

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

DEVELOPMENT COMMITTEE

**Monday, April 9, 2018
7:00 P.M. - Council Chambers**

AGENDA

1. Call to Order, Roll Call, and Establishment of a Quorum
2. Approval of Minutes
 - A. March 12, 2018
3. Public Participation
4. Items for Consent
 - A. Primo Insurance – 522 Main Street – Façade Grant Agreement
 - B. Suncast – 805 Discovery Drive – Final Plan Approval
 - C. DS Container – 2500 Enterprise Circle – Final Plan Amendment
5. Items for Discussion
 - A. Central Main Redevelopment Plan Update – Block 5 Review
6. Unfinished Business
7. New Business
8. Reports from Staff
 - A. Presentation of the City's Economic Development microsite – Rosemary Mackey
9. Adjournment

Draft

MINUTES

DEVELOPMENT COMMITTEE

March 12, 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, Michael Ferguson, Matt Garling, Bonnie Gagliardi, Jayme Sheahan and Rebecca Stout present.

Also in attendance was Community Development Director, Tom Dabareiner.

2. Approval of Minutes.

A. February 12, 2018

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

3. Public Participation.

Sherwood Blitstein, owner of Mosaic Crossing, spoke to the Committee. He stated that since he last addressed the members, about 9 months ago, he has been working tirelessly to find other users for this site. He briefly provided some background on the type of work he has done to market it, but just last week, he received two opportunities. The first use is for batting cages for high schoolers. They are interested in 30,000 square feet and aim to open before the fall. The second opportunity is from U-Haul Corporate, who is interested in buying the entire site to develop into storage units and truck rentals. They would modify the façade to make it more attractive. Because U-Haul is looking to occupy as much space as possible, he stated he has already been in touch with some of the current, adjacent tenants, Fresenius and Dollar Tree, and there have been discussions about possible relocations nearby. He apologized for not having more details to share but asked

the members to share their preliminary thoughts about these possible uses. He expressed that it would be a very positive outcome for the City.

Alderman Stout said this topic was not previously on the night's Agenda, but given the urgency for a decision, it would be allowed for discussion.

Alderman Gagliardi asked how much of the former Hobby Lobby space would be used by the batting cages use, and Mr. Blitstein replied that it would be only 50% of the building. He also remarked that a use like this one is untested for a facility of this size. Alderman Beifuss stated that the batting cages are more along the lines of what he would expect to see as a use for this site if not retail. He would need to know a lot more about the storage plan. Mr. Blitstein apologized for not being able to provide more information. Alderman Ferguson indicated he likes the viability of storage over the batting cages, since the latter are untested and storage facilities seem to flourish. Alderman Sheahan stated she likes both ideas but prefers the U-Haul.

Tom Dabareiner added that batting cages are an allowable use as is the truck rental portion, but storage would require a text amendment to the PUD. They may want to revisit the PUD in its entirety if U-Haul takes on this site. The market study conducted showed the retail hopes are overly optimistic and they are looking for other types of business uses to attract people to this area.

Alderman Garling asked what changes would be made to the facility, and Mr. Blitstein responded they would gut the interior and renovate the exterior, and the storage facility would result in a bigger change to the façade than the baseball use. Alderman Garling indicated that he is in favor of the storage use. Alderman Stout agreed that Alderman Beifuss made a valid point in asking for more information about the storage use but ultimately, she would lean more toward the U-Haul use. She thinks the U-Haul has more viability, and she has seen some of U-Haul's other storage facilities and they are very well maintained. She concluded that while this is only a conceptual discussion, five of the six members present have expressed a preference for the U-Haul and one member has asked for more information. Mr. Blitstein thanked the Committee for the opportunity to discuss.

4. Items for Consent.

- A. City of West Chicago – 509 Church Street – Resubdivision.**
- B. School District 33 – 130, 300 & 312 E. Forest Avenue – Special Use Amendment.**
- C. Little Prince Daycare – 550 E. Washington Street – PUD Amendment.**

Alderman Beifuss requested that Item C. be removed from Consent for an update.

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

Tom Dabareiner provided a staff update regarding the Little Prince Daycare, stating that the Plan Commission/Zoning Board of Appeals (PCA/ZBA) recommended unanimous approval of the requested amendment. Alderman Beifuss indicated he is in agreement with the idea now that the landscaping, monument sign, buffers and parking layout have been identified. Alderman Ferguson expressed concerns about parking lot lighting and possible glare into the neighboring residence and about the neighbor's request to install a fence along the west property line.

John Parrish, real estate broker for the project, stated they met with the neighbors last week. They informed them that the site would be closely monitored and if a fence is required, they would provide for one. There would only ever be 20 to 30 kids on the playground at a time and they would only ever be there or inside of the facility, not anywhere else. Alderman Ferguson commented that LED lighting leads to a lot of glare and asked if it could be shaded from the residence. Mr. Parrish commented that it could. They have hired a great architect and they are very cognizant of this.

Alderman Beifuss asked if staff has approved the lighting plans. Mr. Dabareiner stated that what was presented meets code and that while glare can be hard to predict, there are ways to address problems after-the-fact. Alderman Beifuss stated that they prefer to deal with problems now as they do not want any after-the-fact problems.

Alderman Sheahan moved and Alderman Gagliardi seconded the motion to recommend approval of this Item. Voting Aye: Aldermen Beifuss, Ferguson, Gagliardi, Garling, Sheahan and Stout. Voting Nay: 0.

5. Items for Discussion.

A. Otwirk Residence – 139 W. Pomeroy Street – Variances.

Tom Dabareiner summarized this item for the Committee members. The applicant is requesting approval of two variances for a fence: to permit a fence in the front yard to exceed four feet in height and to permit a non-decorative style privacy fence in the front yard. The variances, if approved, would allow the applicant to retain an existing non-compliant six-foot-tall privacy fence that was installed in the front yard without the necessary building permit. Mr. Dabareiner provided some background information and

then reviewed the zoning norms for legal, non-conforming structures. He mentioned that at their last meeting, the Plan Commission/Zoning Board of Appeals (PC/ZBA) unanimously recommended denial of a variance for a non-decorative fence style and approval of the fence height variance lost by a 1-6 vote. A super majority is now required at the Council level for the approval of each variance. If the applicant were to exhaust all administrative remedies, the outcome would be to take down the fence or replace it with one that is compliant.

Alderman Sheahan asked for a definition of a decorative fence, and Mr. Dabareiner replied it is one with spacing, such as iron, that can be seen through. Alderman Beifuss asked if it also needs to be 4 feet or less, and Mr. Dabareiner replied that only a front yard fence would need to meet that height requirement. He also asked if the current fence had been installed without a permit and if they had, would that process have prevented the current issue. Mr. Dabareiner confirmed that no permit was obtained, and that staff would have noted the replacement to be the wrong height and style.

Alderman Sheahan stated that she had seen the fence and it is very nice looking. However, she said she knows that rules are in place for a reason. Alderman Stout cautioned about the need to be careful in setting a precedent, for by allowing one person to do so, they would need to allow it for all. The homeowners were told to repair their existing fence or apply for a building permit and neither request was honored. The applicant was then recognized to speak.

Jodi Otwirk of 150 Plumtree and Mike Pineda of 139 W. Pomeroy addressed the Committee. Ms. Otwirk stated that they tried to repair the fence to the best of their abilities, but they were not given much explanation on the citation. She then received another citation and when she called the City she was told that the person who issued it was no longer working there anymore. She indicated it was a little bit of a debacle from the beginning. They tried to fix the fence, but they ended up replacing most of the existing one. Mike Pineda stated it has been a lot of miscommunication and the inspector's word against Ms. Otwirk's. He said he understands the concern over setting a precedent but pointed to the non-conformity of the previous fence and that no one can tell them when the current fence standards were put in place. He was told maybe as long as 20 years ago but the previous fence was installed in 2001 when the home was built, which is inside that time period. If a permit was issued for that fence, he stated, it would not set a precedent to allow the current fence to stay.

Alderman Stout stated that they are not looking at how the original fence came into being as it must have complied with the ordinances of that time, and she mentioned an appearance code was adopted within the last 14 years. Mr. Pineda said that the document from the City did not say the fence could not extend on the side yard. Their fence is

located on the side yard on a different piece of property. He agreed that they should have applied for a permit, but there are worse things people must look at in this town and none of their neighbors have complained.

Alderman Stout said that despite the miscommunication and errors, the members must look at the current ordinances and that deviating from them would set a precedent. Mr. Pineda asked where they can find out when the ordinance was set and/or changed. Ms. Otwirk informed that she had been told 20 to 21 years ago, and she restated there is a discrepancy in communication as she has asked for clarification for months. Alderman Beifuss asked if a company replaced the fence and Mr. Pineda said he did it himself. He attempted to repair the fence but ended up replacing it.

Alderman Stout asked for a recommendation. Alderman Beifuss stated that the PC/ZBA did not identify anything particularly unusual about this situation that would require a variance and he trusts their judgment. A fence permit would have eliminated the problem. He furthered it is unfortunate, and he would like to say yes, but he sees no other alternative but to deny the variances. Alderman Gagliardi expressed that she felt if a permit had been pulled, this misunderstanding would have been avoided. Alderman Ferguson agreed with Aldermen Beifuss and Gagliardi that it would set a dangerous precedent to allow the variances.

Alderman Beifuss moved and Alderman Ferguson seconded the motion to recommend approval of this Item. Voting Aye: Aldermen Beifuss, Ferguson, Gagliardi, Sheahan and Stout. Voting Nay: 0. Voting to Abstain: Garling.

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

Tom Dabareiner summarized some of the property history with regards to annexation and zoning, which is currently ER-1. From a land use perspective, it was and continues to be designated commercial. He mentioned factors such as the 2017 Retail Market Study of this area that indicated an excess of commercially available land in close proximity and the high cost of bringing utilities to this site. A new developer is now requesting conceptual review of an industrial use, which would require a zoning change to ORI. Mr. Dabareiner then introduced the petitioners present.

Jeff Lanaghan of IDI Logistics addressed the members. He stated his company has done 18 business parks in the Chicago land area, totaling approximately 30 million square feet of industrial, which is their specialty. They looked at this site about 4 years ago, but passed on it upon learning about the City's desire to have a retail component here. They currently have a large user (500 employees) that is looking to remain in the area, and Mr. Lanaghan's company is competitively looking for a site for them. He said he thinks this

would be a good location for them. The development would be around \$50 million dollars.

Mr. Dan Leahy of NAI Hiffman, broker for a proposed industrial project at this site, stated they are looking at an institutional precast facility with loading docks catering to warehouse distribution and light manufacturing, but definitely not a truck terminal. There is a lack of space in the Carol Stream/Glendale Heights market, and this is what prompted them to consider West Chicago. While they considered other sites south of the airport, they feel this site would attract a different user coming from the Elk Grove Village/O'Hare airport area. Whether or not they land the particular client Mr. Lanaghan referred to, they would still be interested in developing this property on a speculative basis. With regards to what would be built, he mentioned that it would perhaps be a two-building concept. He asked the members for their opinions with regards to the proposed project.

Alderman Garling asked whether the entire site would be used and whether a pharmaceutical company would utilize the one-building concept. The petitioners responded that a two-building scenario would be more likely for this site. Alderman Ferguson asked what the occupancy rate is at the industrial parks they have developed and if they anticipate any traffic issues. Mr. Lanaghan replied that the vast majority is completely occupied and traffic would depend on who occupies the facility. Alderman Ferguson also asked if the two-lane stretch of Prince Crossing might have to be widened and if the drive-in theater would be eliminated. Mr. Lanaghan answered that most of the traffic would come and go from the east on North Avenue and any traffic going south on Prince Crossing would be to enter the facility, but any road widening considerations would depend on the user. In terms of the theater, he confirmed that it would be eliminated.

Alderman Garling stated he likes the idea and would like to hear more. He echoed the concerns of Alderman Ferguson about truck traffic near the neighborhood on the west side and added concerns about the forest preserve on the other side.

Alderman Beifuss asked for clarification on developing a speculative site, and Mr. Leahy responded that yes, if the customer they have in mind does not pan out, they believe that there is enough demand in the Central DuPage market to justify a speculative build. Alderman Beifuss commented that West Chicago has a fair amount of property zoned manufacturing and a lot of vacant property at the Tech Park, especially on the east side of Fabyan, which is zoned ORI. He stated he was unsure about the vacancy rate for industrial parks in other areas but it appears there is still a lot of vacancy. He indicated he was not excited about having manufacturing at this location as the general pattern of development along Prince Crossing has been residential with existing subdivisions there

already. Prince Crossing is currently not a truck route and they probably want to continue that status with the direction of single family subdivisions. Alderman Beifuss also pointed out that there was interest one or two years ago to add high density residential to this area, but that was not what they were looking for given the lack of nearby amenities. If it were to be redeveloped, single family residential would be a better use. He commented that the plans for warehousing here are not compatible long term, even though there is already one industrial site in the vicinity. He restated that it is not the direction that he sees for this area and he surmised that the residents here would not envision this direction either, given conversations he has had with some of them.

Alderman Sheahan agreed with Alderman Beifuss and added that she would like to keep Cascade. Alderman Gagliardi stated that she was unsure. While she likes the idea of something going here she would hate to see Cascade go away and expressed concern about increased traffic on Prince Crossing. Alderman Stout indicated that she is a little more open to the idea because of the commercial designation in the Comprehensive Plan and the fact that the Kuhn property was commercial in the past, and it generated a lot of truck traffic. She also pointed out that the proposal would be well situated along the North Avenue corridor given the proximity to O'Hare, Route 59, etc. This would serve the long term goal to develop the area and bring in jobs and income to the City.

Jeff Leahy stated that the type of product for industrial locations in West Chicago is functionally obsolete with dated manufacturing built in the 1980's, especially along Powis. The Tech Park is more of a build-to-suit site. He recalled only one other precast speculative build in West Chicago about 10 years ago. He believes there to be a demand for professional, institutional, aesthetically pleasing buildings and currently there is no new, class-A product available. The proposed building, were it speculative, would be a \$30 million dollar project, and so there is a lot of confidence they would get it leased and occupied. Progress is coming west down North Avenue and this is the next stage of growth and development opportunity. Finally, Mr. Leahy commented that it would not be possible to keep Cascade on the parcel.

Alderman Stout asked the members to provide their recommendations. Alderman Beifuss stated that he is not in favor of it and believes this parcel to be suited for single family residential, and with it backing to a forest preserve, it makes it even more so. He restated there is a lot of area already zoned manufacturing and other areas to be built out in the City. He thanked the petitioners for their interest in West Chicago.

Alderman Ferguson concurred with Alderman Beifuss as the proposal does not seem to fit the character of the area. Alderman Garling stated that he is torn. He is aware of the industrial business previously located there, but as he already stated, he has concerns about the traffic for nearby residents. Alderman Gagliardi indicated she was on the fence.

While she understands it is a good location for this type of project, she feels for the residents already there. Alderman Stout concluded that favorability among the members is split.

Mr. Leahy asked what kind of development would work well here if industrial were off the table and Alderman Beifuss responded that it would be single family residential, ER, but not high density residential like townhomes. The applicants thanked the members for their feedback.

6. **Unfinished Business.** None.

7. **New Business.** None.

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

Alderman Gagliardi moved and Alderman Sheahan seconded the motion to adjourn the Development Committee meeting at 8:12 P.M. The Committee members unanimously agreed and the motion carried.

Respectfully submitted,

Jane Burke

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Downtown Façade Grant Program Agreement
522 Main Street
Primo Insurance

Resolution No. 18-R-0026

AGENDA ITEM NUMBER:

4. A.

FILE NUMBER:**COMMITTEE AGENDA DATE:** April 9, 2018**COUNCIL AGENDA DATE:****STAFF REVIEW:** Tom Dabareiner, AICP**SIGNATURE****CITY ADMINISTRATOR REVIEW:** Michael Guttman**SIGNATURE****ITEM SUMMARY:**

Johan Thorne of Primo Insurance has requested Façade Grant Program funding to install an internally illuminated channel letter wall sign for his business located within the two-story mixed use building at 522 Main Street. The proposed wall sign is an eligible improvement under the Program's guidelines and complies with the City's Building and Zoning Code regulations.

Mr. Thorne submitted three estimates for the wall sign installation, as required: 1) West Chicago Sign A Rama for \$3,560.24; 2) Elgin Sign A Rama for \$3,842.88; and 3) Naperville Sign A Rama for \$3,843.13. The City's contribution is typically 50% of the lowest estimated cost, which in this case is \$1,780.12. A copy of the Agreement is attached as Exhibit A of the attached Resolution.

The funding for the Program comes from the downtown T.I.F. district, if sufficient funding is available for the Program. City staff determined that there are sufficient funds available to reimburse up to \$1,780.12 to Primo Insurance for the successful installation of the wall sign per the Program's guidelines.

ACTIONS PROPOSED:

Consideration of a Resolution authorizing the Mayor to execute a certain Downtown Façade Grant Program Agreement in the amount not to exceed \$1,780.12 to Primo Insurance for the installation of an illuminated channel letter wall sign at 522 Main Street.

COMMITTEE RECOMMENDATION:

RESOLUTION NO. 18-R-0026

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE
A CERTAIN DOWNTOWN FAÇADE GRANT PROGRAM AGREEMENT -
PRIMO INSURANCE – 522 MAIN STREET**

BE IT RESOLVED by the City Council of the City of West Chicago, in regular session assembled, that the Mayor is hereby authorized to execute a certain Downtown Façade Grant Program Agreement by and between Johan Thorne of Primo Insurance and the City of West Chicago, a copy of which is attached hereto and incorporated herein as Exhibit “A”.

APPROVED this ____ day of _____, 2018.

AYES: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

Mayor Ruben Pineda

ATTEST:

City Clerk Nancy M. Smith

Exhibit A to Resolution 18-R-0026

DOWNTOWN REHABILITATION FACADE PROGRAM AGREEMENT

This DOWNTOWN REHABILITATION FACADE PROGRAM AGREEMENT (hereinafter referred to as the "AGREEMENT") is entered into this 16th day of April, 2018, by and between the City of West Chicago, DuPage County, Illinois, an Illinois municipal corporation (hereinafter referred to as the "CITY") and Johan Thorne of Primo Insurance, (hereinafter referred to as the "APPLICANT") (the CITY and the APPLICANT are hereinafter collectively referred to as the "PARTIES");

WITNESSETH:

WHEREAS, the APPLICANT is a tenant on certain real property located at 522 Main Street, in West Chicago, (hereinafter referred to as the "SUBJECT REALTY") and legally described on Exhibit "A", which is attached hereto and incorporated herein; and,

WHEREAS, the SUBJECT REALTY is located within the CITY'S Downtown Redevelopment Project Area (hereinafter referred to as the "AREA"), duly established pursuant to the Tax Increment Allocation Redevelopment Act (hereinafter referred to as the "ACT"), 65 ILCS 5/11-74.4-1 et seq.; and,

WHEREAS, Chapter 4, Article V of the CITY'S Code of Ordinances establishes specific rules and regulations with respect to the alteration of historic structures in the AREA; and,

WHEREAS, Chapter 4 Article VI of the CITY'S Code of Ordinances establishes a facade program (hereinafter referred to as the "PROGRAM") whereby the CITY may make financial contributions toward the cost of certain exterior improvements with respect to commercial structures located within the AREA; and,

WHEREAS, the SUBJECT REALTY is improved with a commercial structure upon which the APPLICANT proposes to complete certain exterior improvements (hereinafter referred to as the "IMPROVEMENTS"), as detailed and depicted on the improvement plans and specifications (hereinafter referred to as the "PLANS"), which are attached hereto and incorporated herein as Exhibit "B"; and,

WHEREAS, the APPLICANT has applied, pursuant to the PROGRAM, for a financial contribution from the CITY toward the cost of the IMPROVEMENTS as detailed and depicted on the PLANS; and,

WHEREAS, the CITY has determined that it would further the achievement of the objectives of the AREA for the commercial structure located upon the SUBJECT REALTY to be improved as provided for on the PLANS and that said IMPROVEMENTS would qualify for financial contributions from the CITY pursuant to the PROGRAM; and,

WHEREAS, the CITY desires the IMPROVEMENTS be completed on the SUBJECT REALTY and agrees to financially contribute toward such IMPROVEMENTS based on the terms and conditions of this AGREEMENT and the PROGRAM; and,

WHEREAS, the APPLICANT desires to complete the IMPROVEMENTS in accordance with the terms and conditions of this AGREEMENT and the PROGRAM and desires to receive a financial contribution from the CITY for the completion of said IMPROVEMENTS.

NOW, THEREFORE, in consideration of the foregoing premises and in further consideration of the mutual covenants, conditions and agreements herein contained, the PARTIES hereto agree as follows:

ARTICLE I
INCORPORATION OF RECITALS

The PARTIES hereby confirm and admit the truth and validity of the representations and recitations set forth in the foregoing recitals. The PARTIES further acknowledge that the same are material to this AGREEMENT and are hereby incorporated into and made a part of this AGREEMENT as though they were fully set forth in this Article I and the same shall continue for so long as this AGREEMENT is of force and effect.

ARTICLE II
AUTHORITY

This AGREEMENT is made and entered into by the PARTIES pursuant to and in accordance with the provisions of the ACT.

ARTICLE III
IMPROVEMENTS TO THE SUBJECT REALTY

The APPLICANT shall complete the IMPROVEMENTS on the SUBJECT REALTY in accordance with the terms and conditions of this AGREEMENT and in full compliance with all applicable codes, ordinances, rules, regulations, permits and any conditions attached thereto, whether imposed by the CITY or any other unit of local government or any Federal, State or governmental agency having jurisdiction over the SUBJECT REALTY or any portion thereof, and shall complete the IMPROVEMENTS in a good and workmanlike manner.

The APPLICANT shall furnish, or cause to be furnished, at his own expense, all the necessary materials, labor and equipment to complete the IMPROVEMENTS in accordance with the PLANS. The IMPROVEMENTS shall be subject to inspection by, and approval of, the CITY.

The APPLICANT shall pay to the CITY all plan review, inspection and other fees, prior to the issuance of any required building permits for the IMPROVEMENTS on the SUBJECT REALTY, as required by the CITY'S Code of Ordinances.

The APPLICANT shall complete the IMPROVEMENTS within twelve (12) months of the issuance of the building permit by the CITY for such IMPROVEMENTS. If the APPLICANT fails to complete the IMPROVEMENTS within the established timeframe the CITY may rescind the financial contribution agreed upon herein in this AGREEMENT.

ARTICLE IV
REDEVELOPMENT OF THE SUBJECT REALTY

Upon the APPLICANT'S completion of the IMPROVEMENTS on the SUBJECT REALTY as provided hereinabove, the APPLICANT shall give notice of completion to the CITY, and shall provide the CITY with all receipts, sworn contractor statements and lien waivers (hereinafter referred to as the "DOCUMENTATION") showing that all persons who have done work, or have furnished materials with respect to the IMPROVEMENTS, and might be entitled to a lien therefore under any laws of the State of Illinois, have been paid in full for their work and are no longer entitled to such lien. The CITY shall inspect the IMPROVEMENTS as soon as practicable

after receipt of the DOCUMENTATION, and if the IMPROVEMENTS are found to be in full compliance with the terms of this AGREEMENT and all applicable codes, ordinances, rules, regulations, permits and conditions as provided hereinabove, the CITY shall issue a final inspection report approving the IMPROVEMENTS. The City Council, following the issuance of said final inspection report and receipt of all of the required DOCUMENTATION, shall authorize payment of the CITY'S financial contribution toward the IMPROVEMENTS pursuant to the PROGRAM in an amount equal to the lesser of one thousand seven hundred eighty dollars and twelve cents (\$1,780.12), or one half of the amount actually paid by the APPLICANT for the IMPROVEMENTS, as indicated on the DOCUMENTATION submitted to the CITY, whichever is less.

ARTICLE V

TIME

Time is of the essence under this AGREEMENT and all time limits set forth herein shall be mandatory and shall not be waived except by a lawfully authorized and executed written waiver amendment to this AGREEMENT by the PARTIES excusing such timely performance.

ARTICLE VI

AMENDMENTS

This AGREEMENT sets forth all the promises, inducements, agreements, conditions and undertakings between the APPLICANT and the CITY relative to the IMPROVEMENTS identified herein this AGREEMENT , and there shall be no promises, agreements, conditions or understandings, either oral or written, express or implied, between them, other than as herein set forth. No subsequent alteration, amendment, change or addition to this AGREEMENT shall be binding upon the PARTIES hereto unless authorized in accordance with the law and reduced in writing and signed by the PARTIES. However, whenever under the provisions of this AGREEMENT any notice or consent of the CITY or the APPLICANT is required, or the CITY or the APPLICANT is required to agree or to take some action at the request of the other, such approval or such consent of such request shall be given for the CITY, unless otherwise provided herein, by the Mayor or his designee and for the APPLICANT by the APPLICANT or any agent as the APPLICANT so authorizes.

ARTICLE VII

NOTICES

All notices and requests required pursuant to this AGREEMENT shall be sent by certified mail as follows:

To the APPLICANT: Primo Insurance
 Johan Thorne
 522 Main Street
 West Chicago, IL 60185

To the CITY: City of West Chicago
 475 Main Street
 West Chicago, Illinois 60185

or at such other addresses as either of the PARTIES may indicate in writing to the other either by personal delivery or by certified or registered mail, return receipt requested, with proof of delivery thereof.

ARTICLE VIII
GOVERNING LAWS

This AGREEMENT shall be construed and enforced in accordance with the laws of the State of Illinois.

ARTICLE IX
COUNTERPARTS

This AGREEMENT may be executed in multiple counterparts, each of which shall be deemed to be and shall constitute one and the same instrument.

IN WITNESS WHEREOF, the PARTIES hereto have set their hands and seals on the date first above written.

CITY OF WEST CHICAGO, an Illinois
Municipal Corporation,

By: _____
Mayor Ruben Pineda

ATTEST: _____
City Clerk Nancy M. Smith

By: _____
Johan Thorne

STATE OF ILLINOIS)
)
COUNTY OF DU PAGE) SS.

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ruben Pineda, Mayor of the City of West Chicago, and Nancy M. Smith, City Clerk, personally known to me to be the same persons whose names are set forth on the foregoing instrument as such Mayor and City Clerk respectively appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said City, for the uses and purposes therein set forth; and the said City Clerk then and there acknowledged that she, as custodian of the corporate seal of said City, did affix the corporate seal of said City to said instrument, as her own free and voluntary act and as the free and voluntary act of said City, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this _____ day of _____, 2018.

Notary Public

STATE OF ILLINOIS)
)
COUNTY OF DU PAGE) SS.

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Johan Thorne, personally known to me to be the same person whose name is set forth on the foregoing instrument appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this _____ day of _____, 2018.

Notary Public

EXHIBIT A

Subject Realty Legal Description

Unit Number 2 in the Lofts at Gateway Centre Commercial Condominium, as delineated on a plat of survey of the following described tract of land: parts of Lots 1, 2, 3 and 4 in Kammeyer's Addition to West Chicago, being a subdivision of part of the northwest quarter of Section 10, Township 39 North, Range 9, East of the Third Principal Meridian according to the plat thereof recorded December 23, 1926 as Document 226977, in DuPage County, Illinois, which plat of survey is attached as Exhibit "A" to the Declaration of Condominium recorded June 8, 2004 as Document R2004-152310; together with its undivided percentage interest in the common elements.

P.I.N. 04-10-134-002

EXHIBIT B

(Insert PLANS here)

Sign*A*Rama West Chicago
 JRC Enterprises LLC
 946 N. Neilnor Blvd # 114
 West Chicago IL 60185
 United States
 Phone: (630)293-7300
 Fax : (630)293-7310
 info@signarama-westchicago.com
 www.signarama-westchicago.com



Quote 6283 - Channel Letters

Expiration Date : 03/30/2018

Quote for	Contact	Shipping/Install
Primo Insurance 102 Main St. West Chicago IL 60185 United States	Johan Thorne Phone : (630) 520-0282 Email : primoinsurance14@gmail.com Address : 102 Main St. West Chicago IL 60185 United States	

Quote #	Quote Date	Sales Rep	Payment Terms	PO	PO Date
6283	03/15/2018	John Catalano jc@signarama-westchicago.com	50/50		

Items

#	Item	Qty	Unit Price	Disc	Disc. Price	Total (Ex. Tax)	Tax
1	Channel Letters UL Approved Channel Letters. Using Sloan LED's., cast acrylic, and .040 aluminum returns. UL Approved Fabrication. #e358236 Includes : 1.0 Hrs Installation Subcontracted - Installation Subcontracted	1	\$3,550.00	5.0%	\$3,372.50	\$3,372.50	\$187.74
2	White Cut Vinyl W.80.0 in. X H.16.0 in., Single Sided White Cut Vinyl Includes : 1.0 Hrs 50.0 Min Installation Installation	5	\$89.00	50.0%	\$44.50	\$424.50	\$0.65

Total

Sub Total	Total Tax(%)	Final Price
\$3,497.00	\$197.39 (7.75%)	\$3,694.39

Downpayment (50.0 %) \$1,847.20

Customer Disc. \$302.00

CHANNEL LETTER

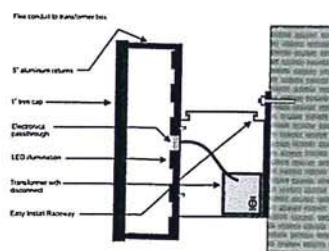
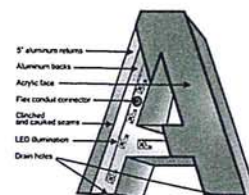
200 in

15.5 in

PRIMO INSURANCE



LED Raceway Mount



Side View

Job No.:	Date:
Order Date:	1/14/2015
Salesperson:	
Sign Dimensions:	Estimate:
0.000in x 0.000in	\$ \$0.00
Customer: JOHAN THORNE	
Company: PRIMO INSURANCE	
Address: 522 MAIN ST	
City: WEST CHICAGO	State/ZIP: IL
Phone: 630-520-0282	
Fax:	

Signarama

The way to grow your business.

946 N. Neilnor, Suite 114
West Chicago, IL 60185
630-293-7300 Fax 630-293-7310

UL #e358236

Qty. 1, Channel Letter

On Raceway: YES

Raceway color: WALL COLOR

Trim cap color: BLACK

Return color: BLACK

Return size: 5"

Face color: BLUE

Electrical within 5'? YES

Site modifications necessary? NO

Remove existing? YES

LED color: WHITE

Access to rear of sign: YES

Special Notes: (city requirements, etc.)

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Final Development Plan
805 Discovery Drive
Suncast

Resolution No. 18-R-0025

AGENDA ITEM NUMBER: 4. B.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: April 9, 2018

COUNCIL AGENDA DATE: _____

STAFF REVIEW: Tom Dabareiner, AICP

SIGNATURE 

APPROVED BY CITY ADMINISTRATOR: Michael Guttman

SIGNATURE _____

ITEM SUMMARY:

Suncast is requesting final plan approval for the construction of a 782,624 square foot industrial building located on 39 acres on the south side of Discovery Drive, east of Technology Boulevard in the North Park Area of the DuPage Business Center (DBC). The interior layout of the building will be 99% warehousing. 67% of the required off-street parking will be landbanked as greenspace due to Suncast's limited workforce needed to operate a facility of this size. The proposed building will have 60 total truck docks located on the north and south facades along with 100 semi-trailer parking spaces. An additional 100 semi-trailer parking spaces are being landbanked south of the building. The 44 foot tall building will be made from pre-cast concrete walls with varying architectural features to help break up the large wall expanses. The proposing landscaping has not been approved by City staff to date, but will be in full compliance prior to City Council consideration.

In accordance with the Intergovernmental Agreement (IGA) with the DuPage Airport Authority (DAA), both the DAA and City shall approve any development proposal within the DBC. The DAA Board has conditionally approved Suncast's final development plan subject to minor modifications to some of the attached site development plans. The attached Resolution includes specific site plans and building elevations for the proposed development. The terms of the IGA require the City Council to approve the final development plan (and any amendments thereto) if it is in conformance with all of the controlling documents (the City's Airport Zoning District regulations and the DAA's Minimum Design Standards). City staff acknowledges that the proposed development plans do not currently comply, but City and DAA staff are actively working with the Suncast representatives to ensure that the development plans will be in full compliance prior to City Council consideration.

ACTION PROPOSED:

Consideration of the final development plan for Suncast located at 805 Discovery Drive.

COMMITTEE RECOMMENDATION:

RESOLUTION NO. 18-R-0025

A RESOLUTION APPROVING THE FINAL DEVELOPMENT PLAN FOR SUNCAST 805 DISCOVERY DRIVE - DUPAGE BUSINESS CENTER

WHEREAS, the City Council of the City of West Chicago shall consider proposed development within the DuPage Business Center to determine compliance with the applicable codes and ordinances of the City of West Chicago; and,

WHEREAS, the City Council approved certain variances associated with the Suncast development by Ordinance 18-O-0011 on February 19, 2018; and,

WHEREAS, the DuPage Airport Authority conditionally approved the final development plan for the Suncast Development by Resolution 2018-2160 on March 22, 2018; and,

WHEREAS, the City Council of the City of West Chicago has determined that the proposed Final Development Plan for the Suncast development does comply with the applicable codes and ordinances of the City of West Chicago.

BE IT RESOLVED by the City Council of the City of West Chicago, in regular session assembled as follows:

Section 1. That the Final Development Plan for the Suncast development is hereby approved in accordance with the following plans, attached hereto as Exhibit "A":

1. The Site Plan prepared by Cornerstone Architects, Ltd., dated March 6, 2018.
2. The Landscape Plans L1.0 through L7.0 prepared by Dowden Landscape Design, dated April _____, 2018.
3. The Building Elevations Plan prepared by Cornerstone Architects, Ltd., dated March 6, 2018.

Section 2. That all resolutions, or parts thereof, in conflict with the provisions of this Resolution are, to the extent of such conflict, expressly repealed.

Section 3. That this Resolution shall be in full force and effect from and after its adoption and approval as provided by law.

APPROVED this ____ day of _____ 2018.

AYES: _____

NAYES: _____

ABSTAIN: _____

ABSENT: _____

Mayor Ruben Pineda

ATTEST:

City Clerk Nancy M. Smith

Exhibit "A"

(insert Site Plan, Landscape Plans, and Building Elevation Plan here)

