

CITY OF
WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved with changes December 10, 2018

MINUTES

DEVELOPMENT COMMITTEE

November 13, 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, Matt Garling, Jayme Sheahan and Rebecca Stout present.

Also in attendance was Community Development Director, Tom Dabareiner.

2. Approval of Minutes.

A. October 8, 2018.

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

3. Public Participation. None.

4. Items for Consent.

A. West Chicago Community High School District 94 – 326 Joliet Street – Special Use Amendment & Variance.

B. RFS Group – 1450 W. North Avenue – Special Uses.

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

Development Committee Minutes
November 13, 2018

5. Items for Discussion.

A. Jigged Ventures PUD – 560 & 600 W. Roosevelt Road – Conceptual Review.

Tom Dabareiner provided an item update. The applicant is looking for an amendment to a current PUD by 1) modifying the ORI permitted uses list to add contractors' equipment sales and leasing with ancillary outside storage and 2) increasing the maximum ancillary warehousing permitted from 50% of the building's floor area to 80%. This type of use is more suitable for a Manufacturing district. However, given the proposed location along Roosevelt Road, it is believed that an amendment to the PUD is the best option for all parties. He stated that the applicants were present to answer any questions.

Joel Klein introduced himself and his partner, Jim Beavers, as owners of the Kress Creek Industrial Park. He thanked the members for the opportunity and mentioned there are two West Chicago businesses that want to relocate to this site. The first business is Atlas Bobcat. They have been in West Chicago for 29 years. By relocating along Roosevelt Road, they are expecting higher visibility and more sales. They want to put up a larger building and have an outside display area for new equipment, and by doing so, they expect to increase sales by 20%, employ more people and increase their sales tax revenue for the City. The second business is Groebner, Inc., which has been in the City for 20 years. With a new, larger building on Roosevelt Road, he believes they will have more visibility, increased sales, and more employment. With these two new facilities they will create greater tax revenue and increase real estate taxes of an unused area.

Jim Beavers stated that they want to change the current PUD so as to increase the floor space for warehousing from 50% to 80%. They have tried marketing at the current rate of 50% for warehouse, but there is no activity out there for anything like that. They feel this would be a great fit for the City and that it would spruce up that area of Roosevelt Road on the south side.

Alderman Beifuss stated that the idea seems to make sense. He asked for a definition of contractors' equipment sales. Mr. Dabareiner responded that Atlas Bobcat is example of a business with these types of sales, and while the actual type of equipment depends on the contractor business, they are usually machines. Mr. Beavers indicated that this business is also interested in selling retail products to the customers by having a bigger showroom and display area. To be competitive, they need to move up to the next level, but they want to stay in West Chicago.

Alderman Stout indicated it is a great fit and a great spot. It will improve appearances as one enters the City and it should spur future growth. Alderman Birch Ferguson agreed. Alderman Stout concluded there was consensus among the members.

6. Unfinished Business. None.

7. New Business.

Alderman Ferguson spoke regarding ~~McCuley~~ *McAuley* School. He stated the intention to have the building be taken over and preserved at no cost to the City and with the hope that it be self-sustaining. At a prior meeting with the School District, it was suggested that all interested parties—District 33, the City and the Historical Preservation Commission (HPC)—meet to discuss the future of the school. He stated he is aware of some members of the HPC who are in favor of taking over this building, renovating and preserving it. He asked about the next steps for the Committee. Alderman Stout responded that until the discussion happens with all of the parties in the same room, it is premature to decide the City's role. They would need to make sure the parties interested in taking it over are ready to do so. Alderman Garling indicated that his understanding of the first meeting with the School District was the attorneys were going to discuss the legalities of the situation. He expressed being in favor of saving the school, but expressed hesitation at City responsibility and costs.

Alderman Stout asked Mr. Dabareiner about the course of action and he responded he would need to see consensus among the Committee members, and then he could refer the matter to the City Administrator. Alderman Beifuss stated it seems to be more of a discussion at this time, and that the School District owns it and therefore has the contractual obligation to maintain it. Alderman Ferguson stated that it has been the priority of the District 33 that all dollars taken in go to the students. Since this is an ancillary building, they are interested in getting rid of it as fast as they can.

Alderman Stout surmised that everyone agrees they would like to see the building preserved, but the interested parties will need to meet to discuss any future action.

8. Reports from Staff.

A. Project and Economic Development Updates.

Mr. Dabareiner informed the members that DuPage Airport Authority will be in next month regarding the rezoning of the Hoffman property from ORI to Airport zoning. On a separate matter, he informed that Forming America missed the application deadline for an amendment, and the next option would now be code enforcement. Alderman Stout stated she was in favor of using code enforcement as the City has been more than willing to work with the applicant. Alderman Birch Ferguson stated that the Committee was very clear at their last meeting about what the applicant needed to do.

Mr. Dabareiner then indicated that the BP at Neltner and North Avenue stained their brick despite having been denied to do so in Development Committee. At this point, they are ticketing every day with two counts. There are not a lot of options for getting this repaired, and it would cost about \$100,000 to re-brick the building.

Alderman Beifuss asked if staff had been in communication with them as to their rationale for proceeding. Mr. Dabareiner stated he assumes they proceeded because they wanted to change the color of the brick, and they did not feel the City had the right to say no. He mentioned the code enforcement team had also issued a Stop Work Order.

Alderman Garling asked if the work was all finished, and Mr. Dabareiner replied there were some areas not yet completed. Alderman Garling stated he had seen the building and it looks horrible. He said the ordinance exists for the very reason to prevent these types of problems. Alderman Ferguson mentioned the applicant had provided some literature about the brick staining product, which indicated it is supposed to permeate the brick. Alderman Stout said that future parties may not do their homework nor be conscientious and so it is important to be careful about that. The whole intent is to preserve the brick or stone surfaces as they are. Alderman Beifuss recalled from their previous discussion of the matter that Alderman Garling had brought up the importance of maintaining a cohesive look for the facades of the entire center; it wasn't just about the stain or paint.

Alderman Stout concluded everyone to be in agreement that staff continue to pursue the matter through code enforcement and ticketing.

9. Adjournment.

Alderman Ferguson moved and Alderman Gagliardi seconded the motion to adjourn the Development Committee meeting at 7:26 P.M. The Committee members unanimously agreed and the motion carried.

Respectfully submitted,
Jane Burke