

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved October 9, 2017

## MINUTES

### DEVELOPMENT COMMITTEE

September 11, 2017, 7:00 P.M.

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

Alderman Beifuss called the meeting to order at 7:00 P.M.

Roll call found Aldermen James Beifuss, Melissa Birch Ferguson, Michael Ferguson, and Bonnie Gagliardi present.

Also in attendance was Interim Director of Community Development, Bill Ganek.

2. **Approval of Minutes.**

A. **August 14, 2017**

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

3. **Public Participation.** None.

4. **Items for Consent.**

A. **1760 & 1860 Western Drive – INX International – Special Use.**

B. **1650 N. Neltnor Boulevard – Christian Brother's Automotive – Special Use, Final PUD, & Resubdivision.**

C. **445 Belleview Avenue – Kaylor Residence – Resubdivision.**

Alderman Beifuss requested that Item B be moved to Agenda Item 5, Items for Discussion.

Development Committee Minutes  
September 11, 2017

**Alderman Gagliardi moved first and Alderman Birch Ferguson seconded the motion to approve Items for Consent A. & C. Voting Aye: Aldermen Beifuss, Birch Ferguson, Ferguson and Gagliardi. Voting Nay: 0.**

**5. Items for Discussion**

**A. 1650 N. Neltner Boulevard – Christian Brothers Automotive – Special Use, Final PUD, & Resubdivision**

Bill Ganek provided the Item summary. Christian Brothers Automotive is requesting approval for a Planned Unit Development (PUD), a special use for an automotive care center, and a plat of resubdivision. The current property is zoned B-3, Regional Shopping District and the applicant is proposing to develop this vacant parcel as an auto repair facility specializing in light repair services. The proposed facility will consist of a 6,000 square foot building and will be located on the northern 1.4 acres of the lot. Mr. Ganek also reviewed other components of the proposed development including vehicular access points and traffic circulation, parking, stormwater detention, landscaping, exterior building finishes and lighting, signage and plat of subdivision, all of which comply with City Code. The Plan Commission/Zoning Board of Appeals (PC/ZBA) has already recommended approval.

Alderman Ferguson expressed his support of this development and Alderman Beifuss agreed, stating that while there is difficulty in attracting retail to this area, the proposed use seems like a compatible ancillary use. He then asked about the additional requirements for the special use that were put forth by the PC/ZBA and Mr. Ganek reviewed those conditions for the Committee members. Alderman Beifuss commented that this repair facility has stronger requirements and that it is a good plan. He recommended it for approval.

**Alderman Gagliardi moved first and Alderman Ferguson seconded the motion to approve Item A. Voting Aye: Aldermen Beifuss, Birch Ferguson, Ferguson and Gagliardi. Voting Nay: 0.**

**B. 601 W Roosevelt Road – Burris Equipment – Conceptual Review**

Bill Ganek summarized this Item for the Committee. The applicant is interested in a 2.4 acre site, which was formerly the Haggerty Ford dealership, in order to locate a construction and turf equipment sales and repair business. They plan to renovate both the interior and exterior of the existing building and establish a fenced storage yard at the rear of the site to screen rental and new and used equipment for sale. The applicant desires to display/store some new equipment in front of the building. Mr. Ganek stated that the applicant anticipates generating 7 million in revenue, the sales tax from which would benefit the City. Mr. Ganek then explained the reasons for the Committee's conceptual review. Equipment leasing and sales is currently a special use in the City's



Manufacturing district, and so while the proposed site is currently zoned B-2, General Business district, the applicant would require a text amendment to add contractor's equipment sales and leasing as an allowable use. City staff is recommending that said use be added as a special use to allow the City greater oversight in ensuring that any negative aspects are properly mitigated for any uses that might occur in the future. Furthermore, a definition would be created to clearly define this use and set forth minimum regulations. A prerequisite to demonstrate compliance with the use restrictions would be required prior to application for the special use. Staff has put together a list of preliminary use restrictions for considerations. Mr. Ganek introduced the applicant in attendance, Mr. Bryan Heinrichs of Burris Equipment.

Mr. Heinrichs addressed the Committee and spoke about his company's interest in locating to West Chicago. They are looking to open a fourth facility in the Chicagoland area and prefer a location on a main thoroughfare, with 3 or more acres. He explained that his company is a full service rental, sales, parts and service provider, with the majority of their business being sales.

Alderman Ferguson asked how the applicant would plan to upgrade this facility, which has been vacant for some time. Mr. Heinrichs replied that all of the asphalt would have to be torn out and replaced, but some of it would be removed and replaced with grass and trees. He also talked about plans for landscaping and referenced the photos submitted of some of their other facilities. He mentioned that the exterior of the building would require re-painting and replacement of front fascia, among other items noted. He estimated they would need to spend one half to three quarters of a million dollars in site improvements and commented on plans for fencing to screen their equipment storage, with the largest piece of equipment weighing 25,000 lbs.

Alderman Gagliardi asked about the new equipment they would promote in front of the dealership building and Mr. Heinrichs replied that it would be brand new equipment only, from 15 to 25 pieces, with no rentals displayed. He stated that the front of the building would not be blocked by the promotional equipment and customers would load and unload at the back of the building.

Bill Ganek reviewed the use restrictions put forth by staff for the Committee's consideration, which included that used equipment sales, equipment leasing and repair must be ancillary to new equipment sales, outside storage or parking of equipment must be located behind the building and properly screened, equipment display areas would be limited in area and location and could include a certain number of new pieces only, height restrictions would apply for parking and storage, and all repair work would be conducted inside the building. Mr. Ganek commented that staff is concerned that the building and site look like a commercial use.

Alderman Beifuss asked about the distinction for sales tax revenue from goods being leased versus those being sold and Mr. Ganek answered that while there is no sales tax on

leased equipment or repairs, there is for new or used equipment or parts sales. Mr. Heinrichs stated his initial purchase of equipment is taxable, as he is, in effective, selling the equipment to himself, but that any renting out of equipment is not taxable, unless it were to be sold. Mr. Ganek commented on the need to require any sale to the owners (in the form of equipment purchasing) for later leasing would need to be credited to the West Chicago facility. Mr. Heinrichs said that that is their current practice at the other facilities, and he estimated that about 1.4 million of their 7 million annual sales do not generate sales tax revenue.

Alderman Beifuss commented on the matter of a text amendment and the creation of a special use to ensure that similar uses do not go in undesirable locations in the future, such as next to residential housing. He also stated that the potential location on a state road has a similarity with the location of dealerships and that in general, he likes the idea.

Alderman Birch Ferguson stated that she supports the plan, noting that it would be a special use in the B-2 and that staff would work on a text amendment as discussed. For the time being, she is giving the applicant the green light to apply.

Discussion continued between Alderman Beifuss and the applicant regarding the proposed restriction of used equipment sales being kept ancillary to new equipment sales, the paving and fencing/screening planned.

Alderman Ferguson expressed concern about this business being close to but not adjacent to multifamily housing. He suggested fencing to prohibit anyone entering the storage area and asked about the use of lighting. The applicant replied and a brief discussion ensued about the type of lighting to be used so as to potentially reduce glare.

Alderman Beifuss concluded that there was a consensus among the members present that they are in favor of the plan. However, he asked staff to consider location limitations, such as on a state road, and to consider imposing size limitations, such as a minimum lot size if this plan were to move forward.

6. **Unfinished Business.** None.

7. **New Business.** None.

8. **Reports from Staff.**

Bill Ganek informed the members that the Community Development Department is gearing up for the annual renewals of the Business Registration and Residential Rental Licensing, which are due by the end of the year. He then stated that Aldi has received the approval for an addition to their existing store, and that if the members agree to it, staff is requesting that it go straight to City Council for approval. The applicant has stated that they would like the addition enclosed before the winter season. The Committee members

agreed. Mr. Ganek also mentioned that at next month's meeting, the members would be looking at the proposal from Frank's Automotive to relocate their business. Finally, he stated that the Central Main Street Redevelopment Plan is being finalized and will be forthcoming shortly to the Committee.

**Alderman Ferguson moved and Alderman Birch Ferguson seconded the motion to adjourn the Development Committee meeting at 7:44 P.M. The Committee members unanimously agreed and the motion carried.**

Respectfully submitted,

Jane Burke