



WHERE HISTORY & PROGRESS MEET

Approved February 12, 2018

MINUTES

DEVELOPMENT COMMITTEE

January 8, 2018, 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 James Beifuss, Melissa Birch Ferguson, Michael Ferguson, Bonnie Gagliardi, Jayme Sheahan and Rebecca Stout present.

Also in attendance was Community Development Director, Tom Dabareiner.

2. **Approval of Minutes.**

A. **October 9, 2017**

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

3. **Public Participation.** None.

4. **Items for Consent.**

A. **Hartigan Residence – 29W478 Ray Avenue – Annexation & Rezoning.**

B. **The Learning Experience – 920 N. Neltnor Blvd. – Special Use & Final PUD.**

Alderman Beifuss moved and Alderman Sheahan seconded the motion to approve Items for Consent A. and B. Voting Aye: Aldermen Beifuss, Birch Ferguson, Ferguson, Gagliardi, Sheahan and Stout. Voting Nay: 0.

5. **Items for Discussion**

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A. Wheaton Academy – 900 N. Prince Crossing Road – Final PUD Amendment.

The item summary was provided by Tom Dabareiner who explained that Wheaton Academy is requesting a fourth amendment to the final PUD to approve an increase for the maximum number of times that lights can be used on their athletic field. They are currently allowed 30, and they are requesting 45 per academic year to accommodate new sports' schedules. City staff recommends this approval along with maintaining the 6 lighting conditions from the 2015 amendment. Mr. Dabareiner also indicated that staff recently received some proposed changes to the wording of the existing ordinance, but since staff has not had enough time to review the matter, he offered the Committee the option of continuing the matter to next month.

Alderman Beifuss asked if night games would be evenly split between fall and spring and Mr. Brad Byrne, Athletic Director for Wheaton Academy, explained that they would not; they anticipate needing fewer in the spring. He explained that the rise in games is due to an IHSA decision to increase the number of soccer games played per year and the approval of lacrosse as a high school sport. He further stated that while they have never exceeded 30 night games, they are being proactive in terms of the number of games for which lights might be used in the future.

Steve Pearson, President of the Board for Wheaton Academy, addressed the Committee with regards to their proposed changes to the existing ordinance's distinction between "games" and "practices." Their additional clarification is sought to further the distinction by instead using the terms: "game" and "non-game usages." He pointed out there are various community organizations, all non-profit, that use their field, and he indicated some representatives were in attendance for questions. Alderman Beifuss asked if the change is for 45 uses or for 45 games, and Mr. Dabareiner stated that it is for 45 uses.

Mr. Pearson added that the ordinance sets a cap for game and practice usage. Practice usage, however, has also come to include usage by various non-profit organizations, and they operate non-game usage virtually every evening during the school week. Mr. Dabareiner pointed out that the original ordinance limits it to Wheaton Academy and some of the language being suggested would explicitly open it up for night use by outside organizations. Mr. Pearson offered to share a list of the non-profit organizations that use their field.

Alderman Stout stated that she finds the request proactive and not reactive, and that it will address some of the concerns there may have been. Alderman Beifuss asked for final clarification regarding the number of times allowed during an academic year and if it would exceed 45, whether they are games or practices. Mr. Dabareiner affirmed that number, but stated that Wheaton Academy may want other users to be allowed usage in excess of 45. At this time, however, staff only approves the increase from 30 to 45, and they would require additional time to review the proposed language and then could return next month.

Alderman Beifuss indicated that the Committee needs to know more about the proposal. Alderman Birch Ferguson suggested that staff should review the proposed language and come back next month. Mr. Dabareiner said that it would be best to table the entire matter. Alderman Gagliardi agreed that further review is needed and Alderman Stout concurred that there was consensus to table the discussion to next month.

B. Used Automobile Sales Text Amendment – 601 W. Roosevelt Road – Conceptual Review.

Tom Dabareiner summarized this Item. A used luxury car dealership, known as Luxury Car Outlet, is being considered and the applicant is requesting a re-evaluation of this type of use in the Zoning Code. At this time, Committee members are asked for their input on this potential dealership. The applicant's current location in Lombard has about \$9 million in annual sales, 90% of which would be subject to sales tax. The petitioner, Walid Mourad, was in attendance to answer questions from the Committee.

Alderman Ferguson asked about the projected sales of \$15 million for a West Chicago location. Mr. Mourad explained this is because they would be able to increase the inventory by 50 cars. Alderman Beifuss asked about the cars in their inventory, and Mr. Mourad stated that they specialize in high-end cars no older than 2010's. Alderman Beifuss then asked about their plans to renovate the facility including the potential costs. Mr. Mourad summarized they would modernize the exterior, resurface the parking lot, reconfigure the interior to include customer lounges, glass offices and an auto display area, and renovate the service department, and he estimated spending between \$300,000 and \$400,000. Alderman Beifuss asked about what their sales region is and how long they have been in business. Mr. Mourad replied it is the entire state and other nearby states with reciprocity taxes, due to the fact that they advertise heavily on the internet, and that the Lombard location has been in business for 20 years, with him owning it for the past 10 years. Alderman Beifuss asked about the acreage for the property and Mr. Mourad stated that it is a little over 3.

Alderman Stout asked the members if they would be in favor of this idea. Alderman Ferguson stated that he would like to see it move forward as the property has been vacant for a long time. Alderman Beifuss also stated that it would be a good idea, but that it would need to be made an allowable use in the B-2 Zoning District. Overall, it seems like a good idea to repurpose this location and this dealership looks like it would generate sales tax revenue. He talked about the need to be careful about how to structure the language to prevent used car lots from popping up as occurred in the past. Alderman Stout said that much of this language is currently in place with requirements such as minimum lot size, building area, etc. She concluded, however, that the Committee has a favorable opinion of this use going forward.

C. Newhaven Assisted Living and Memory Care Facility – SEC Hillview Avenue & Easton Avenue – Conceptual Review.

An item summary was provided by Tom Dabareiner. Newhaven Management LLC has an interest in building an assisted living and memory care facility on a 5.5-acre site located at the southeast corner of Hillview and Easton. The facility would consist of 150 units to include 15 senior living apartments, 60 assisted living apartments and 75 memory care apartments. The property is currently zoned R-3 Single Family Residence and would require rezoning to R-6 Multiple Family Residential. Staff has not yet seen any conceptual plans and many details are yet to be worked out. The Committee members were asked to consider this project and its location for conceptual review.

David Sabathne, President and CEO at Western DuPage Chamber of Commerce, was in attendance with the petitioner, and he addressed the Committee first. He provided some background information on the proposed project and touched upon the following topics: the demand for memory care is on the increase; this type of care would be one of the least impactful to the surrounding community; the nature and methodologies of care and the design of this facility make it unlike other care facilities; and the building is likely to be LEED certified. He also described the site, surrounding neighborhood and topography and stated the high cost to redevelop the vacant properties makes it unlikely. Mr. Sabathne then introduced Mr. Jafer Hasnain, a principal at Seaspire Advisors, who spoke to the members.

Mr. Hasnain spoke about his interest in the project/property. Currently, he indicated, the state mandates a minimum of 20% for memory care in all assisted living facilities, and a care facility older than 10 to 15 years is now obsolete. He mentioned that he has been involved in developing other facilities that have been well received, and they plan to target this facility at the level that the state would pay. Mr. Hasnain stated they will be very respectful of the City, the community and the neighbors.

Alderman Gagliardi asked whether the facility would be strictly assisted living or also include adult daycare and Mr. Hasnain indicated that it would not include the latter. She then asked if it would be strictly self-pay or Medicaid and Mr. Hasnain replied that they have not made a final decision yet. Alderman Birch Ferguson asked about the number of employees and was told there would be about 10 employees plus 2 to 3 nurses.

Alderman Beifuss asked how many facilities they operate. Mr. Hasnain said he has been involved with 3 others. He mentioned that their construction company has built 50+ facilities and that the facility itself would be run by a CEO with his/her own company. Alderman Beifuss asked how many people would be coming and going daily and he was told not more than 5 visitors per day (perhaps more on weekends) and not more than 20 employees (visiting therapists and doctors plus regular employees).

Alderman Chasse, present in the audience, asked about onsite laundry services, family sites, the plans for the nearby church property and whether it would be a 4 to 5 story building as she expressed concerns about a building of that height in this subdivision. Mr. Hasnain replied that there would be on-site laundry, family sites would be available for

the spouse or sibling of a patient, the nearby church would stay, and their access would be the church's driveway, and with regards to the number of stories, while they have not yet obtained renderings, it would probably only be a 3 story building. She asked about food service and delivery and Mr. Hasnain stated that the cooking would be done on-site and that delivery would not be handled by semi-trucks, but something smaller like a Peapod truck. She then asked about what limitations might exist for that building if it were converted into another type of multiunit building should this facility not survive. Tom Dabareiner replied that is a consideration for any PUD language, but it is challenging to fully restrict it. He stated the need for this service is strong and the chances of it being converted any time soon seem unlikely. Dave Sabathne asked about the minimum acreage required for a PUD of 5.5 acres, and Mr. Hasnain replied that this property is only 4.2 acres.

Alderman Stout asked about they plan to mitigate the traffic impact on the existing neighborhood. Mr. Hasnain answered that this is not an intense traffic use, with 12 to 15 cars per day, but they would be open to the City's suggestions. She indicated that while she is aware of the need for memory care, she expressed concern about the proximity of residents of this home to Route 59 and the train tracks and how that would be managed against the coming and going of visitors and employees. A discussion ensued with Mr. Hasnain about the various ways in which the facility could be designed to help keep the residents safe.

Alderman Beifuss stated that it is an interesting location, but not one that would come to mind. The nature of the facility would limit some of the traffic, but not all. He asked about the slope of the property and Mr. Sabathne responded with some suggestions for potential barriers along the property lines and design considerations for a grade-level entrance with service deliveries at the back. He reiterated the need for memory care in the area and emphasized that this developer is willing to be flexible with the design. Alderman Beifuss asked additional questions about the site and its impact on the surrounding area, particularly setbacks. A discussion with Mr. Sabathne, Alderman Beifuss and Alderman Chasse ensued about setbacks, R-6 Zoning, current lot ownership and the possible development of single family homes and those potential costs. Alderman Chasse expressed concern about the shared entrance with the church and stated that since the area would be too small for a PUD, once the zoning is changed, there would be no ability to do the types of restrictions a PUD would allow. Mr. Sabathne stated he understands the potential restrictions and talked about the possibility of multiple ingresses/egresses.

Alderman Stout asked the members to share their final opinions with the applicant. Alderman Gagliardi stated she is in favor of the idea, but that she is not very familiar with the exact location. She believes there is a need for it. Alderman Birch Ferguson agreed that she is in favor of the concept also, but she does have concerns about the location. Should the applicant proceed, hopefully they would address all those concerns. Alderman Beifuss concurred that memory care is needed in society and in the City, but he voiced

his concerns about traffic, setbacks, and building height. He stated that churches are special uses in residential areas (with usually more traffic), and this facility would be somewhat similar in terms of increased density and traffic. However, he indicated he needs to know more about the project before he can commit to being in favor of it. Alderman Stout stated she loves the idea of creating more memory care facilities, especially in West Chicago, but she expressed concerns about this location. Alderman Ferguson expressed liking the concept and the location with the provision the neighbors be considered to reduce the impact on them. Alderman Sheahan stated that she liked the idea but is also concerned about the location and felt more employees would be needed than what was estimated. Alderman Stout concluded that more information is needed. Mr. Hasnain thanked the Committee members for their feedback.

D. Forming America – 1200 N. Prince Crossing Road – Bi-Annual Progress Report.

Jim Langkamp, owner of Forming America, provided the Committee with a status report. There were three zones to be paved by the end of October 2017. At this time zone 5 is 100% completed, zone 6 is 90% completed and zone 7 has been started, but it is not completed. Alderman Stout asked when he foresees the remaining work will be completed and Mr. Langkamp replied that the goal is to have all his equipment on a paved surface by September 30, 2018 with a few considerations that would require future Council approval. He asked if this would be acceptable, and Alderman Stout stated that without knowing more details, it would be difficult to say. She asked that they provide staff with information about what they are proposing.

E. Central-Main Street Redevelopment Plan Update.

Doug Farr of Farr Associates, addressed the Committee and introduced his colleague in attendance, Ms. Bridget Lane, and recognized his team comprised of four firms: Zimmerman Volk Associates, BDI and Conservation Design Forum. He shared a presentation of the Final Draft Plan of the Central Main Street Redevelopment Plan Update and highlighted the follow topics: the consideration of the 2007 Central-Main Street Redevelopment and relevant events thereafter; the overall design intent to entice Metra commuters to walk to the downtown; determining the market potential and optimum market position for adding new housing units (of varying sizes and price points); a guide to implementing the Plan; some of the key vision recommendations such as Transit Oriented Development (TOD), larger, taller buildings facing Main Street, and a series of landmarks and parks; creation of on-site and/or district-wide stormwater management strategies and practices; parking solutions and planning for the future; and a review of the visualization for each of the 5 blocks designed.

Ms. Bridget Lane pointed out the notion of phasing for this Plan and the way in which redevelopment would occur in stages, both short term and longer term, and recommended an order for that to occur. She talked about potential ideas for retail, and ways to enliven public space. She also indicated that larger housing units (200+ units) are more

financeable to developers, discussed ways to create development momentum and talked about the emergence of “permanent renters.”

Alderman Beifuss asked about the income level for renters, and Ms. Lane indicated that rent would range from \$900 to \$1800 per month, per their market analysis. He also asked about how this overall development would impact and improve the situation for the current City stakeholders to attract renters/buyers with disposable income and thereby sustain the existing commercial. Ms. Lane pointed to the housing demand stemming from “renters-by-choice,” which, she described, is a factual transformation happening in housing in surrounding communities with the same price points. She said these are people with relatively good incomes who choose to spend less money on housing and more on experiences. She stated that West Chicago is the kind of community Millennials are looking to as they raise their families. Mr. Farr added that moving forward with the Plan could account for the biggest change in the downtown in some time, but that it will take years to complete.

Mr. Farr then discussed some of the steps that lie ahead, such as zoning changes, modifying the current TIF, soil tests, etc. He asked Mr. Dabareiner about plans for the downtown TIF and Mr. Dabareiner answered that the plan is to close out the existing and restart. Mr. Farr pointed out additional steps to be taken by the City to implement this Plan and also mentioned briefly some of his firm’s ideas for the Washington Street Redevelopment Plan.

Alderman Beifuss asked questions about the height of the building on block 5 and the type and size of garage planned. He stated familiarity with walking in this hilly area frequently and pointed out the potential negatives for nearby residents living so closely to a 5-story building and backing to an open parking structure. He inquired how these might be made less impactful. Mr. Farr suggested the parking structure be closed and made mechanically ventilated to contain noise, lights, etc. In terms of the building height, Mr. Farr suggested they could consider lowering a portion of the building. His firm has recommended the steep passageway there be made into a cascading water feature that would add value, along with other amenities like coffee shops and plazas, to surrounding property owners.

Alderman Beifuss commented that he did not see much about stormwater in the Plan and asked about any innovative stormwater solutions that could be added to the design plan, and, where any regional stormwater detention would go. Mr. Farr responded that they had considered a regional stormwater facility for a portion of the Turner Court parking lot, but due to constraints of staying within the Plan area, it was not included in the Final Draft. He recommended a quick follow up study to investigate where stormwater would go, but he also suggested that developers could find ways to accommodate stormwater on-site, such as beneath a surface parking lot, which would be doable for potentially 4 of the 5 blocks in their Plan. Mr. Farr and Ms. Lane advised the City to obtain a stormwater study (with engineering) to attract the best developers by easing their burden.

Alderman Beifuss asked if the City agreement with Farr Associates included stormwater design and Tom Dabareiner responded that it does not include that level of detail. Alderman Beifuss stated that more information is needed to make any headway. Vaults are one solution and off-site detention is another, but he asked if it is necessary look outside of the study area. Tom Dabareiner agreed those are important details to know before proceeding, along with how close to contract's margin they are. The more the City can take on, the more ability they will have to market this Plan. Beifuss asked about financing and how many years of the TIF were left, and it was estimated there are less than 7 years.

Doug Farr stated that the plazas or even parks could be used as stormwater facilities with cavities built beneath them to hold water. Ms. Lane again emphasized the importance of beginning with key developments of the Plan to gain momentum and to attract larger developments later. Discussion ensued among Mr. Farr, Ms. Lane, Alderman Beifuss and Tom Dabareiner about developer financing and procurement, business cycles, recommendations for architectural aesthetics and styles, and how the City might guide developers in ensuring a quality outcome.

Alderman Stout stated that everyone seems to be in agreement with the Plan, save some items. Alderman Beifuss added that more work is needed with regards to the stormwater concepts, and Alderman Stout added the need to consider other points made regarding the building height of block 5. Alderman Beifuss stated that another meeting is needed along with more information. Alderman Ferguson indicated that there is work for the City to do before the details are ironed out. Tom Dabareiner asked for clarification on what additional information is needed with respect to stormwater, and Alderman Beifuss said that they need to know what options for off-site stormwater management exist as the City owns adjacent properties. A brief discussion followed among Alderman Beifuss, Doug Farr and Tom Dabareiner about what additional information might be needed and how to go about doing so. Alderman Beifuss stated that it is worth it to take additional time to get it right. Alderman Stout concluded that the Committee members agree with the Plan, but with the caveats already mentioned.

6. **Unfinished Business.** None.

7. **New Business.** None.

8. **Reports from Staff.** None.

Alderman Ferguson moved and Alderman Sheahan seconded the motion to adjourn the Development Committee meeting at 10:03 P.M. The Committee members unanimously agreed and the motion carried.

Respectfully submitted,
Jane Burke

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