

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved January 11, 2016

MINUTES

DEVELOPMENT COMMITTEE

December 14, 2015, 7:00 P.M.

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

Alderman Stout called the meeting to order at 7:00 p.m.

Roll call found Aldermen John Banas, James Beifuss, Melissa Birch, Jayme Sheahan and Rebecca Stout, present.

Also in attendance were Director of Community Development, John Said and City Attorney, Keith Letsche.

2. Approval of Minutes.

A. November 9, 2015

Alderman Banas made a motion to approve the minutes, which was seconded by Alderman Beifuss. Alderman Beifuss suggested that the tape recording be reviewed for procedural accuracy. Alderman Banas withdrew his earlier motion as did Alderman Beifuss. Alderman Beifuss then motioned to defer action on the minutes until the next meeting and Alderman Banas seconded the motion. All remaining members agreed and the motion carried.

3. Public Participation.

Alderman Stout reviewed the nature and purpose of the Development Committee and its meetings along with the rules for public comments.

Ann Roth, of 3N361Powis Road, stated her objection to being annexed into West Chicago, specifying that it will add another tax to doing business in DuPage County and that there is no need for it nor benefit received from it. She also objected to the proposed rezoning as it could hurt her land value.

Marcia Casey, property owner on Town Road, Area 7, stated her objection to the proposed annexation and that there is no reason for the City of West Chicago to forcibly annex her property and that she is happy in DuPage County.

4. Items for Consent.

- A. Franciscan Way and St. Andrews Square – Plats of Easement and Abrogation.**
- B. Menards – 220 W. North Avenue – Final PUD Amendment.**

Alderman Birch motioned to recommend that these two items be moved forward, which was then seconded by Alderman Banas.

At the request of Alderman Beifuss, John Said provided an item summary for 4B, identifying that a small building addition on the southeast corner of the existing Menards building is being proposed for special order merchandise for customers. The addition will be constructed of the same building materials as the current building, and it will match its appearance. The Plan Commission/Zoning Board of Appeals (PC/ZBA) unanimously recommended approval of this proposed amendment at their December 1st meeting.

Roll call found all remaining members in agreement and the motion carried.

5. Items for Discussion.

- A. City of West Chicago – Annexation & rezoning – Area 1 – Smith Road & Powis Road.**

Community Development Director, John Said, showed the area to be annexed on an overhead map and also indicated the area's current types of zoning—industrial and residential—and boundaries. Mr. Said provided a general summary of the benefits of the proposed annexation, stating that properties in this area would gain City services such as public safety and code enforcement. These services would also benefit the adjacent properties already located within the City. He mentioned that the City has received complaints of noise associated with industrial businesses and abandoned vehicles in this area and he added that more enforcement in this area would help benefit other City properties and residents. Mr. Said also pointed out that traffic generated by these properties use City streets, but tax dollars are not collected to help maintain these streets. The proposed annexations, he furthered, would allow for more equity among existing taxpayers in terms of sharing the responsibility for the upkeep of those streets. Finally, Mr. Said pointed out that the City has had a long history of trying to have the State's rules for annexation altered, given West Chicago's unique challenges of having many railroad rights-of-way and Fermilab as a boundary property.

Alderman Banas made a motion to recommend annexation and rezoning of this area, which was seconded by Alderman Beifuss. All remaining members in attendance agreed and the motion carried.

B. City of West Chicago – Annexation & rezoning – Area 2 – Powis Road.

John Said showed Area 2 on the map and provided a summary of this area's proposed zoning and its current boundaries. He stated that the circumstances and comments for this area are similar to those of Area 1.

Alderman Banas made a motion to recommend annexation and rezoning of this area, which was seconded by Alderman Beifuss.

Alderman Beifuss stated that the parcels in this area use City streets, which are cleaned and maintained by the City, and that there are also mutual aid agreements with first responders to provide services if needed. He also added that anyone who is adjacent to City water and sewer has an opportunity to connect to them. Alderman Beifuss said that the City is looking to collect its fair share of taxes for the services that they provide. Alderman Banas thanked staff for their efforts in providing this information.

All remaining members in attendance agreed in a roll call and the motion carried.

C. City of West Chicago – Annexation & rezoning – Area 3 – North Avenue & Powis Road.

John Said again referred to the map to illustrate the area of this proposed annexation, remarking that his comments are much the same as for the previous areas, but also adding the fact that the proposed ORI zoning would provide an opportunity for the City to guide future land uses of the North Avenue frontage. He also made mention of the debris and mud left by truck traffic on some streets in this area, which has been kept clean and made safe by City crews.

Alderman Banas motioned to recommend annexation and rezoning of this area, which was seconded by Alderman Birch.

Alderman Banas commented that this area is within his ward and he concurred that debris-laden condition of Powis Road is at times awful and this is one of the reasons he supports the annexation of this area. Alderman Beifuss asked about what used to be located on the now vacant parcel 2 of this area and if the City would now control future uses on this corner and Mr. Said responded affirmatively.

A roll call of all remaining members found all to be in agreement and the motion indeed carried.

D. City of West Chicago – Annexation & rezoning – Area 4 – Powis Road.

Mr. Said showed this area on the overhead map and summarized its current boundaries and proposed zoning of manufacturing, which is consistent with adjacent properties and which would guide future land uses for this vacant area.

Alderman Birch made a motion to recommend annexation and rezoning of this area, which was seconded by Alderman Banas. All remaining members agreed and the motion passed.

E. City of West Chicago – Annexation – Area 5 – Lee Road.

Mr. Said illustrated the location of this area on the overhead map, informing that it is part of the West Chicago Prairie Forest Preserve and that no significant land use changes are expected in the future. Mr. Said also mentioned that the City Attorney has advised that this property may be annexed at the City's discretion due to the City's home-rule designation. Mr. Said concluded there would be no future tax revenue from as the Forest Preserve is a government taxing body.

Alderman Beifuss motioned first to recommend annexation and rezoning of this area, which Alderman Birch seconded.

Alderman Banas asked whether code enforcement could be exerted over this area given it being part of the Forest Preserve and Mr. Letsche responded that it would be possible due to the City's home-rule status.

All remaining members were in agreement and the motion carried.

F. City of West Chicago – Annexation & rezoning – Area 6 – Roosevelt Road.

John Said used the map to illustrate this area's location, pointing out that Commonwealth Edison high-tension wires run north and south on this area and that it is bounded on three sides by incorporated property and to the south by Fermilab. Mr. Said summarized the proposed annexation would provide for more coterminous boundaries in this area and that no significant land uses changes are expected here in the future. The proposed zoning is ORI.

Alderman Banas first motioned to recommend annexation and rezoning of this area, which was seconded by Alderman Sheahan. All remaining members agreed and the motion carried.

G. City of West Chicago – Annexation & rezoning – Area 7 – Roosevelt Road & Town Road.

John Said displayed the location of Area 7 on the overhead map and summarized its proposed zoning of ORI and M, stating that staff has made an effort to maintain consistency with adjacent zoning and land uses. The Winfield Township Garage is also located in this area. Mr. Said indicated there had been previous discussion with regard to the road's Kress Creek crossing. Upon further examination, what was mentioned as being a full bridge is, in reality, a culvert and so no usual road maintenance difficulties

are expected in the future. An intergovernmental agreement with the Township is also expected to share responsibility for Town Road.

Alderman Beifuss inquired about the responsibilities of road maintenance and upkeep of Town Road and Mr. Said replied and that there are some efficiencies in terms of service delivery, which happen to be the case for many of these areas. Alderman Beifuss commented on the issues of mutual aid agreements and code enforcement in this area, which would benefit adjacent property owners already within the City as well.

Alderman Beifuss then asked about the issue of water services for these areas. Mr. Said commented on the topic of utility services, stating that property owners are required to make any necessary improvements, regardless of whether they are in an incorporated area or not; one cannot occupy a building without water and sewer services. In the case where a property owner in an incorporated area wishes to connect to City utilities, he/she has the right to do so if available, but that the City does not have the obligation to extend services. Alderman Beifuss asked if the same requirements (water and sewer) apply for buildings if they are in the County and Mr. Said replied yes. Alderman Beifuss then questioned if there is an instance in which one is required to connect to City water and sewer and Mr. Said replied that he did not believe so unless they have no other alternatives and wish to continue use/occupation of their buildings. City Administrator Michael Guttman stated that the County Health Department can require that someone abandon a septic field or cap a well and connect to utilities if they are adjacent or close to the property, but that staff does not make this determination.

Alderman Banas motioned to recommend annexation and rezoning of this area and Alderman Beifuss seconded the motion. All remaining members agreed and the motion carried.

H. City of West Chicago – Annexation & rezoning – Area 8 – Roosevelt Road.

Mr. Said reviewed the parcels of Area 8 on the map and spoke of its existing boundaries and its current and proposed zoning, adding no further comments other than to reiterate the reasons and support already provided for the other proposed annexations.

Alderman Banas motioned first to recommend annexation and rezoning of this area and Alderman Birch seconded the motion. All remaining members were in agreement and the motion carried.

I. Mazza Property – W. Roosevelt Road – Conceptual Review.

John Said summarized this agenda item. The concept is for a 100-room, full service hotel and a two-story, 450+ unit, multi-building, climate controlled, indoor self-storage facility with on-site watchman's dwelling quarters. The end users for these proposed developments are not known at this time. A proposed detention basin and conservation of an existing wetland are proposed to meet City and County requirements. A private road with a cul-de-sac terminus is also proposed. Mr. Said also mentioned that the

applicant is interested in obtaining the Committee's comments and direction. Alderman Beifuss asked for clarification on the location, which Mr. Said provided by using the map.

Mr. Dave Gravel, a landscape architect, representing the owners of Kress Creek Holdings LLC, provided a conceptual review of this property with exhibits, explaining the development of this 10-acre site would include a hotel adjacent to Roosevelt Road side and a storage facility on the back lot. The hotel would provide standard conference space and breakfast and perhaps swimming facilities. He mentioned that as for the storage facility, they are considering an all interior access for it. Furthermore, their marketing research has revealed interest in vehicular parking and the storage facility would provide for that, but with diminished visibility given its location on the property. He also commented on what has been identified as a farm wetland in the southeastern portion of the property and that they have ascertained that any work would fall under the jurisdiction of the County.

Alderman Beifuss asked why this is a good location for a hotel. Mr. Gravel responded that one reason is the amount of traffic on Roosevelt Road and that there are also potential opportunities related to Fermilab, the DuPage Airport and other facilities. Alderman Beifuss also asked what the staging would be for the two different types of businesses and Mr. Gravel responded that there is the consideration of doing the hotel component before the self-storage, or the two simultaneously.

Alderman Banas stated that this is a great idea and that it is the type of business the City needs to attract, albeit he would have preferred an office situation over self-storage. Alderman Beifuss mentioned that they have been looking to add a hotel and this would prove beneficial. Alderman Banas expressed interest in capturing business from the proximity of the airport.

Mr. Gravel also mentioned that he hopes that the City would support the idea of creating a TIF district for this area and for the road component. He also expressed interest in serving as a draw for commercial businesses in the area.

Alderman Stout stated that this could be a great start and anchor for potential growth in this area, such as restaurants and other businesses. She expressed that it is a great opportunity and she would like to see it continue on. Based on comments and discussion about this proposal, she concluded that the Committee is in favor of it.

J. Kuhn Property – 1100 E. North Avenue – Conceptual Review.

John Said summarized this agenda item and began by describing its location as well as the existing businesses located here. The site would include a large-scale paved parking/storage area for semi-trucks/tractor-trailers and a truck maintenance facility. The North Avenue frontage area would be made up of an office building, restaurant, fueling center and convenience mart and a multi-tenant retail building. There are four new full-

access driveways being proposed as well. Mr. Said concluded that approvals such as rezoning, PUD, etc. would be required and that staff has identified concerns related to truck traffic on Prince Crossing Road, for which a traffic study would be needed, and the provision of water and sewer services. Finally, Mr. Said mentioned that previous City Council direction has been that the North Avenue frontage be developed at the same time as any property in the back and accordingly, staff would search for a mechanism to ensure simultaneous development.

Alderman Banas asked if the current businesses located here are amenable to the development of this site and John Said replied that that is his understanding.

Tom Dulian, President and CEO of Experior Logistic Group, thanked the Committee for the opportunity to present and introduced his Vice President, Norbert Loszewski and architect, Chuck Smith, of Arete Design Studio, who were also in attendance. Mr. Dulian went on to say that his company is prepared to invest 20 million dollars in the community and bring jobs and tax revenue to the City of West Chicago. He summarized the company's history and business model and informed that the logistics center they are proposing for the City would be the company's second and it would provide a properly designed and secure facility to house the vehicles of logistics companies. The parking facility would require a signed lease from a tenant for use. He also emphasized the company's belief in the future success of this location along North Avenue, the good-faith negotiations already taking place with the existing businesses in this area and finally, his company's commitment to construct all of the aforementioned developments in this site in one phase. His development, he furthered, would provide consistent tax revenue compared to the current seasonal use. Mr. Dulian stated his company's willingness to invest \$1 million in bringing utility infrastructure to this area and to enhance the landscaping to legal and environmental standards. He indicated the potential for as many as 250 jobs of differing types offered at this site, while also pointing out that there would be less intensive truck use than for some other businesses, with increased commercial activity from the addition of new employees in the City. Finally, he provided estimates for the revenue that would stem from the sales of gasoline and biodiesel, retail sales from the convenience store, restaurant and parts sales and other retail sales.

Charles Smith, architect and planner for the proposed Experior site, spoke next. He first provided an overview of the existing area while displaying visuals on the overhead screens and then proceeded to display conceptual architectural renderings of each of the proposed structures making up the proposed site. He explained that the unique design of the site would feature the newly relocated Scooby's and convenience market (C-Mart) at the forefront of the intersection, with the fueling station and canopy behind it. He also showed various other renderings of four-sided elevations, noting again, that special attention was given to beautify the frontage along North Avenue. Mr. Smith also provided illustrations of the interior views of the restaurant, the office building and the retail center, among others. He stressed that the development and construction of all of these structures would happen simultaneously, which, he conveyed, is necessary for the concept to work. He talked about and showed the design features and landscaping used

to mitigate truck queuing on Prince Crossing and viewing parked trucks from Prince Crossing respectively. Truck fleets would enter into a long-term lease for parking with Experior, he said, and that each is assigned a parking space. Also, he informed that most drivers tend to live in the area and operate from 7 or 8 am to 6 to 9 pm, with a total truck turnover rate of 1 to 1 ½ times per week. In addition, Mr. Smith conveyed that best management practices for storm water management would be used, such as porous concrete, for example, in an attempt to be innovative about storm water management.

Mr. Smith provided an overview of the truck traffic coming on and off site, asserting that it would be substantially less than a warehouse distribution center and especially less than a big-box retailer. He went on to discuss the traffic distribution in the area and related that it was found that the majority of the truck traffic leaving this site would move east to 355, and then north or south as he displayed a map of the traffic density. He concluded that if the City were to grant them approval to move forward with this development, they would work very closely with the City staff to make sure that this works.

Alderman Banas thanked the Experior representatives for the thoroughness of their presentation and asked what is not to like except for the potential loss of Cascade Drive-In. He then asked about the truck traffic south of this property on Prince Crossing, expressing concern for the residential area nearby. Mr. Smith replied that they looked into this issue, and while there may be an exception or two, their opinion is that most over-the-road haulers go to 355 or go south on Route 59 to Highway 88. Alderman Banas stated that he is absolutely in favor and that it holds a dichotomy of differing types of businesses, which the City should be seeking.

Alderman Beifuss stated that it was a well put-together presentation with a lot of details. He then inquired about where the arriving truck drivers park and Mr. Smith responded that they would park in their space as each space is assigned. Alderman Beifuss asked about the number of acres for the parking area and Mr. Smith estimated that there would be about 22 to 25 paved acres and he also talked about the porous cement that would be used for this paved area. Alderman Beifuss asked about the types of loads of the trailers and Mr. Dulian replied that most of their company's customers have box trucks with enclosed loads, but occasionally, they have flatbeds. Alderman Beifuss also asked about any refrigerated trucks that might be idling overnight and Mr. Dulian answered that there would be a designated area for idling, adding that with whisper technology, the noise of these idling trucks is almost imperceptible. Alderman Beifuss also asked if trucks might be loaded while at the site and Mr. Dulian replied that this could happen.

Alderman Beifuss then asked about the volume of truck traffic and at what times of day it occurs. Mr. Smith replied that the truck volume would turn over approximately 1 ½ times per week, which would equate to about 200 to 250 trucks per day over a ten hour period, beginning at 7 or 8 am. Mr. Dulian added that there are some long-haulers, who would be gone for an extended time. Alderman Beifuss also asked about the existence of team drivers, whose home is in their truck and Mr. Dulian answered that most drivers utilizing the parking live in the area. When Alderman Beifuss asked if they would be

allowed to spend the night, Mr. Dulian said they would be, but that that has not been the company's experience.

Alderman Beifuss asked staff about the zoning for this area and what the comprehensive plan shows. Mr. Said replied that most of the area is zoned ER-1, with a small area zoned commercial along North Avenue. Mr. Said offered to check the plan map and report back momentarily.

Alderman Banas asked about hazmat and security. Mr. Smith stated that there would be a manned guard house and an entry/exit gate and that there would be requirements and systems put in place for any type of hazmat use. Mr. Smith also expounded that the exhaust coming out of these trucks is scrubbed clean and breathable and again reiterated their intention to employ best management environmental for both storm water and air quality.

Mr. Said reported back that he confirmed B-3 commercial zoning along North Avenue and R-3 zoning for the Meadowview Crossing neighborhood and that the City's comprehensive plan shows most of the subject property is designated for commercial with only the southern most part designated open space.

Alderman Banas asked for clarification on a buffer to the west for the residential area of Meadowview Crossing. Mr. Said replied that yes, there is surrounding property, some of which is wetlands and some of which is quasi commercial/industrial area. Mr. Smith stated that there have been several renditions of the site plan to consider maximum traffic maneuverability. Alderman Banas stated that Experior seems to be interested in working with everyone and encouraged the members to consider it seriously.

Alderman Birch stated that while there is a buffer for the residential area, she is concerned about the impact of truck traffic on Prince Crossing as it is a busy street. Mr. Smith responded that truck access can be restricted by weight with the potential of tickets being issued. Alderman Stout agreed that restricting weight might be a way to handle this problem and Mr. Said commented that his research concluded that that section of Prince Crossing is a Class 2 truck route, which would allow for semi-trucks and tractor trailers. Again Mr. Smith offered their willingness to work with staff to establish weight limits.

Alderman Sheahan asked if a guard would be present 24 hours per day and Mr. Smith responded that one would.

Discussion followed among Alderman Beifuss, Mr. Smith and Mr. Said about the types of rezoning and variances required. Mr. Said stated that rezoning of M and probably B-3 would be required along with PUD and a plat of resubdivision, but that other approvals might be required contingent on the final proposal.

Alderman Beifuss expressed concerns about the level of truck traffic and its impact on the residential neighborhoods to the west and south. He also expressed concerns about the accessibility for the residents of Meadowview Crossing and the residents along Prince Crossing, especially in regard to quality of life and safety. He also pointed out that this proposed development is not something previously contemplated in the comprehensive plan.

Alderman Banas stated that there are solutions to those concerns, which are valid, but there seems to be a large buffer area for the residents and that truck traffic would most likely move to North Avenue as it is a quicker route. Furthermore, steps can be enacted to prevent trucks from travelling south with weight restrictions. And while this development might not be part of their comprehensive plan, he did not see any significant issues that cannot be solved.

Alderman Birch echoed the concerns of Alderman Beifuss about truck traffic in a residential neighborhood. Alderman Stout asked the Committee if their concerns would preclude their working with the applicant or if the issues raised could be further investigated. Alderman Birch asked for some data on the site at Alsip, such as daily truck traffic and if there have been any complaints. Chuck Smith responded that if approval were granted to move forward, they would do a very comprehensive truck analysis and that while the Aldermen's concerns are valid, he did not feel that they could not be resolved.

Alderman Sheahan expressed that the concept site seems like a good idea, but expressed sadness over the loss of Cascade Drive-In. Alderman Stout stated that while there are concerns about traffic, safety and quality of life for the current residents, it could breathe life into this area and with the commercial business attracted and expressed willingness to work with the applicant to resolve the issues and that she would like to see this proposal continue forward.

Alderman Beifuss pointed out that the two Aldermen were not present and that in particular, the Alderman from Ward 5 was not present. To clarify, he stated that he is leaning toward no. Alderman Banas stated that he is leaning toward yes. Alderman Birch agreed that she is also leaning toward no. Alderman Sheahan stated that she was unsure and while she likes the idea, she felt the community would be upset to see the movie theater go. Alderman Stout agreed, but pointed out that at some point, if Cascade were to close, they would have to cross this road. Alderman Birch also asked what would become of the site if Cascade were to close. Alderman Stout said that a huge void would be created and that this proposal seems to be a very well thought out and cohesive project. Chuck Smith suggested working closely if the project were to move forward through the Plan Commission stages and reminded the members that they are not asking for any money or TIF to construct this site.

Dave Sabathne, President and CEO of Western DuPage Chamber of Commerce, was recognized by the Committee members to speak. He stated that he has met with the

applicant and had similar concerns. He pointed out that Prince Crossing is zoned B-3 and not residential. He also cited examples of where truck traffic has been restricted within the City. Mr. Sabathne emphasized that the site would not be transient traffic from out of state, but rather local drivers and the Committee should not have to worry about this issue. He mentioned that a truck stop, however, would not be the right project for West Chicago.

Alderman Stout asked for the Committee's direction. She also stated that she would like more information from the applicant, but that she would like to work with them. Alderman Birch concurred that she would also like more information. Mr. Smith offered again, that if there is a way to collaborate, they are willing to do so.

Mr. Said stated that the next stage is zoning and that the applicant has heard the Committee's concerns and that that they now need to reflect on the information provided by the members and incorporate it should they go forward. Mr. Smith thanked the Committee for their time and input.

6. Unfinished Business.

None.

7. New Business.

Alderman Stout stated that there is a bike rack proposal for the downtown area that is currently being held up. John Said provided a summary of how the proposal was initiated and that during the latter stages of approval, it was supported by Cultural Arts Commission, but then later denied by the Historical Preservation Commission (HPC). Due to a section in the current code, the review of all construction in the Historic District, even in City rights-of-way, must be approved by the HPC. He mentioned that there are options that exist and that one would be a code amendment.

A discussion ensued among the aldermen and John Said in reviewing what happened and what options exist going forward, which included the number of votes needed for the HPC to approve proposals and the chronic problem of their not having full attendance of their members at their meetings and whether or not the Development Committee can recommend approval or appeal it. Mr. Said explained that the 30-day appeal time had passed and the inherent problems of re-starting the application process for this proposal. He explained the option of a minor amendment to the code concerning projects that are in the public right of way, such as trash receptacles, lights, bicycle racks, etc. Alderman Beifuss asked if the amendment would be limited to wheeled vehicles and Alderman Banas voiced that the Infrastructure Committee was in favor of the racks and the advantages of bicycle use.

More discussion followed among the Committee members and staff as to the procedure for drafting the code amendment wording, what, if any additional information would be

needed and whether more time should be allotted. John Said clarified that changes of this type would source from the Development Committee and Alderman Stout explained that a motion would not come back for review before the Committee until the February meeting. She expressed her preference for taking action on this at the February meeting.

Alderman Banas made a motion to have staff prepare a text amendment to the code concerning City projects on City rights-of-way in the Historic District, which was seconded by Alderman Birch. Roll call found the remaining members all in agreement and the motion carried.

8. Reports from Staff.

John Said noted the progress of Thornton's Gas Station and that 21 people attended the housing seminar. The results are posted on the project website if anyone is interested.

9. Adjournment.

Alderman Banas made a motion, seconded by Alderman Birch, to adjourn the Development Committee meeting at 9:23 p.m. The Committee members unanimously agreed and the motion carried.

Respectfully submitted,

Jane Burke
Executive Secretary