

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved August 13, 2018

## MINUTES

### DEVELOPMENT COMMITTEE

**July 9, 2018, 7:00 P.M.**

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**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 Melissa Birch Ferguson, Michael Ferguson, Bonnie Gagliardi, Jayme Sheahan and Rebecca Stout present. Alderman James Beifuss arrived just after roll had been taken and Alderman Matt Garling arrived at 7:12 p.m.

Also in attendance was Community Development Director, Tom Dabareiner.

**2. Approval of Minutes.**

**A. May 14, 2018.**

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

**3. Public Participation. None.**

**4. Items for Consent.**

**A. Norix Group – 1 Innovation Drive – Concept Plan.**

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

**5. Items for Discussion.**

Development Committee Minutes  
July 9, 2018

**A. Clean Car Wash – 705 E. Roosevelt Road – Special Use.**

Tom Dabareiner explained the evening's Agenda, stating the first three items under Items for Discussion would typically have been included as Items for Consent, but the recent holiday required it to be prepared prior to the meeting of the Plan Commission/Zoning Board of Appeals (PC/ZBA).

Mr. Dabareiner provided an item update. The applicant is requesting a special use for a car wash. He mentioned the unique layout of the proposed development—both in the shape and grade change of the lot—and its access points. The PC/ZBA unanimously approved this item at their meeting, although there were some concerns raised about traffic stacking. In response, the applicant supplied information that up to 30 cars can be stacked, and staff is now satisfied that adequate stacking has been provided for. A question was also raised that a local municipality may be attempting to reduce its number of car washes, but staff research concluded this allegation is false. Staff is recommending approval of this car wash.

Alderman Beifuss stated he is in favor. This site has been empty for a while and has presented issues for businesses to locate here. It also has unusual topography. However, it seems appropriate for a car wash.

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

**B. American Highway Truck Service – 1401 Harvester Road – Special Use.**

Tom Dabareiner summarized this item for the members. The applicant requests approval of a special use for a truck repair facility in conjunction with its existing cartage and freight facility. The property is currently zoned Manufacturing and any type of motor vehicle repair is allowed by special use in this zoning district. The petitioner already currently offers vehicle repair to their own fleet vehicles, but they now wish to offer basic repair services to outside parties also. Mr. Dabareiner indicated there was virtually no discussion among the PC/ZBA members and they were unanimously in favor.

Alderman Beifuss asked if staff identified any issues with the site that might cause a problem. Mr. Dabareiner answered that any concerns staff had raised—storage of vehicles on site and designation of parking spaces—have already been addressed by the applicant.

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

**C. Shell Gas Station – 1307 S. Neltnor Boulevard – Special Use Amendment.**

This item was summarized by Tom Dabareiner. The owner of the Shell Gas Station is requesting approval of a second amendment to an existing special use for a car wash in order to add 5 manual detailing stations. These stations already exist, and this is an after-the-fact request. Staff has concerns about the appearance, but in general they are supportive. PC/ZBA agreed with staff and while they were unhappy with the fact that the stations are already in place, they agreed unanimously to approve the amendment.

Alderman Beifuss asked if cars used to park there, and Alderman Stout confirmed that the detailing station area was previously used for parking.

**Alderman Beifuss moved and Alderman Sheahan seconded the motion to approve Item C for Discussion. Voting Aye: Aldermen Beifuss, Birch Ferguson, Ferguson, Gagliardi, Sheahan and Stout. Voting Nay: 0.**

**D. BP Gas Station – 1905 Franciscan Way – Appearance Code Appeal.**

Tom Dabareiner first distributed an example of the brick stain proposed by the applicant to the Committee members and then summarized this item. The new property owner is requesting a waiver of the City's Appearance Code in order to stain the brick façade of the existing building from an orange-red color to a charcoal gray. The stain request is part of an overall makeover of the site that includes updating the exterior of the building and fueling canopy; replacing and/or updating the exterior lighting, car wash equipment and fuel pumps, and landscaping; and adding a new restaurant and outdoor seating area. The applicant feels that brick staining is an important part in their rebranding of the site. However, the City's Appearance Code prohibits any exterior brick or stone surfaces from being painted as it is intended to prevent long-term maintenance problems. Mr. Dabareiner pointed out the petitioner was present.

Alderman Beifuss recalled when the local bowling alley requested a waiver to the Appearance Code and how they had a discussion about brick painting versus staining. Alderman Stout stated that the bowling alley was granted the waiver because the work had already been done and the removal was both too cost-prohibitive and could have potentially damaged the brick surface. It was ultimately not something that would have been allowed had they requested permission prior. A brief discussion followed about whether a maintenance bond was required in that instance.



Alderman Beifuss indicated there may be an instance where you are trying to match different types of brick, but in the case of this business, all the brick is already the same color. While he stated he understands their desire to brand their business, the City's Appearance Code does not allow for staining or painting brick. Alderman Stout recalled when Jiffy Lube requested to have exterior brick painted/stained as part of their re-branding, but were denied because of the Appearance Code.

Alderman Ferguson stated that he read over the information provided about the stain and he does not foresee any issues with maintenance. The product information shows that it penetrates the brick and does not surface coat it, and that it seems to be longer lasting than paint. He also said he understands how appearance would be a problem for paints that blister and pop. Alderman Stout stated concerns about setting a precedent if they were to allow for a waiver.

Alderman Garling agreed with the ordinance about the potential for maintenance concerns and cohesiveness in the brick color. Alderman Sheahan agreed that it should not be allowed if the ordinance does not permit it. Alderman Beifuss asked if this item was sent to PC/ZBA and Mr. Dabareiner said that it was not. Alderman Beifuss recommended denial of the request based on the Appearance Code and the already existing cohesiveness of the property in question. While he would understand an instance of needing to match a repaired area or restore a historic building, he stated he does not feel comfortable with setting a precedent.

**Alderman Beifuss moved and Alderman Ferguson seconded the motion to deny Item D for Discussion. Voting Aye: Aldermen Beifuss, Birch Ferguson, Ferguson, Gagliardi, Garling, Sheahan and Stout. Voting Nay: 0.**

**E. Niala Conte Boutique – 1250 W. North Avenue – Appearance Code Appeal.**

This item was summarized by Tom Dabareiner. He stated the petitioner, who was present, is requesting a waiver from the City's Appearance Code to allow for the use of non-channel letter wall signage on his multi-tenant commercial building. He desires to install canvas skinned awnings, which will envelope a significant portion of the facades where tenant signage typically is placed. The waiver of the channel letter only wall sign requirement is requested because it would be very difficult to mount channel letter signage to the awnings and it would not look aesthetically pleasing. If approved, City staff recommends a condition of approval to again require channel lettering if the awnings are removed or the tenant desires to mount wall signage.

Alderman Beifuss asked about definition of canvas-skinned awnings and their purpose in this instance. Mr. Dabareiner replied that they are typical awnings where the lettering would be printed on them. The purpose of their use is to match

existing metal awnings on the northern portion of the building and to bring about a certain French character to the building. Alderman Stout expressed she is in favor of the waiver as it is in keeping with the rest of the building so long as there is a stipulation put in place that if they are ever removed, channel lettering signage would be required.

**Alderman Beifuss moved and Alderman Birch Ferguson seconded the motion to approve Item E. Voting Aye: Aldermen Beifuss, Birch Ferguson, Ferguson, Gagliardi, Garling, Sheahan and Stout. Voting Nay: 0.**

**F. Reliable Wheels - 1240 W. Roosevelt Road – Zoning Map Amendment Conceptual Review.**

The petitioner Bill Suchy, owner of Reliable Wheels, addressed the Committee. He thanked the members for the opportunity to speak again and reviewed his plans for the redevelopment of this property, which include building a new state-of-the-art facility. His timeframe has changed since he last addressed the members and he is ready to begin construction of the building now. He also plans to demolish both the existing commercial and residential buildings on his property to begin construction. Mr. Suchy has already begun making improvements to the property as he has paved the lot, added a privacy fence, and cleared the property of trees and other debris. He stated his desire to have the property returned to its original B-2 zoning and that he is loyal to the City of West Chicago in having been in business for over 23 years. He stressed his plans are the best use for this triangular-shaped property with railroad tracks, a retention pond and one commercial neighbor, Peerless Fence, surrounding him. He offered to share letters of financing approval from his bank and support from Peerless Fence. Finally, he indicated he exceeds the minimum lot requirement of 2 acres for used car dealerships as his property is 3.86 acres.

Tom Dabareiner pointed out they had discussed the possibility of rezoning this property from ORI to B-2 at their meeting in May and staff performed a quick analysis. While it appeared at that time that the applicant would fall short of meeting certain requirements, in light of the petitioner's statement tonight that he is ready to begin a complete overhaul of the property immediately, he will probably meet the criteria for rezoning and/or a used car dealership.

Alderman Stout commented that it seems the applicant would meet the acreage and phasing requirements and if so, the criteria for B-2 zoning would be met. Mr. Dabareiner agreed, stating that if phasing is no longer planned, then the acreage requirement would be met. Alderman Stout indicated that if the applicant can provide further clarification about his plans, they can most likely support



rezoning. Mr. Dabareiner offered to have Mr. Suchy work with staff on providing what is needed to present his plan to the Committee.

Mr. Suchy offered to share his site plans with the members and he reiterated his loyalty to West Chicago and that he wishes to have the same opportunities shown to him as to any new business.

Alderman Beifuss stated that he would support going back to B-2. When looking at a map and understanding what surrounds this property, it is difficult to imagine what other type of use might be located here. He commented he does not see the potential for office or research at this site; recent approvals in the airport district have been more for industrial and distribution/warehousing. There would also be a substantial amount of retail sales tax to be generated from this business. It would be a benefit to everyone to upgrade the parcel, make it more cohesive and eliminate the non-conforming uses. He was not in favor of making this use a special use in ORI. Alderman Sheahan agreed.

Alderman Stout concluded that the members have a favorable response to the applicant's conceptual review. Mr. Suchy asked about what comes next and Mr. Dabareiner responded with which steps to take.

**6. Unfinished Business.** None.

**7. New Business.** None.

**8. Reports from Staff.**

**A. Light complaints and LEDs.**

Mr. Dabareiner stated that some concerns were raised at their last meeting about lighting at some locations around the City. He indicated that those sites were visited and it was found that their lighting was replaced by LEDs with greater lumens, despite being lower wattage. However, after discussing the issue with the owners, they agreed to either lower the lumens or revert back to the former lighting.

Alderman Beifuss stated that the current approach is more complaint driven, but he wondered if there a proactive approach whereby staff would go to check if retrofitting of lights has taken place. Mr. Dabareiner responded that it would require additional time and money to add that level of service. A discussion followed between Mr. Dabareiner and Alderman Beifuss about the procedure for measuring lighting, the contractors' hours and the viability for a proactive approach, and the procedure for responding to complaints.

Alderman Birch Ferguson suggested that staff include an informational piece about lighting upgrades along with the annual Business Registration renewal mailing. Mr. Dabareiner agreed that he would be willing to do so. Alderman Beifuss stated that he supported that idea.

**B. Project and Economic Development Updates.**

Mr. Dabareiner highlighted some recent economic developments that include 5 new businesses that have opened with 12 new jobs. He also mentioned that permits have been issued for Luxury Car Outlet and Suncast. Finally, plans have been submitted for Wet Car Wash, Everclean Car Wash and Little Prince Daycare, and a ground breaking is planned for Ditch Witch.

**9. Adjournment**

**Alderman Birch Ferguson moved and Alderman Ferguson seconded the motion to adjourn the Development Committee meeting at 7:48 P.M. The Committee members unanimously agreed and the motion carried.**

Respectfully submitted,  
Jane Burke