

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

DEVELOPMENT COMMITTEE

**Monday, August 8, 2016
7:00 P.M. - Council Chambers**

AGENDA

1. Call to Order, Roll Call, and Establishment of a Quorum
2. Approval of Minutes
 - A. July 11, 2016
3. Public Participation
4. Items for Consent
 - A. Mapei Corporation – 430 Industrial Drive, Special Use Amendment
5. Items for Discussion
6. Unfinished Business
7. New Business
8. Reports from Staff
9. Adjournment

DRAFT

MINUTES

DEVELOPMENT COMMITTEE

July 11, 2016, 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, Melissa Ferguson, Laura Grodoski, Jayme Sheahan, John Smith and Chairman Rebecca Stout, present. Alderman Beifuss arrived just after roll call was concluded.

Also in attendance was Director of Community Development, John Said.

2. Approval of Minutes.

A. May 9, 2016

Alderman Banas made a motion to approve the minutes, which was seconded by Alderman Smith. While Alderman Ferguson abstained, the remaining members agreed and the motion carried.

3. Public Participation. None.

4. Items for Consent.

A. Norris-Segert Funeral Home - 132 Fremont Street, Façade Grant.

Alderman Banas motioned to approve Item A for consent. Alderman Ferguson seconded the motion and it was unanimously approved. The motion carried.

5. Items for Discussion.

A. Municipal Code – Review and Recommendations – Retail Gun Sales.

John Said provided a summary of this item, stating that staff was directed by elected officials to review the City's existing municipal regulations, and to evaluate potential new regulations, regarding retail gun sales. He reviewed the zoning for retail sales in the City of West Chicago where the retail sale of guns is currently allowed in Districts B-1, B-2 and B-3. He then reviewed the results of staff's research in having surveyed 41 other communities in regards to their existing municipal regulations for retail gun sales, and 16 communities responded. Based on those findings, recommendations were made to provide a level of regulatory control via the Zoning Code and direction was sought from the Committee about how to best craft the language for a text amendment.

Discussion of the matter ensued with clarification of where the B Districts are located within the City. Alderman Grodoski voiced her support for licensing and a text amendment. Alderman Beifuss supported the idea of a text amendment, preferring a special use for sales and ancillary use for sales in sporting goods stores in B-3 only, along with separation requirements from such areas as churches, libraries, schools, parks, etc. He did not support sales in B-1 or B-2.

Alderman Banas expressed his opinion that a text amendment to disallow retail gun sales in any of the B Districts was discriminatory and that it would send the message that the City is not a favorable place to do business. Alderman Smith concurred with Alderman Beifuss as to which zoning districts should allow for sales. Alderman Grodoski indicated her desire to see the downtown as a place supporting family centered activities and also agreed with the specifications made by Alderman Beifuss. Alderman Banas disagreed with the positions of his fellow aldermen and stated that government should not decide where gun purchases should occur. He added that the City should not lose out on this as possible tax revenue and he concluded that he would never support a text amendment of this sort.

Alderman Beifuss reminded the Committee that their discussion was about zoning. He noted that the City already zones such entities as churches, financial institutions, sporting goods stores, liquor stores, hardware stores, etc., and that these are reasonable regulations to be handled through the Zoning Code. Alderman Ferguson agreed with Alderman Beifuss and expressed her support of staff recommendation for special use in B-3. Alderman Stout suggested consideration of sales also being allowed in B-2 with proper separations. Alderman Sheahan stated that she agreed with sales not being allowed in the downtown area. Alderman Banas reiterated his disagreement.

More discussion followed about what is most suitable for West Chicago and the perception of what retail activity the downtown area should or should not have. Two aldermen shared that they have heard from residents who are not in support of allowing for sales in the downtown. Alderman Beifuss stated that the issue is not about being pro or anti guns. He noted the direction of some nearby communities—citing

staff's research—that require retail gun sales as a special use and others that have already identified which zoning districts allow for sales. He thought this to be a reasonable accommodation for people who want to purchase and for others who may not. Alderman Banas again voiced his disagreement with his fellow aldermen.

A question was raised about which businesses are zoned for in each of the three retail sales districts, and John Said provided for the Committee by reading some examples aloud. Alderman Stout expressed that she would personally feel comfortable allowing for sales in B-2, with stipulations about distance requirements. Alderman Smith agreed with Alderman Stout as did Aldermen Grodoski and Ferguson.

Mane Segarra, business owner of West Chicago, expressed his views about the City both as a youth and as a current businessman. He suggested that the City not zone against any type of business.

Andrew Camamo, owner of Liberty Guns, shared his thoughts in regards to allowing for retail gun sales in the downtown. He stated that he closely follows all requirements for gun sales and that many families are in support of his business.

Holly Hayward, employee of Liberty Guns, also spoke to the Committee. She stated that many families enter the business and knows of no one who feels unsafe to pass in front of this store. She felt that the issue is that of perspective.

Alderman Stout asked the Committee for direction and after additional discussion a consensus was reached. Staff was directed to craft language that would allow for retail sales as a special use in B-2 and B-3 with distance separations.

6. Unfinished Business.

Alderman Beifuss inquired about the status of sale of the General Mills facilities and Mr. Said replied that he had requested to meet with their real estate department.

7. New Business. None.

8. Reports from Staff.

John Said reported that staff is finalizing a Request for Proposals (RFP) to send out to planning, development and real estate consultants to provide a review and update of the former Central Main Street Redevelopment Plan for the downtown, which was first completed in 2007. He anticipated sending out the RFP before the end of the month.

9. Adjournment.

Alderman Banas made a motion, seconded by Alderman Smith, to adjourn the Development Committee meeting at 8:02 P.M. The Committee members unanimously agreed and the motion carried.

Respectfully submitted,

Jane Burke
Executive Secretary

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Special Use Amendment
430 Industrial Drive
Mapei Corporation

Ordinance No. 16-O-0029

AGENDA ITEM NUMBER: 4. A.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: Aug. 8, 2016

COUNCIL AGENDA DATE: _____

STAFF REVIEW: John D. Said

SIGNATURE JDS

APPROVED BY CITY ADMINISTRATOR: Michael Guttman

SIGNATURE _____

ITEM SUMMARY:

Mapei Corporation is requesting the approval of a first amendment to an existing special use to land-bank required off-street parking spaces. The amendment entails modifying the number and proposed locations of the landbanked parking spaces. The subject property is approximately 14 total acres in area (4 acres for 1600 Western Ave. & 10 acres for 430 Industrial Dr.) and is located on the south-west corner of Western Avenue and Industrial Drive.

The subject property consists of two existing buildings that the applicant intends on connecting to create one large building. Mapei received special use approval in 2011 to landbank 127 of the 216 required off-street parking spaces on-site. The aforementioned parking counts were based on the proposed building square footage shown on the 2011 approved site plan.

The 1600 Western Avenue site requires 82 total parking spaces based on the applicant's proposed usage and building expansion plans. The site currently has 30 existing parking spaces on-site. The 430 Industrial Drive site requires 132 total parking spaces on-site based upon the applicant's proposed usage. The site currently has 65 existing spaces on-site. Both stand alone buildings would collectively require 214 total parking spaces. Please note that once the applicant connects the two buildings and creates one large building the total parking space requirement decreases from 214 total spaces to 177 spaces because of the City's reduced parking calculations for warehouse floor area that exceeds 100,000 square feet.

The applicant's business operations are primarily warehousing and manufacturing, which requires a minimal work force. The applicant has indicated that the 95 existing and 11 proposed parking spaces on-site would be more than sufficient to meet their proposed operational needs. Therefore, the applicant is proposing to landbank 108 parking spaces. The exact spaces to be landbanked are identified on the Site Plan attached as Exhibit C of the attached Ordinance.

At its August 2, 2016 meeting, the Plan Commission/Zoning Board of Appeals (PC/ZBA) unanimously recommended approval of a first amendment to a special use to landbank required off-street parking at 430 Industrial Drive as presented by a (5-0) vote. Its recommendation is included as Exhibit "B" of the attached ordinance.

ACTIONS PROPOSED:

Consideration of a first amendment to a special use to landbank required off-street parking at 430 Industrial Drive.

COMMITTEE RECOMMENDATION:

ORDINANCE NO. 16-O-0029

AN ORDINANCE GRANTING A FIRST AMENDMENT TO A SPECIAL USE TO LANDBANK REQUIRED OFF-STREET PARKING AT 430 INDUSTRIAL DRIVE

WHEREAS, on or about June 14, 2016, Mapei Corporation, (the "APPLICANT"), filed an application for a first amendment to a special use to landbank certain required off-street parking spaces, with respect to the property legally described on Exhibit "A" attached hereto and incorporated herein (the "SUBJECT REALTY"); and,

WHEREAS, the corporate authorities of the City of West Chicago granted the original special use by Ordinance 11-O-0041 on October 17, 2011; and,

WHEREAS, Notice of Public Hearing on said application was published in the Daily Herald on July 15, 2016, all as required by the ordinances of the City of West Chicago and the statutes of the State of Illinois; and,

WHEREAS, a Public Hearing was conducted by the Plan Commission/Zoning Board of Appeals of the City of West Chicago, commencing on August 2, 2016; and,

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

WHEREAS, the corporate authorities of the City of West Chicago have received the recommendation of the Plan Commission/Zoning Board of Appeals which contains specific findings of fact, pursuant to Recommendation No.16-RC-0011, a copy of which is attached hereto as Exhibit "B" which is, by this reference, incorporated herein.

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

Section 1. A special use in conformance with Sections 5.5 and 13.3(B) of the Zoning Ordinance is hereby granted for the SUBJECT REALTY, to landbank one hundred eight (108) required off-street parking spaces subject to compliance with the following conditions:

1. The site shall be developed in substantial conformance with the Site Plan prepared by Greengard, Inc. consisting of one sheet dated May 25, 2011, with a final revision date of April 28, 2016 with a final revision date of July 7, 2016, a copy of which is attached hereto as Exhibit "C" which is, by this reference, incorporated herein.
2. The applicant shall install the one hundred eight (108) landbanked parking spaces in substantial conformance with the Site Plan if the City, at any time, determines that there is inadequate parking provided on the subject property or on the applicant's adjacent property at 530 Industrial Drive.

3. The applicant shall submit final engineering plans addressing the parking lot expansion design and storm water management needs in accordance with current City standards prior to the parking lot expansion installation.

Section 2. 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 3. 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 _____ 2016.

Alderman L. Chassee	_____	Alderman J. Beifuss	_____
Vacant – Ward 2		Alderman J. Sheahan	_____
Alderman L. Grodoski	_____	Alderman A. Hallett	_____
Alderman S. Dimas	_____	Alderman M. Ferguson	_____
Alderman J.C. Smith, Jr.	_____	Alderman K. Meissner	_____
Alderman M. Edwalds	_____	Alderman R. Stout	_____
Alderman J.F. Banas	_____	Alderman N. Ligino-Kubinski	_____

APPROVED as to form: _____
City Attorney

APPROVED this ____ day of _____ 2016.

Mayor, Michael B. Kwasman

ATTEST:

City Clerk, Nancy M. Smith

PUBLISHED: _____

Ordinance 16-O-0029

Page 2 of 6

EXHIBIT "A"

LEGAL DESCRIPTION

Lots 1, 2, and 3 in Williamette Industrial Business Forms Resubdivision of Lot 12 in Wescom Industrial Park, being a subdivision located in part of the South Half of Section 5, Township 39 North, Range 9, East of the Third Principal Meridian, according to the plat thereof recorded October 12, 1984 as Document No. R84-82865, in DuPage County, Illinois.

P.I.N.s: 04-05-306-008, 04-05-306-009 and 04-05-306-010.

EXHIBIT "B"

RECOMMENDATION 2016-RC-0011

TO: The Honorable Mayor and City Council

SUBJECT: PC 16-13: First amendment to a special use to landbank required off-street parking spaces at 430 Industrial Dr. - Mapei Corporation

DATE: August 2, 2016

DECISION: The motion to approve the request unanimously passed (5-0).

RECOMMENDATION

After review of the requested special use, the Plan Commission/Zoning Board of Appeals (PC/ZBA) recommended approval according to the following findings of fact:

- (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:*

(This standard should be interpreted as indicating whether or not the proposed use is good for the public at that particular physical location, and not whether or not the use itself is *needed* there).

The proposed landbank parking is designed to reduce the amount of unnecessary hard surface on-site and to enhance the greenscape of the property without negatively impacting the site's or the business's parking demands.

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

The proposed landbanking of the 108 parking spaces is designed to reduce the amount of unnecessary hard surface on-site and to enhance the greenscape of the property without negatively impacting the site's or the business's parking demands.

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

The proposed use should not have a negative impact on the surrounding neighborhood in which it is located.

(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:*

The proposed landbanking is listed as a special use, per the off-street parking regulations established in Section 13.3 (B) of the Zoning Code.

Respectfully submitted,

Barbara Laimins
Chairman

VOTE:

<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
D. Kasprak			S. Hale
D. Faught			M. Schafer
C. Dettmann			
B. Liamins			
R. Mireault			

EXHIBIT “C”

(Insert Site Plan here)

LEGAL DESCRIPTION

LOTS 1, 2 AND 3 IN WESTCHIC INDUSTRIAL BUSINESS FORMS DISPOSITION OF LOT 12 IN WESTCHIC INDUSTRIAL PARK, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 12, 1994 AS DOCUMENT NUMBER 80-012518, IN DEPAUL COUNTY, ILLINOIS.

1600 WESTERN AVE. AREA CALCULATIONS

EXISTING ZONING "M" MANUFACTURING
TOTAL AREA 182,103 S.F.
EXISTING BUILDING AREA 71,420 S.F. (39.2%)
EXISTING IMPERVIOUS AREA 18,111 S.F. (9.9%)
EXISTING GREEN AREA 92,572 S.F. (50.9%)
PROPOSED BUILDING AREA 101,149 S.F.
PROPOSED IMPERVIOUS AREA 32,519 S.F.
BAIKED PARK, IMP. AREA 8,817 S.F.
TOTAL BUILDING AREA 81,569 S.F. (44.8%)
TOTAL IMPERVIOUS AREA 58,527 S.F. (32.0%)
TOTAL GREEN AREA 45,010 S.F. (24.3%)
EXISTING PARKING 35 SPACES / 4 LOADING DOCKS
REQUIRED PARKING 75 SPACES (WAREHOUSE)
4 SPACES (HANDICAP)
TOTAL 82 SPACES

430 INDUSTRIAL DRIVE AREA CALCULATIONS

EXISTING ZONING "M" MANUFACTURING
TOTAL AREA 428,721 S.F.
EXISTING BUILDING AREA 120,152 S.F. (28.0%)
EXISTING IMPERVIOUS AREA 100,788 S.F. (23.5%)
EXISTING GREEN AREA 207,781 S.F. (48.5%)
PROPOSED BUILDING AREA 907 S.F.
PROPOSED IMPERVIOUS AREA 18,301 S.F.
BAIKED PARK, IMP. AREA 21,224 S.F.
TOTAL BUILDING AREA 121,149 S.F. (28.2%)
TOTAL IMPERVIOUS AREA 149,113 S.F. (34.8%)
TOTAL GREEN AREA 197,161 S.F. (46.0%)
EXISTING PARKING 63 SPACES / 2 H.C. SPACES
12 LOADING DOCKS
15 TRUCK SPACES
REQUIRED PARKING 103 SPACES (WAREHOUSE)
24 SPACES (HANDICAP)
5 SPACES (HANDICAP)
TOTAL 132 SPACES

REQUIRED PARKING AS ONE PROPERTY

147 SPACES (WAREHOUSE)
24 SPACES (HANDICAP)
6 SPACES (HANDICAP)
177 SPACES (TOTAL)

PROPOSED PARKING

1600 WESTERN: 23 REG. & 4 H.C. (27)(2)
430 INDUSTRIAL: 58 REG. & 5 H.C. (63)(2)
430 INDUSTRIAL: 18 REG. (NEW) (18)(2)
108 TOTAL

TOTAL PARKING SPACES

REQUIRED = 214
TOTAL PROVIDED WITH LAND BANK = 214

