it matters in this situation is because if the 33 feet south of the centerline that Mr. Burns owns is considered part of the road and in effect dedicated, the setback is 20 feet from that south line. He added that if the centerline is considered the front lot line, then it is still 20 feet but the setback line for the parking lot is in the middle of the road.

Mr. Burns noted he has several questions then. He stated that the biggest thing is that he would have to move the parking lot. He added that he just came to a reasoning with the County that the existing parking lot was grandfathered in. He added further if the parking lot is moved then he is subject to water detention. He commented that he does not know the costs for that. Mr. Burns added that another big immediate problem is if the building line is changed, it would affect the outdoor events on the property and the fence might have to be moved.

Chairman Pineda asked what the next step would be and Mr. Hupp responded that City staff should get together with Mr. Burns, and his attorney if he wants, to see where we go from here. Chairman Pineda stated that he would like the meeting to take place soon so we are not running into July. He added that it is not good to keep pushing it back.

**Voting yea: Aldermen Monroe, Stout, Dimas, Pineda and Smith. Voting nay: 0.  
Motion carried.**

Chairman Pineda noted that the next step is the public hearing for the amendment which is scheduled for the February 6<sup>th</sup> City Council meeting.

## 5. Items for Discussion

- A. Conceptual review of converting the Wycliffe property on Joliet Street into an assisted living facility.

Mr. Ron D'Aversa, Central Development, stated that he is here to present a concept plan for a new West Chicago Healthcare Facility on the Wycliffe Bible Translators property, which they are in negotiations to purchase. He noted that there are 13 existing townhouse units, an office building that is currently vacant and approximately 13 acres of vacant land. He noted further that they own a vacant 7 acre parcel next to the Wycliffe property, which will be incorporated into the project, and a portion of that will be split off for future retail development. He added that the team who put the package together is here this evening to answer any questions. Mr. D'Aversa stated that he has been in the area for approximately 30 years. He commented that he developed and owned Ingalt Hill Estates in the mid 90's. He added that he was the developer and owner of the Fountains of Town Center, a retail development, in Carol Stream. He introduced Dr. Grant Shumway, CEO and president of Revere Healthcare, who is also the project consultant and will be the facilities operations manager of this future project.

Dr. Shumway stated that Revere Healthcare for the last 27 years has done the planning, development and operations of any number of healthcare and special population programs, which range from interim housing to acute care to projects like this. He noted that this project marries a number of services into one setting and its beneficiary is the disabled person with particular emphasis on the returning veteran. He noted further that this project is not a long-term care facility but a transitional care facility meaning to rehabilitate them back into society. Dr. Shumway added that the office building on the site would be converted to a vocational training center. He added further that the men and women going through the training center would also be trained in the community. He noted that the townhouse units would be used for independent living and reuniting the veterans with their families. He noted further that the next level of care is the assisted living building, where someone may need some assistance with daily activities. He stated that there are state licensure requirements as well as Veterans Administration requirements for that facility. Dr. Shumway stated that Phase II, which will be in the future, is a skilled nursing facility where an individual can be rehabilitated in a more intense clinical way. He noted that not everyone will go through all levels of care and in theory they would progress through each phase and eventually go back into society. He noted further that they are estimating that an individual would spend one to four years total going through the facility.

Chairman Pineda asked if just being a veteran with a disability qualifies them for this facility or is there an application process. Dr. Shumway responded that the nursing facility would become a VA certified facility because the Veterans Administration is paying the facility for the care. He added that the assisted living facility is based on disability determination. He noted that the goal is to work with the Veterans Administration and the Department of Defense because a lot of the men and women want

to go back into service. He stated that they would accept non-veterans with a disability and accident victims for clinical care.

Chairman Pineda asked if the units in the assisted living facility had kitchens and if the independent living facility was more like an apartment. Dr. Shumway responded that the assisted living facility would have a community dining area with a centralized kitchen for retraining those skills. He added that each apartment would have a kitchenette with a mini refrigerator and microwave. He added further that there would be no cooking in the apartment. He noted that the independent living facility would have kitchens in each unit.

Alderman Stout stated that she personally liked the idea and thought it was a good use of the property. She added that it would bring in a lot of positives for that part of town. Dr. Shumway commented that this project will create jobs. He noted that they are anticipating over 100 jobs to be created and would like to hire graduates of the facility.

Alderman Smith commented that it is a great idea and a good addition to the City.

Alderman Dimas stated that she knew someone who went through the process and the person had to go to different locations to go through the whole process to get rehabilitated. She added that she liked that it was all in one place and under one facility.

Alderman Monroe commented that he was all for it. He noted that this unit is not a long-term care facility and Dr. Shumway responded that that is correct. He added that this facility is to retrain individuals and get them back into the community. Alderman Monroe stated that it would be a great plus for our town.

Chairman Pineda commented that this type of project would hopefully get the Roosevelt Road corridor going with other businesses. He added that this is a sizable project that could get that area moving. He noted that there needs to be a discussion regarding the two options from staff. He stated that he liked Option 1 because it would be a better fit for the area and keep B-2 zoning on Roosevelt and Joliet. Chairman Pineda asked how the property to the east of this site would mesh. Mr. D'Aversa responded that the two properties would be joined as one. He added that the 7 acre parcel would be annexed and both parcels would be under one PUD. He noted that they left off a piece approximately 1.8 acres that would be accessible from Roosevelt Road. He noted further that this parcel would be used for retail down the road. He stated that the parcel could be sold or used as part of Phase II. He commented that they have done their homework and the marketing studies show this project to be very viable for them as well as the City. He added that the creation of 100 jobs is very conservative because there will probably be 100 direct jobs within this facility and then there will be ancillary jobs for the restaurants and businesses in the area.

Chairman Pineda asked if they would be applying for a special use and Mr. D'Aversa responded yes. He added that as far as staff's Option 1 or Option 2, they are comfortable with either because it is a PUD. He noted that the townhouses are important to the project because there are some people who will not require assisted living but will require the vocational training.

Alderman Dimas asked with the commercial lot and future development, would there be access to this facility through that lot or is it just off of Joliet Road for this facility. Mr. D'Aversa responded that for the future commercial development, access would strictly be off of Roosevelt Road and there would be not be any direct access from the project to that lot. He noted that improvements to Roosevelt Road will not be required from IDOT for the one commercial lot.

Chairman Pineda asked if IDOT has been contacted and Mr. D'Aversa responded that they have had preliminary discussions with IDOT.

Alderman Monroe asked where the funding is coming from that will begin this project. Dr. Shumway responded through multiple sources. He noted from a revenue standpoint it will be the Department of Defense, Veterans Administration, Medicare, Medicaid, private insurance and private individuals.

Chairman Pineda asked if a tenant would lose their place if they had to go to a hospital for full medical care and Dr. Shumway responded no.

Chairman Pineda stated that this was a conceptual plan and asked the members if it was ok to move forward. The members present responded yes.

**6. Unfinished Business – None.**

**7. New Business – None.**

**8. Reports from Staff**

Chairman Pineda stated that staff is going to meet with the group putting together the campus plan on Washington Street and another public meeting was to be held in January but will most likely get pushed to February so information can get out to the public. Mr. Hupp noted that they are getting together with the planning and environmental review people from URS to see what they have done so far on the environmental and how it may impact the plan. He noted further that he would like to get a feel from them for the budget as far as taking out the police station and showing something else there. He commented that depending on how that comes out, we will figure out when to come back to this Committee. Chairman Pineda commented that the public input could be scheduled for their regular meeting in February at 7:00 p.m.

**9. Adjournment**

Alderman Stout made a motion to adjourn, seconded by Alderman Smith. The members unanimously agreed. Motion carried. The meeting adjourned at 6:33 p.m.

Respectfully submitted,

Linda Ericksen