



WHERE HISTORY & PROGRESS MEET

## DEVELOPMENT COMMITTEE

**Monday, January 14, 2019  
7:00 P.M. - Council Chambers**

### AGENDA

1. Call to Order, Roll Call, and Establishment of a Quorum
2. Approval of Minutes
  - A. December 10, 2018
3. Public Participation
4. Items for Consent
5. Items for Discussion
  - A. U-Haul, North at Neltnor, Revisions to the Concept Plan – Review and Discussion
  - B. Greco/DeRosa Concept, Rezone property from B-3 to M between Menards (220 W. North) and former VW Property (560 W. North) – Review and Discussion
  - C. Midwest Industrial Funds, 2525/2555 Enterprise Circle, Speculative Manufacturing/Distribution Concept – Review and Discussion
6. Unfinished Business
7. New Business
8. Reports from Staff
9. Adjournment

Draft

## **MINUTES**

### **DEVELOPMENT COMMITTEE**

**December 10, 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. November 13, 2018.**

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

**3. Public Participation.** None.

**4. Items for Consent.**

**A. DuPage Airport Authority & City of West Chicago – Southwest Corner of Smith Road & Powis Road - Rezoning.**

**B. David Quiroz – 30W370 Roosevelt Road - Variances.**

**C. DGR Investments – 130 Ingaltan Avenue – Resubdivision.**

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

- 5. Items for Discussion. None.**
- 6. Unfinished Business. None.**
- 7. New Business. None.**
- 8. Reports from Staff.**

**A. Project and Economic Development Updates.**

Mr. Dabareiner informed the members of possible agenda items to be discussed at their next meeting. He was then asked about the property status of the former Volkswagen dealership, and he responded there is interest from a used car dealer, which would be discussed at the next meeting of the Plan Commission and Zoning Board of Appeals (PC/ZBA). Alderman Beifuss asked about the status of possible new restaurants in the downtown. Mr. Dabareiner replied there was a possible offer for the former Mid-City Supper Club location, but nothing has been finalized to date. Alderman Gagliardi inquired about status of the BP at Neltnor and North Avenue, and Mr. Dabareiner answered they are scheduled to appear in Administrative Adjudication on December 19, 2018.

**9. Adjournment.**

**Alderman Gagliardi moved and Alderman Ferguson seconded the motion to adjourn the Development Committee meeting at 7:06 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:**

Discussion of an expanded U-Haul Storage Use  
U-Haul (Amerco) / Mosaic Crossing Shopping Center  
1867 N. Neltor

**AGENDA ITEM NUMBER:** 5. A.**FILE NUMBER:** \_\_\_\_\_**COMMITTEE AGENDA DATE:** Jan. 14, 2019**COUNCIL AGENDA DATE:** \_\_\_\_\_**STAFF REVIEW:** Tom Dabareiner AICP**SIGNATURE** **APPROVED BY CITY ADMINISTRATOR:** Michael Guttman**SIGNATURE** \_\_\_\_\_**ITEM SUMMARY:**

U-Haul opened a small retail facility at 1867 N. Neltor last year after receiving majority support from the Development Committee at its March 12, 2018, meeting. Amerco is their development arm. The discussion at that time was for use of about 30,000 square feet of the former Hobby Lobby building by U-Haul for retail and storage operations. Because the property is zoned B-3 Regional Shopping District, a retail facility could open right away under that zoning, but any storage requires an amendment to the Mosaic Crossing PUD.

Since then, U-Haul has expanded its plans for the property, acquiring an interest in the majority of the site. The expansion is significant, taking the number of storage units from about 300 to 950. Staff felt that Development Committee members should have an opportunity to review the changes which would alter the overall function of the corner. The plans include a combination of new construction and adaptive re-use of existing buildings. They also may seek to paint the existing brick as part of their branding effort and clarification should be provided to them regarding that option.

Summary of Changes: (1) Approximately 50,000 square feet of vacant retail at the site's southeast corner would be changed to 39,000 square feet of climate-controlled storage, plus 3,000 square feet of showroom. This area's remaining space includes offices, a vehicle rental space, and a loading dock. (2) About 120 ground-level storage units are proposed for the "elbow"—the currently empty area located between the eastern building and the northern building. (3) A new 3-story, 17,000 square foot U-Haul building would be constructed at the property's northwest corner, west of Old Time Pottery. It would house a combination of 446 climate-controlled and non-controlled storage units. This area would also include a small 8,000 square foot warehousing facility.

Locations of rental vehicles would be in various locations around the property, although City staff is hoping for a way to better "corral" the trucks and trailers—a task made more complex by the distances from one corner of the U-Haul business to the other.

This U-Haul facility would be staffed by 10-15 employees.

**Key Points:**

(1) There is extraordinary demand for storage units and no expert predicts saturation of this phenomenon anytime soon. U-Haul expects to serve a residential market as far as four miles away.



(2) Customers become aware of U-Haul primarily by driving by a facility and the traffic feeding the North/Neltnor intersection is very attractive in this case.

(3) They are strong revenue generators for the owner, with higher per-square-foot earnings than most retail, combined with lower maintenance costs.

(4) Improved "curb appeal" is provided through a revitalized, colorful façade treatment.

From a "challenges" perspective:

(1) The strong financial returns are one reason why storage facilities will stay in place at the expense of retail. Retail cannot disrupt that market because retail's net earnings per-square-foot are lower, so once established as storage the ability to recruit retail to the corner is sharply curtailed.

(2) U-Haul touts benefits such as "very little traffic" but a successful shopping center thrives on synergistic interaction among the various traffic generators/uses. Staff concedes there is little on-site traffic now and, based on a lack of interest and a recent market study, a retail market may only minimally exist for that corner for some time. However, the future may see new retail opportunities. Cities are able to plan for the long-term.

(3) Other uses at that corner may be concerned with this change in direction. The change in use and lack of synergy could impair the ability to replace any of the outlots with a B-3 type of use, as they close or change ownership. Storage facilities can take on the feel of a manufacturing district which could discourage uses like restaurants.

(4) If the storage use is to become the predominant activity at this corner, many would argue that instead of a PUD amendment a full rezoning of the underlying zoning to Manufacturing should occur, within which storage facilities are allowed as a special use. Such a designation conflicts with the pre-established pattern of development and opens up the property to more objectionable activities.

(5) While the market for self-storage is strong for the foreseeable future, if that changes, or other decisions force U-Haul to close at this location, the property is left with some serious challenges as to how the property could be re-used. Significant demolition and rehabilitation would be needed.

(6) Storage facilities generate very little tax revenue and job creation for their host municipalities.

(7) Staff was unable to identify any similarly-sized storage facilities with the same impact on retail development in northeastern Illinois, which speaks to how unique this proposal is and also makes it difficult to make comparisons.

The expanded storage facility is significantly larger than that seen by the Development Committee 10 months ago and therefore staff is seeking additional direction from Committee members. The U-Haul facility would establish a successful business use on a property that has seen many challenges in the last decade. However, the primary problems with the expansion are in the manner which the marketplace may preclude attracting retail after storage is established, the use's lack of synergy with the rest of the shopping center, and what happens to the property should U-Haul leave the site. Staff remains comfortable with the rehab of the southeast corner of the property along the lines of that discussed 10 months ago. Finally, staff recommends against allowing the painting of any brick.

Pc: Location Map

Various Material Submitted by Amerco

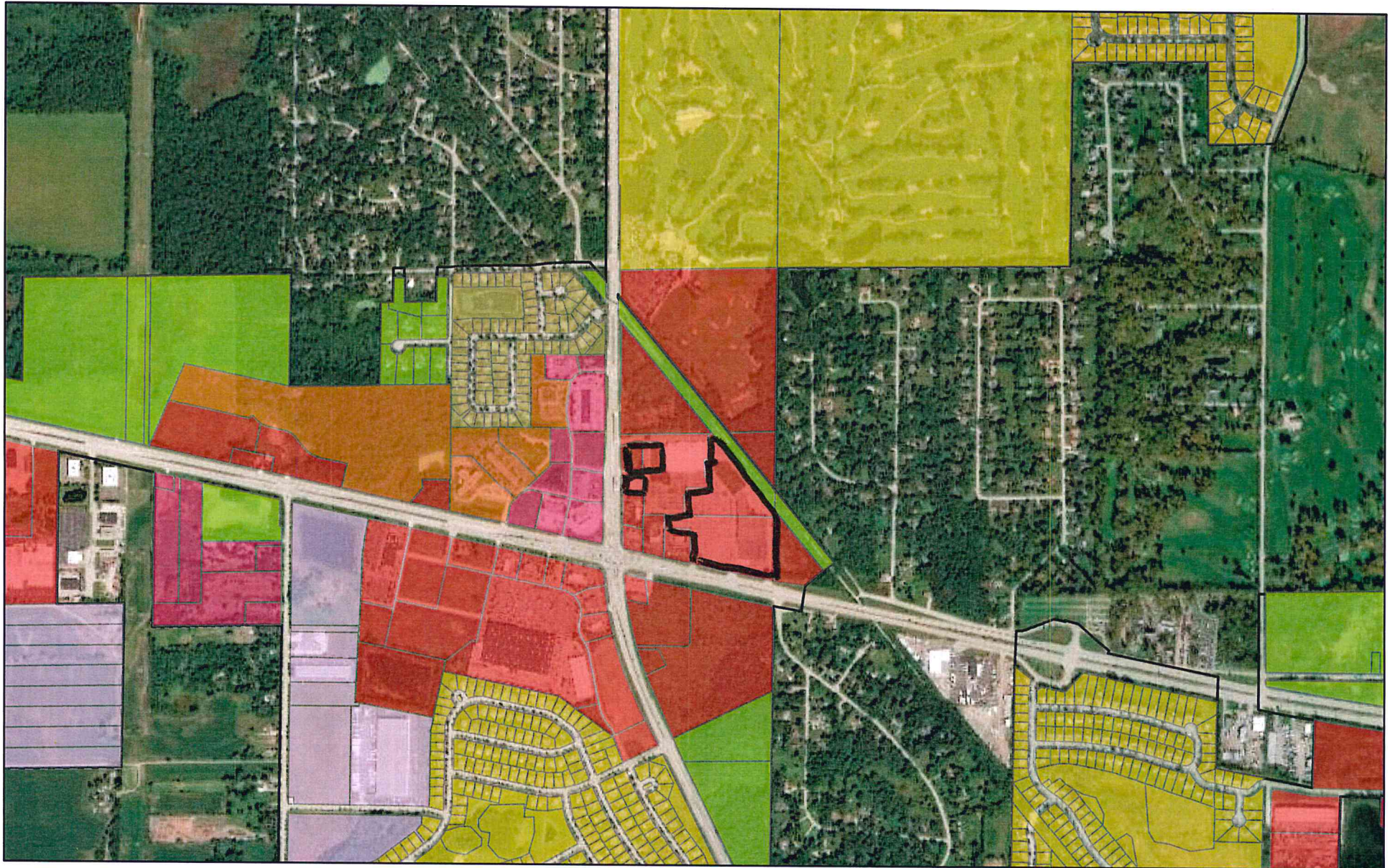
**ACTIONS PROPOSED:**

Conceptual discussion of the potential for expanded development of Mosaic Crossing as a U-Haul storage facility.

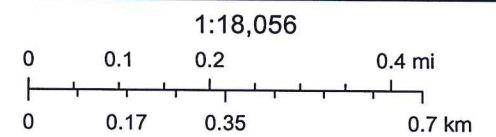
**COMMITTEE RECOMMENDATION:**



# U-Haul Interest in Mosaic Crossing



January 4, 2019



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus



# AMERCO<sup>®</sup>

## REAL ESTATE COMPANY

2727 North Central Avenue, 5-N • Phoenix, Arizona 85004  
Phone: 602.263.6555 • Fax: 602.277.5824 • Email: moses\_eason@uhaul.com

### 1867 N. Neltnor Blvd. Mosaic Crossing PUD Amendment



#### Project Narrative

- Development Team.....Page 2
- Introduction.....Page 3
- Proposed development.....Page 4
  - Adaptive Re-use
  - New Development
- The U-Haul Store.....Page 5
- Significant Policies.....Page 6
- Traffic Impact.....Page 6

#### Exhibits

- Exhibit A - Revitalization
- Exhibit B - Examples of Big-Box Adaptive Re-use
- Exhibit C - Examples of Similar “ground-up” Development

**Development Team****Applicant**

Amerco Real Estate Company  
Representative: Moses Eason  
2727 N. Central Ave  
Phoenix, AZ 85004  
T. (602) 263.6555  
E. [moses\\_eason@uhaul.com](mailto:moses_eason@uhaul.com)

**Local U-Haul Representative**

Angela Farley, Marketing Company President  
U-Haul Co. of Chicago Western Suburbs  
1854 Douglas Rd.  
Montgomery, IL 605383  
T. (630)701-6625  
E. [angela\\_farley@uhaul.com](mailto:angela_farley@uhaul.com)

**Engineering**

Charles Hanlon  
WBK Engineering, LLC  
116 West Main St. Suite 201  
St. Charles, IL 60174  
T. (630)443.7755  
E. [chanlon@wbkengineering.com](mailto:chanlon@wbkengineering.com)



This document is intended to accompany an application filed by Amerco Real Estate Company ("AREC") for property located at the northeast corner of North Avenue (Route 64) and N. Neltnor Boulevard (the "Property"). AREC is the wholly owned real estate subsidiary of the U-Haul System and is under contract to purchase a portion of the above-referenced Property. The application requests an amendment to the Mosaic Crossing (formerly Oliver Square) Shopping Center Planned Unit Development ("PUD") to allow self-storage uses and U-Haul equipment sharing (truck & trailer rental).

AREC is seeking to acquire this Property with the intent of revitalizing this area by both adaptively re-using vacant retail space as well as constructing new development within Mosaic Crossing. U-Haul has a long history of not only promoting positive growth in communities throughout the Country but of spurring community redevelopment in neglected areas. With over 70 years of experience and now a publicly traded company, "U-Haul" has become a trusted household name that customers and other businesses equate with quality and longevity. The U-Haul Corporation currently operates over 1,500 moving centers throughout the United States and Canada and holds an incredible record of never leaving a community once a moving center has been established. Beyond providing a much-needed service of moving and storage needs to the community, U-Haul also brings a substantial brand name to an area which often gives other business ventures the confidence to also invest in the same neighborhood. See **Exhibit A** for examples of some notable revitalization efforts that U-Haul has implemented.



*Aerial photograph of Mosaic Crossing Shopping center - 1867 N. Neltnor Boulevard  
West Chicago, IL*



### **Adaptive Re-use**

The Mosaic Crossing Shopping Center, as with many retail centers throughout the County has seen significant decline in commercial activity, as consumer preference has shifted away from “big-box” retail. The departure of large retail tenants, such as K-mart, has left communities with a serious challenge of finding tenants for these large retail spaces. U-Haul takes pride in a long history of revitalizing vacant commercial and industrial properties that both provides jobs and helps promote infill development. Through reuse, we are able to meet citizen’s needs without compromising the resources and land associated with new construction. The approximate 50,000 square foot vacant retail suite located at the southeast corner of the Property (Building “A” on site plan) is proposed to be renovated as a U-Haul Moving and Storage Center consisting of 39,000 feet of climate controlled self-storage. Additionally, a 3,000 square foot showroom space will front the southwest corner of the building. The showroom is a location where moving and packing supplies can be purchased in a retail environment. Additionally, the showroom is the location where moving equipment customers can select, arrange, and pay for their use of U-Haul moving equipment. While the interior of the building will be adaptively re-used to meet U-Haul’s needs and the exterior improved to reflect U-Haul’s branding, the existing footprint of the building will remain. See **Exhibit B** for examples of big-box adaptive re-use.

### **New Development**

The northwest corner of Mosaic Crossing is was intended for commercial development when the original PUD was established. These lots currently remain undeveloped. U-Haul is proposing a 3-story, 17,000 square foot building on lot 4, this building will house indoor, climate controlled self-storage. As depicted on the enclosed elevations and renderings, construction of this building will be of high quality and aesthetically pleasing modern design. As with all U-Haul storage facilities, state of the art technology, including key card access, LED motion-sensor lighting, and video surveillance will ensure a safe and secure environment for U-Haul customers and their belongings. Immediately east of this building will be a smaller one-story building that will be used for warehousing of goods. See **Exhibit C** for examples of similar 3-story new development.

An undeveloped portion of property between Old Time Pottery and the smaller retail shops to the south is being proposed as an area to place sustainable self-storage units. These units are intended for customers who require easy access to their unit for vehicle loading. The units are simply set up and assembled in place, requiring no foundation or disturbance to the ground. These units are ideal for an undeveloped lot such as Lot 11 of Mosaic Crossing as it allows placement of units with very little disturbance to the business that surround each side of the lot. Additionally, if it was determined that the property would be better utilized with permanent construction, the units could be easily removed.

### **A Revitalization of Mosaic Crossing**

As described above, the proposed site plan for the Property depicts a significant investment in this area of West Chicago, including new construction of two buildings, and an adaptive re-use of a vacant retail center. The proposed uses constrict of self-storage, retail showroom, vehicle sharing, and warehousing uses. Custom site design for every U-Haul store

assures that the facility compliments the community it serves. Adherence to community objectives is key in order to ensure each U-Haul store is both a neighborhood asset and an economic success. The proposed moving center will positively impact the neighborhood by not only providing much needed services to nearby residents, but also by bringing new jobs to the community.

U-Haul is a commercial type use that serves the residential communities within a 3-5-mile radius. We feel the U-Haul would be an appropriate use for the property and there are proven benefits for allowing self-storage facilities in communities:

- Self-storage facilities are quiet
- They provide an excellent buffer between zones
- They create very little traffic
- They have little impact on utilities
- They have no impact on schools
- They provide a good tax revenue
- They provide a community service

U-Haul Moving and Storage is a convenience business. Our philosophy is to place U-Haul stores in high growth residential areas, where we fill a need for our products and services. Customers are made aware of the U-Haul store, primarily via drive-by awareness, much like that of a convenience store, restaurant or hardware store. Attractive imaging and brand name recognition bring in area residents — by our measures, those who live within a four-mile radius of the center.

#### **The U-Haul Store:**

U-Haul stores characteristically serve the do-it-yourself household customer. The U-Haul Store will be staffed with 10-15 employees, both full-time and part-time. Families will generally arrive in their own automobiles, enter the showroom and may choose from a variety of products and services offered there. When situated near public transit, approximately 50% of those families utilize alternative transportation to access U-Haul equipment and services.

- Families typically use U-Haul Self-Storage rooms to store furniture, household goods, sporting equipment, or holiday decorations. During transition periods between moves, moving to a smaller home, combining households, or clearing away clutter to prepare a home for sale, storage customers will typically rent a room for a period of two months to one year.
- U-Haul stores also provide truck and trailer sharing for household moving, either in-town or across country.
- Families who need packing supplies in advance of a move or to ship personal packages can choose from a variety of retail sales items, including cartons, tape and sustainable packing materials.
- Families who tow U-Haul trailers, boats, or recreational trailers can select, and have installed, the hitch and towing packages that best meet their needs.
- Moving and storage are synergistic businesses. Over half of our storage customers tell us they used U-Haul storage because of a household move. Customers will typically use U-Haul equipment or their personal vehicle to approach the loading area and enter the



building through the singular customer access. All new U-Haul stores are designed with interior storage room access, giving the customer the added value of increased security, and the community the benefit of a more aesthetically pleasing exterior.

#### Significant Policies:

- Hours of Operation:
 

Mon. - Thurs.	7:00 a.m. to 7:00 p.m.
Fri.	7:00 a.m. to 8:00 p.m.
Sat.	7:00 a.m. to 7:00 p.m.
Sun.	9:00 a.m. to 5:00 p.m.
- All U-Haul storage customers are issued a card-swipe style identification card that must be used to gain access to their room. This is but one of many security policies which protect the customer's belongings and decrease the ability of unauthorized access to the facility.
- It is against policy for a business to be operated from a U-Haul storage room.
- Customers and community residents who wish to use the on-site dumpsters for disposing of refuse must gain permission to do so and are assessed an additional fee.
- Items that may not be stored include: chemicals, flammables, and paints.
- U-Haul stores are protected by video surveillance.
- U-Haul stores are non-smoking facilities.
- U-Haul will provide added services and assistance to our customers with disabilities.

#### Traffic Study:

- U-Haul stores generate less vehicular traffic volume while still embodying an active-use site. Truck and trailer sharing and self-storage all represent dynamic transitions from one customer to another. DIY moving customers are presented with opportunities to utilize equipment and storage on a temporary basis, supporting a shared-economy, an effective economic model and an environmentally-sound way to conduct business.

USE COMPARISON					
Use	Square Feet	Traffic	Volume	Typical Hours	Days
		Weekday	Weekend		
Fast Food Restaurant	3,000 sq ft	3,161 trips	3,430 trips	18 hours - 24 hours	7
Gas Station w/ Convenience Store	2,200 sq ft	1,200 trips	2,200 trips	18 hours - 24 hours	7
Hotel	50,000 sq ft	905 trips	901 trips	24 hours	7
Casual Dining	5,000 sq ft	1,075 trips	1,258 trips	11 am - 11 pm 12 hours	7
U-Haul Center	80,000 sq ft	31 trips	53 trips	7 am - 7 pm 12 hours	7



We are eager to expand U-Haul's business in West Chicago and sincerely hope that your City positively agrees with our request for an amendment to the Mosaic Crossing PUD. If you should have any questions or concerns regarding this request, please feel free to contact me.

Sincerely,

A handwritten signature in dark ink, appearing to read "Moses Eason", written in a cursive style.

Moses Eason  
AMERCO Real Estate – Planner

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## **Exhibit A**

### **Revitalization**

- Milwaukee, WI
- Chicago, IL
- Detroit, MI

## HISTORICAL BUILDING

- Former warehouse that was built in the 1930s and was vacated by 2000 becoming an eyesore for the community for 8 years.
- U-Haul acquired and renovated the building in 2008. The goal was to recycle and re-use as much material as feasible while revitalizing the area.
- The U.S. Green Building Council awarded the center LEED silver certification for commercial interiors.



BEFORE



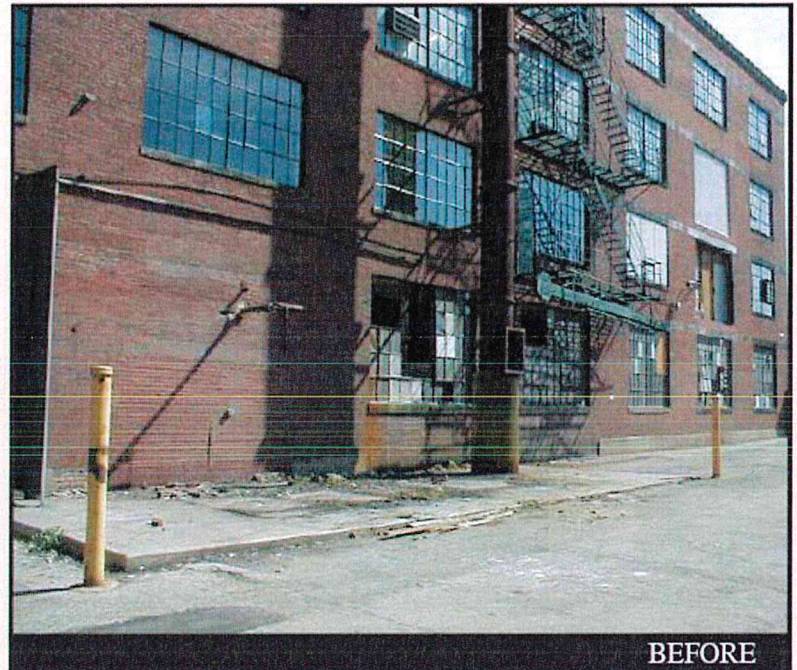
AFTER





## FORTRESS OF LOGAN SQUARE

- Al Capone used this building as a slot/pinball machine manufacturing business and, according to newspaper reports, Capone operated a beer factory there during Prohibition. One area leading out to the roof is believed to be where his personal barbershop was located.
- U-Haul acquired the building in 1999 and completed the conversion in 2002. The conversion featured a bank-style décor for the showroom.





## National Biscuit Company

- Seven-story building built in 1920 designed by Nabisco President Adolphus Green. The design concept included a stylish factory with employee lockers room and showers to inspire loyalty.
- U-Haul acquired the building in 2012 and began a year long conversion. Several artifacts were discovered and preserved for display.
- Once revitalization is complete, the facility will feature more than 930 indoor, single-level self-storage rooms, providing more than 62,790 square feet of self-storage.





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## **Exhibit B**

### Examples of “big-box” Adaptive Re-use

- Kenosha, WI
- Sierra Vista, AZ
- Indianapolis, IN

# Big Box Conversion

**Kenosha, WI**

Property is 10.75 acres with an 103,990 sf building onsite. This property is a former K-Mart and will be converted to a U-Haul center offering truck and trailer sharing, self-storage and U-Box storage.



**U-Haul Moving & Storage of Kenosha  
4404 52nd St. Kenosha, WI 53144**



# Big Box Conversion

## Sierra Vista, AZ

Property is 12.05 acres with an 86,080 sf building onsite. This property is a former K-Mart and will be converted to a U-Haul center offering truck and trailer sharing, self-storage and U-Box storage.



**U-Haul Moving & Storage of Veterans Park  
2011 E Fry Blvd. Sierra Vista, AZ 85635**

# Big Box Conversion

Indianapolis, IN

Property was formerly a Menards and was converted to a U-Haul center offering truck and trailer sharing, interior heated and climate controlled self-storage and U-Box storage.



**U-Haul Moving & Storage at Pendleton Pike & 38th St. 2011 E Fry 6800  
Pendleton Pike, Indianapolis, IN 46226**

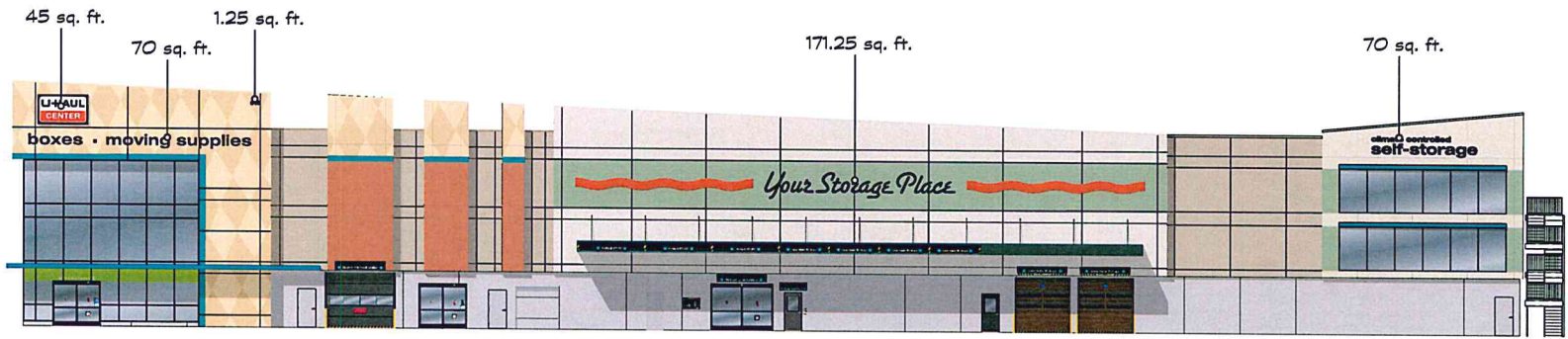


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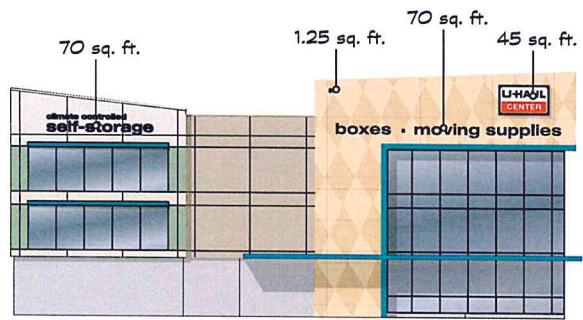
## **Exhibit C**

### **Examples of similar new-build construction**

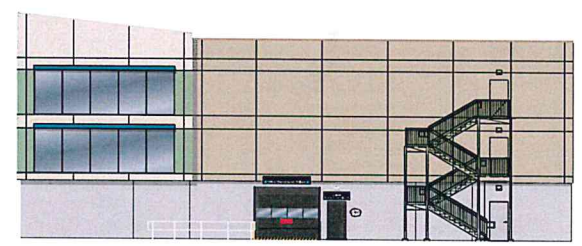
- Romeoville, IL
- Lakeland, FL
- Mesa, AZ



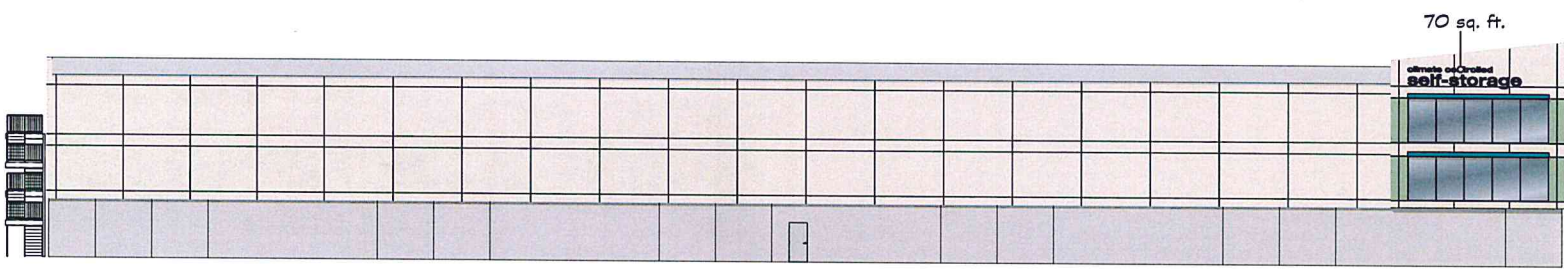
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



AT  
Romeoville  
645 S Weber Rd  
Romeoville, IL 60446



SIGNAGE SQUARE FOOTAGE

TOTAL SIGNAGE SQFT - 613.75 sqft

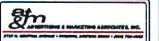
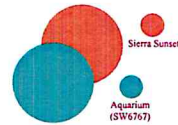


757076 MSTR ART-AC02  
10/01/2018  
PRELIMINARY IMAGING  
ANY CHANGES REQUIRE  
REBID OF PROJECT



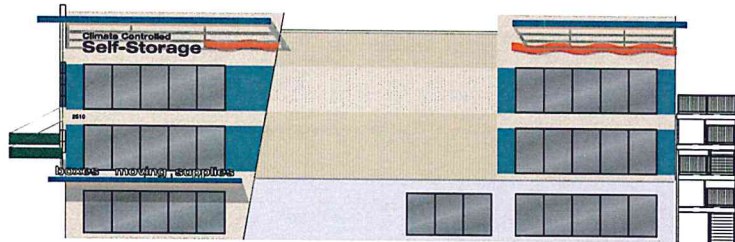


AT  
Romeoville  
645 S Weber Rd  
Romeoville, IL 60446



T57076 MSTR ART-AC03  
10/01/2018

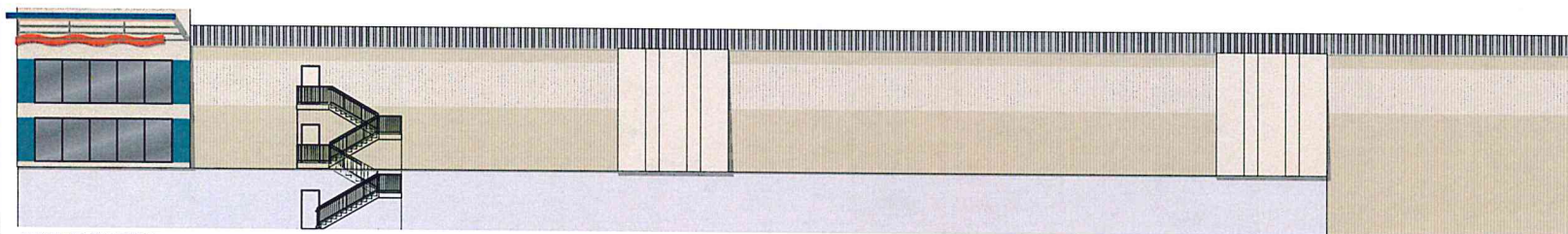
ANY CHANGES REQUIRE  
REBID OF PROJECT



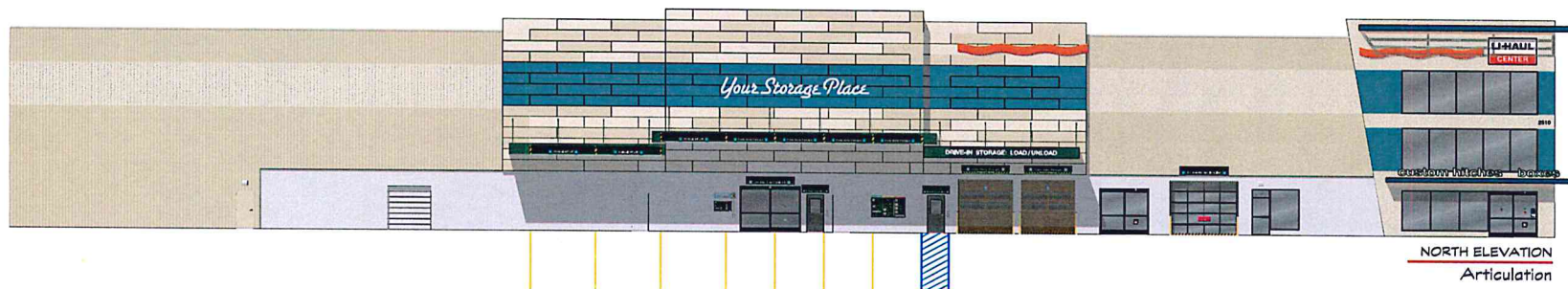
WEST ELEVATION  
Articulation



EAST ELEVATION



SOUTH ELEVATION  
Articulation

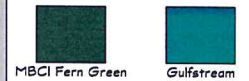


NORTH ELEVATION  
Articulation

**U-HAUL**

of  
Lakeland

2510 N. Florida Ave  
Lakeland, FL 33810



MBI Fern Green Gulfstream



Sierra Sunset

Tuff Wall MBI Almond



Tuff Wall MBI Light Stone

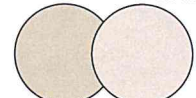
Tuff Wall MBI Hawaiian Blue

Tuff Wall MBI Almond



Tuff Wall MBI Light Stone

CF MBI Almond



CF MBI Light Stone

7.2 MBI Almond



7.2 MBI Light Stone

786073

786073 MSTR ART- MSO1  
02/05/2018 / 10/22/2018

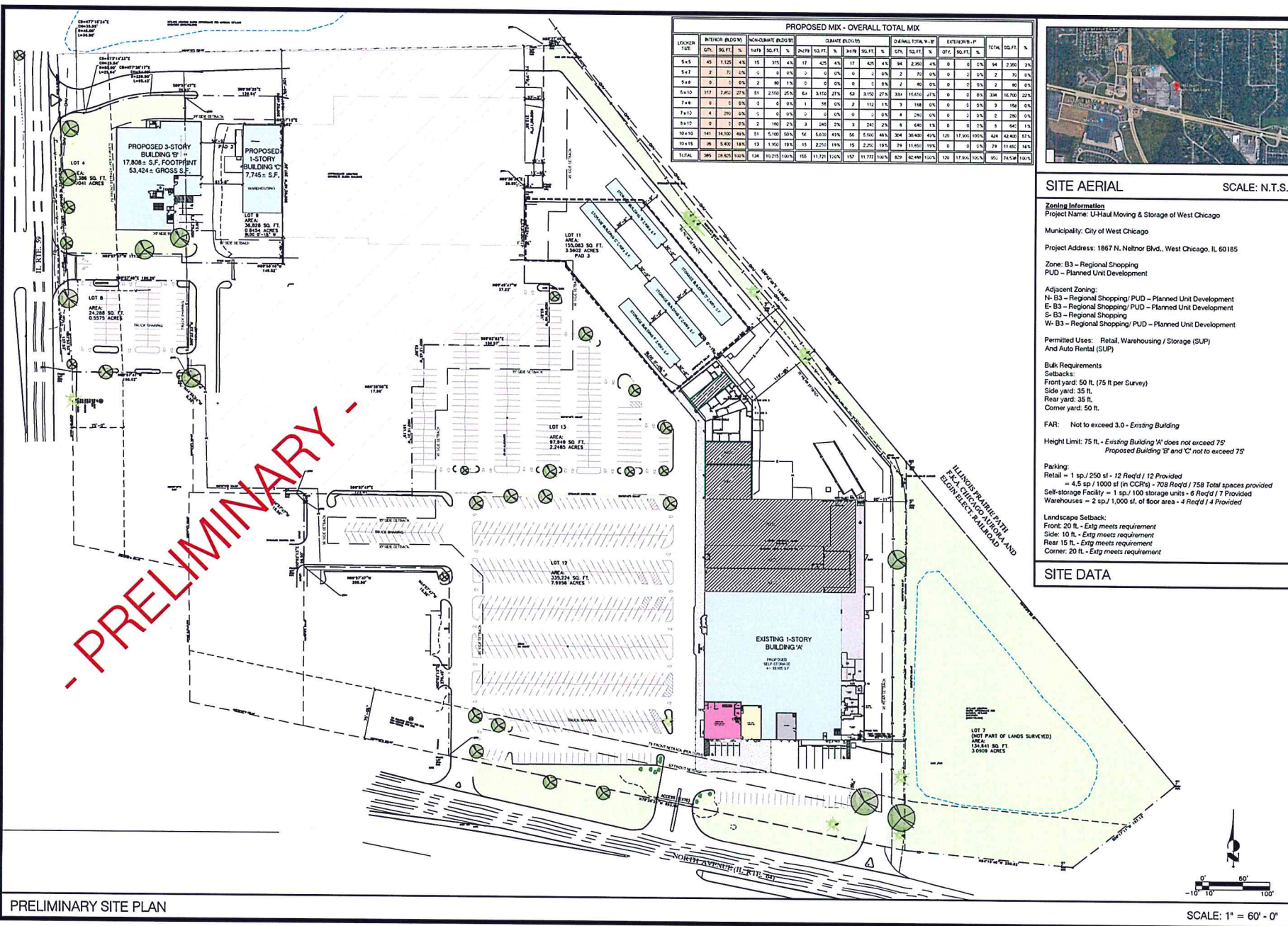
**AM**  
ADVERTISING & MARKETING ASSOCIATES, INC.  
3737 N. CENTRAL AVENUE • PHOENIX, ARIZONA 85018 • (602) 790-8943





Mesa, Arizona





PROPOSED MIX - OVERALL TOTAL MIX															
LOCKER SIZE	INTERIOR (BLOCS)			NON-CORR. (BLOCS)			CRATE (BLOCS)			OVERALL TOTAL W-B			TOTAL SQ. FT.		
	QTY	SQ. FT.	%	QTY	SQ. FT.	%	QTY	SQ. FT.	%	QTY	SQ. FT.	%			
5x5	45	1,125	4%	15	375	1%	17	425	1%	77	1,925	4%	94	2,350	2%
5x7	2	72	0%	0	0	0%	0	0	0%	2	72	0%	2	72	0%
5x8	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%
5x10	177	7,462	27%	61	2,766	10%	62	3,750	13%	300	13,978	47%	300	13,978	47%
7x8	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%
7x10	4	280	1%	0	0	0%	0	0	0%	4	280	1%	4	280	1%
8x10	0	0	0%	2	160	0%	3	240	0%	5	400	1%	5	400	1%
10x10	141	14,100	48%	51	5,100	18%	56	5,600	19%	248	24,800	85%	248	24,800	85%
10x15	26	5,462	18%	13	3,162	11%	15	2,250	8%	54	10,874	36%	54	10,874	36%
TOTAL	389	28,629	100%	138	10,215	36%	155	11,722	36%	682	40,626	100%	682	40,626	100%



SITE AERIAL SCALE: N.T.S.

**Zoning Information**  
Project Name: U-Haul Moving & Storage of West Chicago  
Municipality: City of West Chicago  
Project Address: 1867 N. Neilnor Blvd., West Chicago, IL 60185  
Zone: B3 - Regional Shopping  
PUD - Planned Unit Development  
Adjacent Zoning:  
N-B3 - Regional Shopping / PUD - Planned Unit Development  
E-B3 - Regional Shopping / PUD - Planned Unit Development  
S-B3 - Regional Shopping  
W-B3 - Regional Shopping / PUD - Planned Unit Development  
Permitted Uses: Retail, Warehousing / Storage (SUP)  
And Auto Rental (SUP)  
Bulk Requirements  
Setbacks:  
Front yard: 50 ft. (75 ft per Survey)  
Side yard: 35 ft.  
Rear yard: 35 ft.  
Corner yard: 50 ft.  
FAR: Not to exceed 3.0 - Existing Building  
Height Limit: 75 ft. - Existing Building 'W' does not exceed 75'  
Proposed Building 'B' and 'C' not to exceed 75'  
Paving:  
Retail = 1 sp/250 sf - 12 Req'd / 12 Provided  
= 4.5 sp / 1000 sf (in CCRs) - 708 Req'd / 758 Total spaces provided  
Self-storage Facility = 1 sp/100 storage units - 6 Req'd / 7 Provided  
Warehouses = 2 sp/1,000 sf, of floor area - 4 Req'd / 4 Provided  
Landscape Setback:  
Front: 20 ft. - Extg meets requirement  
Side: 10 ft. - Extg meets requirement  
Rear: 15 ft. - Extg meets requirement  
Corner: 20 ft. - Extg meets requirement

SITE DATA

SHEET NOTES:

REVISIONS:

PROFESSIONAL SEAL:  
PRELIMINARY DOCUMENT -  
NOT FOR CONSTRUCTION,  
FOR INFORMATION ONLY

ARCHITECT LOGO:

**AMERCO**  
REAL ESTATE COMPANY  
CONSTRUCTION DEPARTMENT  
2727 NORTH CENTRAL AVENUE  
PHOENIX, ARIZONA 85004  
P: (602) 263-6502

SITE ADDRESS:  
U-Haul of West Chicago  
1867 N Neilnor Blvd  
West Chicago, IL 60185

SHEET CONTENTS:

Preliminary  
Site Plan

856075  
DRAWN: JFW  
CHECKED: NH  
DATE: 10/20/18  
856075A1.CDWG  
SP1





OF  
WEST CHICAGO

1863 N NELTNOR BLVD,  
WEST CHICAGO, IL 60185



PRELIMINARY  
IMAGING

ANY CHANGES REQUIRE  
REBID OF PROJECT

856075  
856075 MSTR ART NH01  
06/18/2018



3727 N. CENTRAL AVENUE • PHOENIX, ARIZONA 85004 • (602) 742-4933

Sherwin Williams  
ACCESSIBLE BEIGE

Sherwin Williams  
LATTE

SIERRA SUNSET

climate controlled · self-storage



moving supplies |

West Elevation

Sherwin Williams  
ULTRA WHITE

SIERRA SUNSET

Sherwin Williams  
HIGH GLOSS GREEN

Sherwin Williams  
ACCESSIBLE BEIGE

SIERRA SUNSET

Your Storage Place

South Elevation

Sherwin Williams  
GULFSTREAM

Sherwin Williams  
ACCESSIBLE BEIGE

boxes

Sherwin Williams  
EGGSHELL BLACK

Sherwin Williams  
ULTRA WHITE

Sherwin Williams  
ULTRA WHITE

Sherwin Williams  
EGGSHELL BLACK

ELEVATION / CONCEPTUAL IMAGING



SOUTHWEST ELEVATION / CONCEPTUAL IMAGING



OF  
WEST CHICAGO

1863 N NELTNOR BLVD,  
WEST CHICAGO, IL 60185



Accessible Beige



Latte



Ultra White



Faux Brick



Gulfstream



High Gloss Green



Sierra Sunset



Eggshell Black



Light Gray

PRELIMINARY  
IMAGING

ANY CHANGES REQUIRE  
REBID OF PROJECT

856075  
856075 MSTR ART NH01  
06/16/2018



ADVERTISING & MARKETING ASSOCIATES, INC.

2127 N. CENTRAL AVENUE • PHOENIX, ARIZONA 85004 • (602) 760-4933





OF  
WEST CHICAGO

1863 N NELTNOR BLVD,  
WEST CHICAGO, IL 60185



Ultra White



Faux Brick



Gulfstream



High Gloss Green



Sierra Sunset



Eggshell Black



Light Gray

ANY CHANGES REQUIRE  
REBID OF PROJECT

856075  
856075 MSTR ART NH01  
06/18/2018



PRELIMINARY  
IMAGING

STRUCTURAL EMPHASIS ON MAIN CORNER  
PROVIDING ARTICULATION TO THE BUILDING

ARCHITECTURAL INTEREST  
AT THE SKYLINE

MBCI CF PANELING

51.5'W X 1.5'H  
77.25 SQFT

12'W X 7'H  
84 SQFT

climate controlled · self-storage

U-HAUL  
CENTER  
moving supplies |

ARCHITECTURAL DETAILS

GENEROUS USE OF GLASS  
NEAR STOREFRONT

26'W X 1.5'H  
39 SQFT

MBCI CF PANELING

FAUX BRICK

27.4'W X 4'H  
109.6 SQFT

South Elevation

15'W X 8'H  
120 SQFT

25'W X 8'H  
200 SQFT

25'W X 8'H  
200 SQFT

boxes

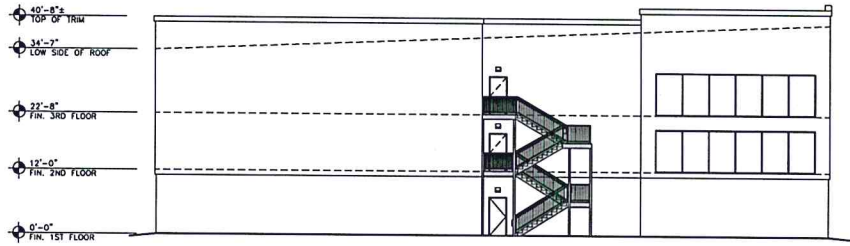
9.7'W X 1.5'H  
14.55 SQFT

PROJECTION CREATES ARCHITECTURAL  
INTEREST ABOVE CUSTOMER ENTRANCE

FAUX WINDOW DECALS  
ON ALUMINUM TO PROVIDE  
FENESTRATION & RETAIL LOOK

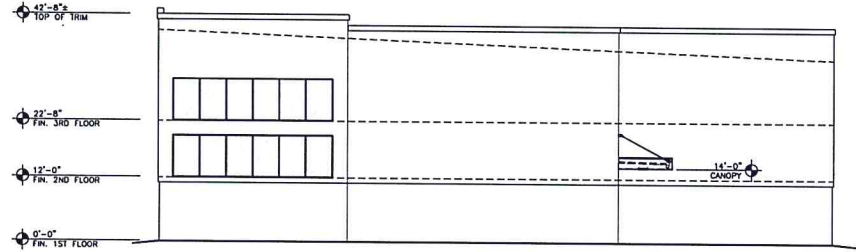
CHANGE IN MATERIALS TO PROVIDE  
ARTICULATION TO THE ELEVATION

ELEVATION / CONCEPTUAL IMAGING



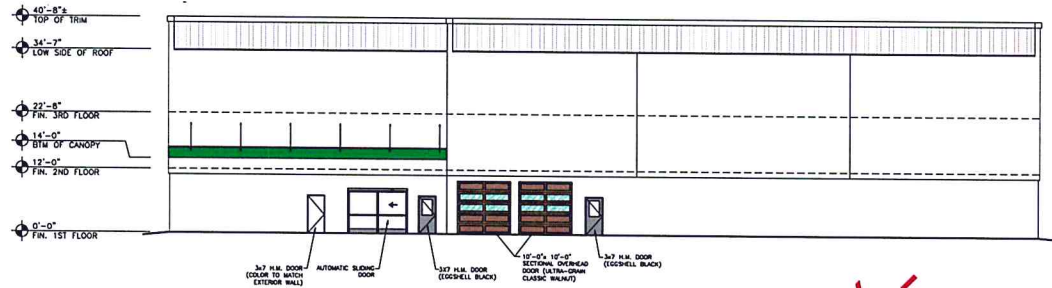
PROPOSED BUILDING 'B' - NORTH ELEVATION

SCALE: 3/32" = 1' - 0"



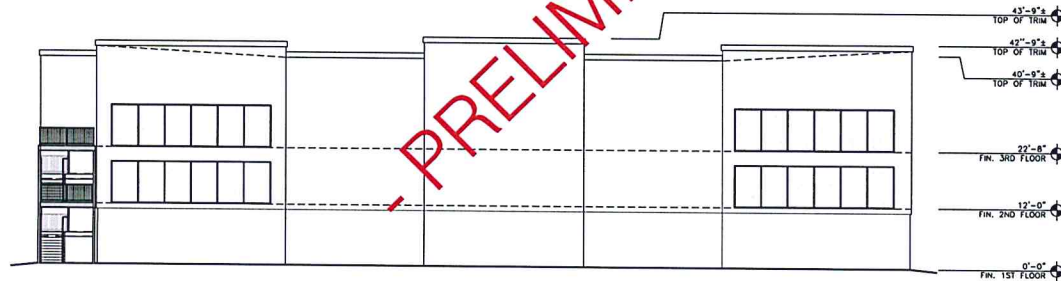
PROPOSED BUILDING 'B' - SOUTH ELEVATION

SCALE: 3/32" = 1' - 0"



PROPOSED BUILDING 'B' - EAST ELEVATION

SCALE: 3/32" = 1' - 0"



PROPOSED BUILDING 'B' - WEST ELEVATION

SCALE: 3/32" = 1' - 0"

SHEET NOTES:

REVISIONS:

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

PROFESSIONAL SEAL:

PRELIMINARY DOCUMENT  
NOT FOR CONSTRUCTION  
FOR INFORMATION ONLY

ARCHITECT LOGO:

**AMERCO**  
REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT  
277 NORTH CENTRAL AVENUE  
PHOENIX, ARIZONA 85004  
P: (602) 263-6502

SITE ADDRESS:  
U-Haul of West Chicago  
1867 N Neilnor Blvd  
West Chicago, IL 60185

SHEET CONTENTS:

Proposed Building 'B'  
Preliminary  
Elevations

856075

DRAWN: JRW  
CHECKED: NH  
DATE: 11/2018

856075A1C.DWG

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# CITY OF WEST CHICAGO

## DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Conceptual discussion of the potential for a Zoning Map Amendment (Rezoning).  
Greco/DeRosa  
Between Menards and Former VW Dealership

**AGENDA ITEM NUMBER:** 5. B.

**FILE NUMBER:** \_\_\_\_\_

**COMMITTEE AGENDA DATE:** Jan. 14, 2019

**COUNCIL AGENDA DATE:** \_\_\_\_\_

**STAFF REVIEW:** Tom Dabareiner AICP

**SIGNATURE** 

**APPROVED BY CITY ADMINISTRATOR:** Michael Guttman

**SIGNATURE** \_\_\_\_\_

**ITEM SUMMARY:**

Greco DeRosa Investment Group (GDIG) has acquired an interest in property located along the south side of North Avenue and between Menards and the former VW dealership. GDIG seeks a map amendment to a portion of the area. The 16.5 acre property is zoned B-3 Regional Shopping District and is additionally guided by a PUD. As proposed, 14.5 acres would be rezoned to M Manufacturing, leaving a two acre B-3 property along North Avenue. GDIG requests comments and feedback from the Development Committee on the rezoning concept coupled with retaining a small restaurant/retail outlot.

The current local marketplace sees modest activity in the small retail/restaurant arena and strong warehousing/logistics use interest. As proposed, this development would tap into both areas. The proposal has the potential of generating more property tax on land long ignored by the retail community. However, the City loses the potential for large-scale "greenfield" retail development by surrendering it permanently to another use. Furthermore, it is generally considered poor planning practice to mix semi-truck traffic on-site with retail traffic. Finally, there are no known users for the properties

Analysis

With any map amendment/rezoning request, the City considers the following findings of fact (responses are in *italics*). One caution: this is not the required public hearing itself, so the information below is offered only as a guideline for discussion:

- A. Existing use(s) and zoning of the property in question. *Multiple properties are involved in the proposal and all of them are currently vacant. The 2-acre B-3 outlot, as proposed, falls short of the 5-acre minimum size required in the B-3 District, however the PUD guiding development of St. Andrew's Square allows lots as small as 0.67 acres. While tapping into a very active market today and gaining use of some long vacant properties, the 14.5 acre rezoning would open up much of the property to a broad range of manufacturing activities, not only the warehousing/logistics proposed. These uses are not always compatible with neighboring retail and residential uses.*
- B. Existing use(s) and zoning of other lots in the vicinity of the property in question. *The northern B-3 property is across North Avenue from property zoned B-3. The proposed Manufacturing property would be adjacent to B-3 to the north, east and south. (The B-3 property to the south con-*



tains a detention pond.) Existing Manufacturing lies to the west, unconnected to the proposed rezoning area. There is a small area of exposure, although not adjacency, to existing residential property to the southeast, the closest of which is located 93 feet away. Once rezoned, any number of manufacturing uses could locate on the property. Some uses are more obtrusive than others, such as permitted uses like metal stamping or plastics processing or special uses such as asphalt plants and salvage facilities. In general, mixing frequent semi-truck usage with retail/restaurant traffic is not considered desirable for safety and circulation reasons. Finally, it should be noted that the expectations of the neighbors have long been for some kind of retail development.

- C. Suitability of the property in question for uses already permitted under existing regulations. *The area that would remain B-3 would be eligible for the same list of uses it is today. The remaining 14 acres would change significantly, although some uses, such as motor vehicle repair, broadcasting studios, and offices, are allowed in both districts.*
- D. Suitability of the property in question for the proposed use. *With redesign of the site to restrict the mix of vehicular traffic and to providing significant buffering between it and its neighbors, the proposed warehousing/logistics use may be allowable. Better site circulation may be achieved by making a connection to Atlantic Drive to the west.*
- E. The trend of development in the vicinity of the property in question, including changes (if any) which may have occurred since the property was initially zoned or last zoned. *The proposed uses of small restaurant/retail uses and logistics/warehousing activities are consistent with the current trend of development. The City can look to the longer term and may wish to preserve land for a time when commercial returns.*
- F. The effect the proposed rezoning would have on implementation of the Comprehensive Plan. *Any rezoning would not fulfill the goals of the Comprehensive Plan for this location, which calls for commercial type uses.*
- G. Impact on surrounding properties. *If properly buffered with separate access, negative impacts could be minimized. The rezoning would create a small, remnant B-3 property with no known users at its southeast corner and isolate the detention pond to the south. While not immediately adjacent, the residential properties to the southeast may have concerns with a change from retail to manufacturing.*
- H. Impact on health, safety and welfare of the community. *If designed properly, there are few, if any, negative impacts to health, safety and welfare of the community regarding the proposal. That said, the community relies on the predictability afforded by a community's land use rules and regulations. Each time a change is made, careful consideration of the findings of fact and the impacts on others' trust in the rules should be considered.*

In brief, staff believes the proposed map amendment and use, as proposed, does not meet the intention of the Comprehensive Plan, creates the potential for unintended and unwelcome uses, and may have negative impacts on use of the neighboring properties.

Should Aldermen wish to recommend the rezoning, staff asks that it be conditioned on adding robust buffering and significant circulation changes to separate traffic (such as a connection to Atlantic Drive), as well as include the areas adjacent to the proposal's southern limits. These changes will require an amendment to the St. Andrew's Square PUD.

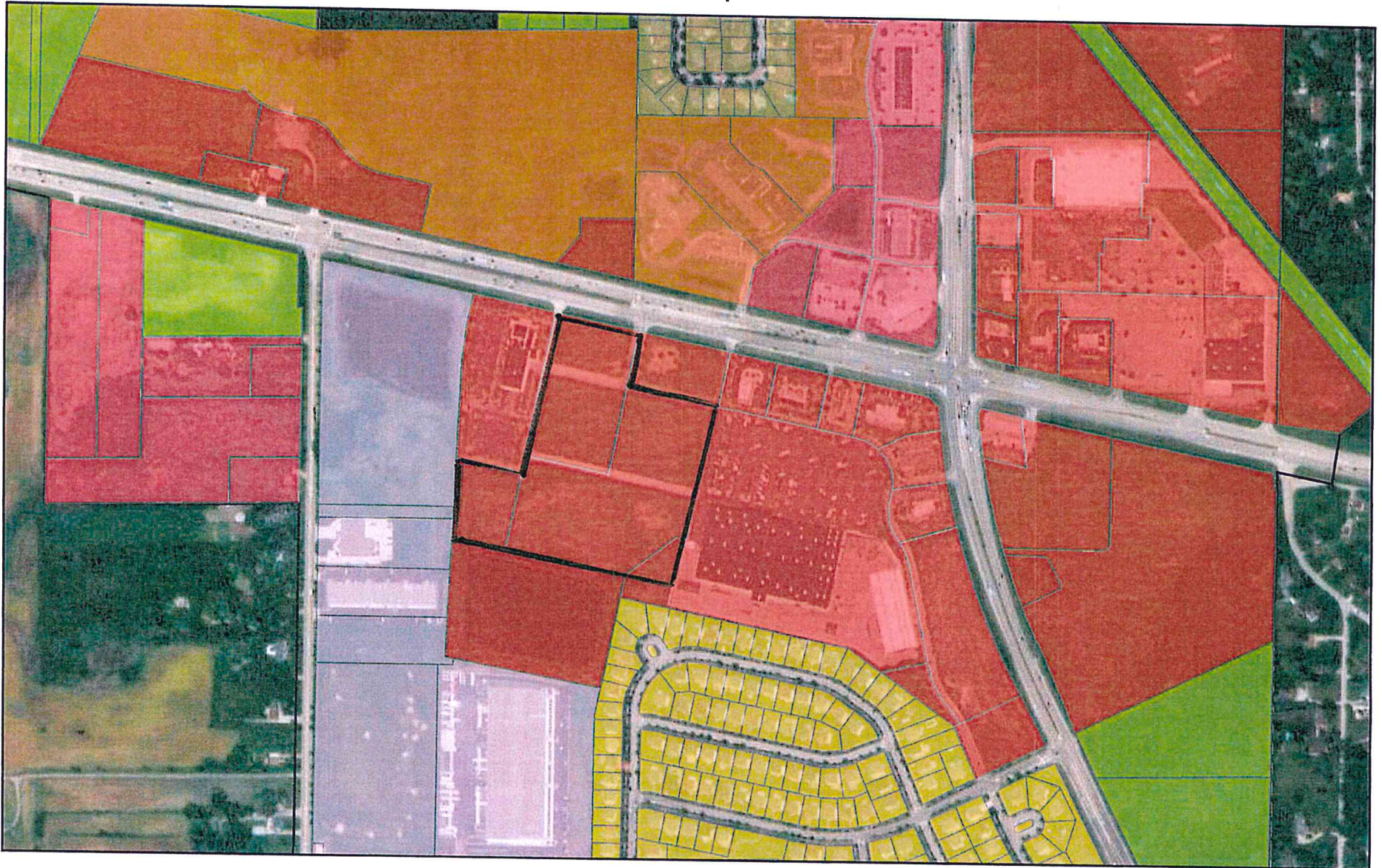


**ACTIONS PROPOSED:**

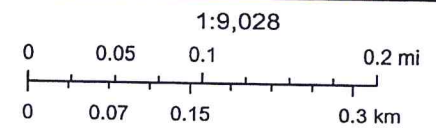
Conceptual discussion of the potential for a rezoning of the Greco DeRosa properties located south of North Avenue and approximately between Menards and the former VW dealership.

**COMMITTEE RECOMMENDATION:**

## Greco/DeRosa Proposal Location



January 3, 2019



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus





GRECO | DEROSA  
INVESTMENT GROUP

1307 Schiferl Rd.  
Bartlett, IL 60103

To: Tom Dabareiner, AICP

From: Ron DeRosa

Date: January 2, 2019

RE: 15.7 acres on the south side of North Avenue, west of Route 59  
Parcels 01-28-304-004, 01-28-402-006, 01-33-101-012 and 01-33-101-011

***Request:***

We are requesting preliminary comments and feedback to the attached site plan and elevations to develop a multi-tenant retail building on the North Avenue frontage and rezone the rear portion of the site from B-3 zoning to M zoning to allow for development of warehouse and light manufacturing buildings.

***Retail Outlot Development:***

We intend to develop an approximately 12,000 square foot multi-tenant retail building on the outlot on North Avenue. The space will be divisible to 1,500 square feet and will be targeted to restaurants and small shop tenants. The building will feature a drive-thru lane to attract restaurants and will have ample parking in excess of 5 spaces per 1,000 square feet of building area. Exterior finishes will be high quality and consistent with current and recent Greco/DeRosa retail developments.

Demand for small retail space is solid, particularly in areas where restaurants are missing. Greco/DeRosa has deep relationships in the restaurant market and will leverage those contacts to bring successful restaurateurs to this location. In addition to restaurant users, we will attract complementary retailers to create a vibrant tenant mix.

***Industrial Development:***

The attached site plan includes just under 250,000 square feet of industrial space in two buildings with a shared interior truck courtyard. Office areas and parking lots will be located on the north and south elevations facing North Avenue and the existing detention pond. The building will be constructed of precast concrete panels and will feature architectural elements similar to those shown in the attached sample elevations. Greco/DeRosa has a strong track record of developing institutional quality industrial properties that are occupied by a wide variety of financially strong businesses.

Industrial space is experiencing very strong demand with vacancy in the Fox Valley market of 5.1% according to Colliers International's Third Quarter 2018 report. Absorption of newly developed space has been rapid bringing with it new jobs, daytime population and discretionary spending to support local retailers and restaurants. This is in sharp contrast to big-box retail which has suffered a large reduction in demand caused by fundamental shifts in consumer spending via the internet versus traditional brick-and-mortar locations.

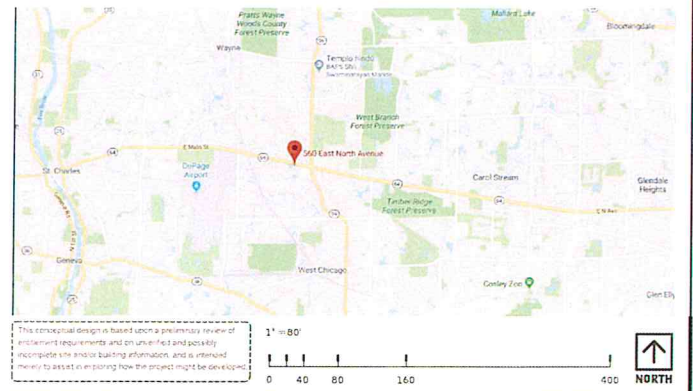




PROJECT DATA:		
SITE AREA:		
GROSS:	27.76 AC	
	1,209,434 SF	
DETERENTION:		
SLOPE:	@ 0%	0 SF
EASEMENTS:		0 SF
NET:	27.76 AC	
	1,209,434 SF	
BUILDING AREA:		
BUILDING 1	131,040 SF	
BUILDING 2	118,560 SF	
BUILDING 3	12,048 SF	
TOTAL FOOTPRINT:	261,648 SF	
COVERAGE:		
GROSS:	22%	
NET:	22%	
BUILDING 1		
DOCK-HIGH DOORS	25	
KNOCK-OUTS OR RATED	10	
GRADE-LEVEL DOORS	2	
AUTO PARKING	131 STALLS	
	@1.1/1000 SF	
REQ. ACCESSIBLE	5 STALLS	
TRAILER STALLS	0 STALLS	
BUILDING 2		
DOCK-HIGH DOORS	25	
KNOCK-OUTS OR RATED	10	
GRADE-LEVEL DOORS	2	
AUTO PARKING	127 STALLS	
	@1.07/1000 SF	
REQ. ACCESSIBLE	5 STALLS	
TRAILER STALLS	0 STALLS	
BUILDING 3 (RETAIL)		
AUTO PARKING	66 STALLS	
	@5.48/1000 SF	
REQ. ACCESSIBLE	3 STALLS	

DEVELOPMENT STANDARDS:	
ZONING:	M
MAX. F.A.R.:	1.50
MAX. COVERAGE:	n/a
MAX. HEIGHT:	75 FT
BUILDING SETBACKS:	
FRONT:	40 FT
SIDE:	20 FT
REAR:	20 FT
LANDSCAPE SETBACKS:	
FRONT:	20 FT
SIDE:	15 FT
REAR:	15 FT
LANDSCAPE REQ.:	
	-
OFF-STREET PARKING:	
STANDARD:	9X18
COMPACT:	n/a
COMPACT %:	n/a
DRIVE AISLE:	24 FT
FIRE LANE:	-
OVERHANG:	1 FT
TREE WELL:	-
REQ. PARKING RATIO BY USE:	
WAREHOUSE:	1/1000 SF
OFFICE:	1/250 SF
RETAIL:	1/250 SF
RESTAURANT:	1/100 SF

NOTES:



scheme: 02

Conceptual Site Plan

East North Avenue  
West Chicago, IL 60185

WARE MALCOMB

CH118-0253-00  
12.27.2018

SHEET  
1













Industrial Spec

WARE MALCOMB

architecture | planning | interiors | branding | civil





Concept 1



Concept 2



Concept 3



Concept 4

Industrial Spec

WARE MALCOMB

SHEET  
1

This conceptual image is based upon a preliminary review of preliminary documents and is intended to provide a general impression of the proposed project. It is not intended to be used for any other purpose.





Concept 5



Concept 6



Concept 7



Concept 8

Industrial Spec

WARE MALCOMB

SHEET  
2

This conceptual image is based upon a preliminary master plan and is not intended to represent any specific building or site. It is intended to provide a general impression of the project and is not intended to be used in any way without the approval of the project team.





Concept 9



Concept 10



Concept 11



Concept 12

Industrial Spec

WARE MALCOMB

SHEET  
3

This conceptual image is based upon a preliminary master plan and is not intended to represent a final design. It is intended to provide a general impression of the proposed project and is not intended to be used for any other purpose.



# Fox Valley

## Quarter in Review

- » The Fox Valley vacancy rate decreased to 5.16 percent, the submarket's fourth consecutive quarter of improvement and a 35 basis point decline from the previous quarter. This is the lowest rate recorded since the second quarter of 2017.
- » Users looking for at least 200,000 square feet of space in the submarket continue to have few options. There are two vacant spaces currently available, plus two additional spaces that are being marketed but are occupied.
- » Net absorption was positive for the fourth consecutive quarter, totaling 115,012 square feet between July and September. The net absorption total through the first three quarters of 2018 has increased to 805,002 square feet, the greatest annual net absorption tally recorded in the Fox Valley since records have been kept.
- » Bridge Development Partners has started site work on a two-building project at 1400 S Laramie Avenue in Cicero to be known as BridgePoint 290. Bridge will be building 343,000 and 233,000-square-foot buildings on the site. The site was previously home to a 700,000-square-foot building occupied by National Castings, Inc.
- » Five new leases totaling 237,843 square feet were signed in the I-290 South submarket between July and September. The largest lease of the quarter involved cosmetic and industrial products manufacturer Concept Laboratories Inc leasing 119,388 square feet at 500 S Central Avenue in Forest View.
- » Two Fox Valley buildings were included in Prologis' acquisition of DCT Industrial Trust Inc that closed during the third quarter of 2018. The largest was the 572,000-square-foot multi-tenant building at 1700-1800 W Hawthorne Lane in West Chicago. The building was 100 percent leased at the time of sale.

## Forecast

Positive demand and a decreasing vacancy rate have attracted developers to the Fox Valley submarket, which historically favored users that owned their facilities. Speculative construction projects are expected to break ground shortly, which may result in a vacancy rate jump in the comparatively small submarket.

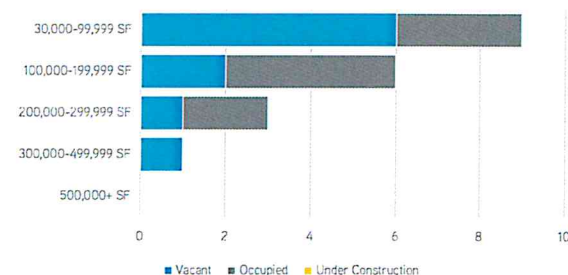
## Submarket Indicators

FOX VALLEY		Q3 2018	Q2 2018	Q3 2017
VACANCY RATE	↓	5.16%	5.51%	8.42%
NET ABSORPTION (SF)	↓	115,012	531,591	-1,148,824
NEW SUPPLY (SF)	◆	0	0	137,573
UNDER CONSTRUCTION (SF)	◆	0	0	0
NEW LEASING ACTIVITY (SF)	↓	184,285	184,429	110,190
AVG ASKING RENTAL RATE	↑	\$4.92	\$4.87	\$4.64

## Vacancy Rate & Net Absorption



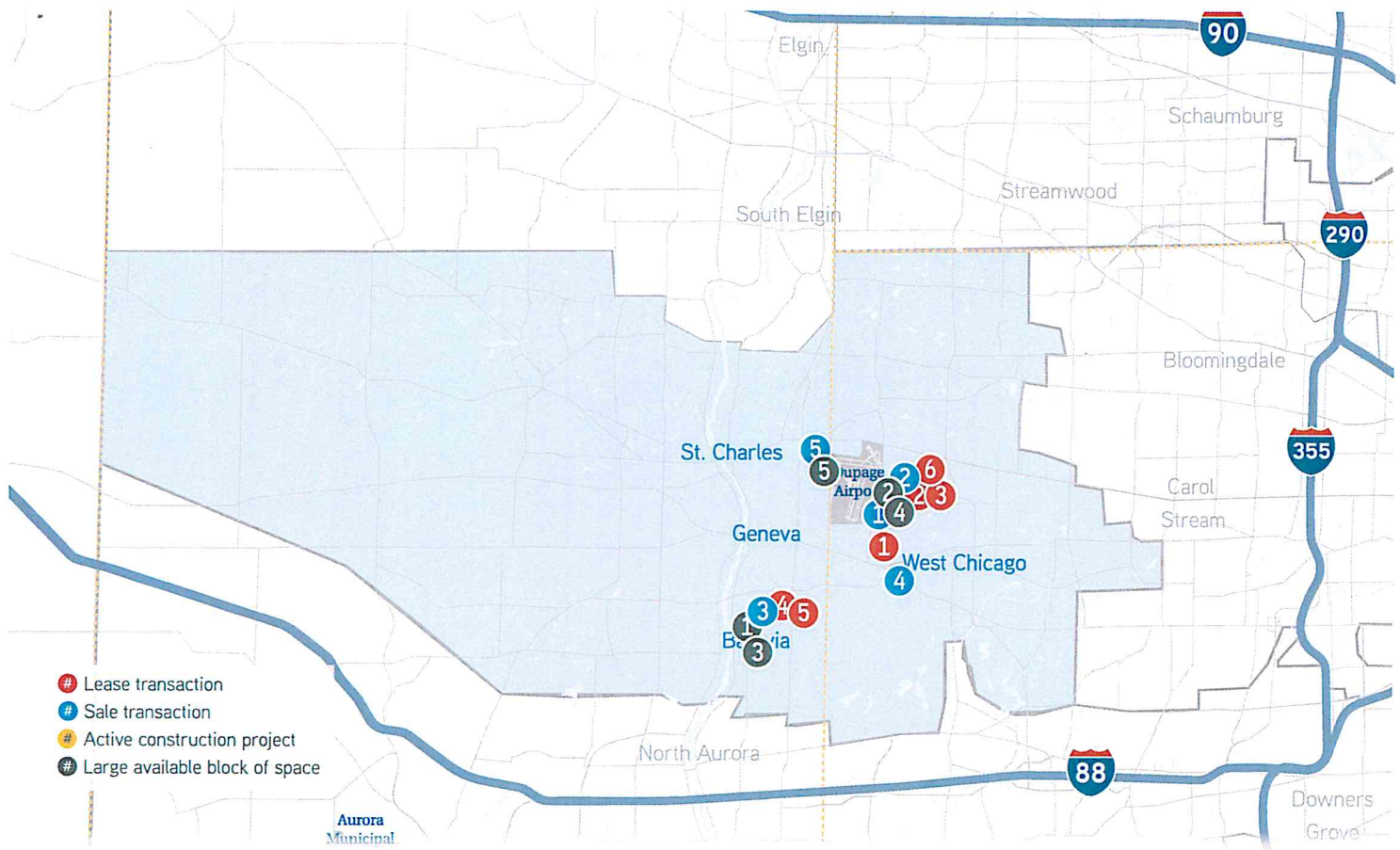
## Available Space for Lease Profile



## Largest Available Spaces for Lease

MAP #	SIZE (SF)	ADDRESS
1	488,571	601-605 Kingsland Drive, Batavia
2	286,622	1717 W Harvester Road, West Chicago
3	243,200	101 N Raddant Road, Batavia
4	200,000	1700 Harvester Road, West Chicago
5	146,959	3940 Stern Avenue, Saint Charles





### Fox Valley | Significant Q3 2018 Lease Transactions

MAP #	TENANT	SIZE (SF)	ADDRESS	TYPE
1	Ceva Logistics	73,958	1645 Downs Drive, West Chicago	New lease
2	Olcott Plastics	26,343	825-845 W Hawthorne Lane, West Chicago	New lease
3	Wav, Inc.	26,343	829 W Hawthorne Lane, West Chicago	New lease
4	Cast Aluminum	25,141	1200-1250 Douglas Road, Batavia	New lease
5	Miner Enterprises Inc	20,000	905 Paramount Parkway, Batavia	New lease
6	Blue Peak Tents	12,500	1099 Atlantic Drive, West Chicago	Sublease

### Fox Valley | Significant Q3 2018 Sale Transactions

MAP #	BUYER	SIZE (SF)	ADDRESS	TYPE
1	Prologis	572,000	1700-1800 W Hawthorne Lane, West Chicago	Part of an entity-level acquisition of DCT Industrial Trust
2	Prologis	200,000	1700 Harvester Road, West Chicago	Part of an entity-level acquisition of DCT Industrial Trust
3	Exeter Property Group	134,400	950 Douglas Road, Batavia	Investment sale
4	Tradition Asset Management LLC	51,200	1100 Commerce Drive, West Chicago	User sale
5	Contell	15,636	3830 Ohio Avenue, Saint Charles	User sale

### Historical New Supply



### Fox Valley | Active Construction Projects

MAP #	TYPE	SIZE (SF)	ADDRESS	DEVELOPER
None to report				

# This Week's Chicago Deal Sheet

October 16, 2018 | Catie Dixon, Managing Editor

NATIONAL HEALTHCARE SOUTH  
FEBRUARY 27, 2019 | REGISTER NOW

FEATURED SPEAKER  
DR. ELIZABETH RANSOM  
EVP, Texas Health Resources



PUSH Holdings purchased a 167,550 SF industrial property in northwest Cook County.



G4 Development Group has been building spec industrial in Brewster Creek Business Park, leasing it up and selling it.

The latest deal, at 1411-1415 Brewster Creek Blvd., is the third building that has sold through this process. NAI Hiffman's Jeff Fischer has leased and sold all three buildings, which total 325K SF of Class-A industrial.

JLL's Frank Griffin represented the buyer.

## EXECS

KIG CRE's multifamily institutional investment sales brokerage team has moved to Cushman & Wakefield. Susan Tjarksen, Todd Stofflet and Jason Stevens were hired as managing directors, and were accompanied by Laura Ballou, Jacob Albers, Daniel Falkenberg, Caleb Zielke and Brenda Cuellar from their team. The team has brokered over \$2.4B in multifamily sales, including 145 acres of multifamily land and more than 33,000 units.

\*\*\*

David Friedland joined Cushman & Wakefield as the Chicago industrial group leader. Over the last 22 years, he has completed 750 transactions topping \$1B. He previously co-owned Epic Realty Partners, which he sold to Transwestern Commercial Services.

\*\*\*



## CITY OF WEST CHICAGO

### DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Conceptual discussion of the potential for Speculative  
Manufacturing/Warehouse Development  
Midwest Industrial Funds  
2525 & 2555 Enterprise Circle

**AGENDA ITEM NUMBER:** 5.C.**FILE NUMBER:** \_\_\_\_\_**COMMITTEE AGENDA DATE:** Jan. 14, 2019**COUNCIL AGENDA DATE:** \_\_\_\_\_**STAFF REVIEW:** Tom Dabareiner AICP**SIGNATURE** **APPROVED BY CITY ADMINISTRATOR:** Michael Guttman**SIGNATURE** \_\_\_\_\_**ITEM SUMMARY:**

Midwest Industrial Funds has acquired an interest in 29 acres of property located along the south side of Fabyan Parkway, west of both the Simpson Strong-Tie and DS Container buildings, along the west side of Enterprise Circle. They are seeking conceptual approval to construct two speculative single-story buildings on two parcels which would house potential manufacturing or distribution uses. Site plans and conceptual building elevations are included in the packet. The property is zoned A Airport District.

The north building would be 304,000 square feet with precast panels reaching up to 49' near the office portion of the building and 46' around the remainder. The heights are considered the maximum and would depend on market conditions as actual construction nears. Dimensions are roughly 723'x430'. This building would offer truck loading and unloading on both its east and west sides. Truck parking would be limited to the west-side. Loading on the east side would be visible from Enterprise Circle but is not closer to the right-of-way than the building, which is prohibited by Code.

The smaller south building would be 186,500 square feet with the same heights as in the north building. Dimensions are approximately 720'x260'. Truck loading/unloading would occur on the west side only and truck parking would be limited to the docks themselves.

The current local marketplace is experiencing strong demand for warehousing/logistics, and modest demand for manufacturing. While many communities were hesitant to approve speculative manufacturing/warehouse development in the past, investors are even more confident today given local and national market trends. These same kinds of uses have maxed out business parks to the east and north of West Chicago, making West Chicago the next logical location for this type of development in many cases. In fact, there is interest expressed in this specific location from Alton Industries—a Batavia-based maker of wet dry vacuum cleaners and air compressors—who recently sent an RFP seeking financial incentives from the City.

Pc: Location Map with Current Airport Zoning  
Various Material Submitted by MIF

**ACTIONS PROPOSED:**

Conceptual discussion of the potential for speculative development of manufacturing/warehouse/distribution buildings at 2525 and 2555 Enterprise Circle.

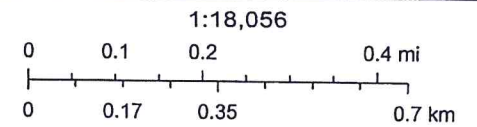
**COMMITTEE RECOMMENDATION:**



# Midwest Industrial Funds Project Location



January 3, 2019



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# MIDWEST INDUSTRIAL FUNDS

REAL ESTATE INVESTMENT & DEVELOPMENT

12/7/18

Dupage Airport Authority  
c/o Schirott, Luetkehans & Garner, PC  
attn : Phil Luetkehans  
105 E Irving Park Road  
Itasca, Illinois 60602

RE : Dupage Business Center – Approximately 29 Acres

Phil:

Please accept this and the previous supplied materials for Concept Plan Review for the two proposed industrial buildings on the approximately 29 acres located to the south of Fabyan Parkway and east of Enterprise Drive. The following is information as required by Exhibit C of the Declaration of Covenants, Conditions, Restrictions and Easements for Dupage Business Center dated May 1, 2012 and further amended by the First Amendment dated November 12, 2014.

**Applicant:** Midwest Industrial Funds (or affiliated entity controlled by Midwest Industrial Funds)  
1301 W 22<sup>nd</sup> Street, Suite 711  
Oak Brook, IL 60523

**Property Legal Description:** as provided on the attached survey. The two parcels will need further subdivision once the exact property line is known.

**Proposed Development:** Midwest Industrial Funds is currently seeking Conceptual approval to build 2 Industrial buildings totaling 490,490 square feet. The buildings would be single story industrial buildings to accommodate potential manufacturing or distribution uses.

**Requested Variances:** None

**Site Plans:** Please see the previously provided Conceptual Site Plans.

**Building Descriptions:**

**North Building** – A proposed 304,033 square foot speculative building. Per the proposed building elevation, the tallest precast panel near the office locations would be 49' high. The majority of the precast panels on the proposed building would be 46' to accommodate 36' of interior clear height for product storage. The building is proposed as a cross docked building offering truck loading/unloading on both the east and west sides. In addition, trailer parking spaces would be offered along the west property line, furthest away from the road. The building as proposed complies with the bulk and applicable zoning requirements within the Airport Zoning District, including the floor area ratio

**South Building** – A proposed 186,457 square foot speculative building. Per the proposed building elevation, the tallest precast concrete panel, near the office locations would be 49' high. The majority of the precast concrete panels on the proposed building would be 46' to accommodate 36' of interior clear height for product storage. The building is proposed as a rear loaded building, offering truck



loading/unloading on the west side of the building. Any trailer parking would be in proposed dock positions.

**Note: The proposed height of the buildings are the maximum that we would anticipate. A final decision on the clear height, 32' versus 36', is based upon market conditions and will be made closer to construction.**

**Building Descriptions:**

**North Building:** This proposed speculative building is approximately 304,000 square feet, 723' long by 430' wide. As designed the building meets all bulk and other zoning requirements per the City of West Chicago requirements for an Airport Zoning District. The floor area ratio of the proposed building is approximately 39% and meets the requirements of the DuPage Business Center CC&R's and the City of West Chicago Zoning Ordinances.

**South Building:** This proposed speculative building is approximately 186,000 square feet, 720' long by 260' wide. As designed the building meets all bulk and other zoning requirements per the City of West Chicago requirements for an Airport Zoning District. The floor area ratio of the proposed building is approximately 39% and meets the requirements of the DuPage Business Center CC&R's and the City of West Chicago Zoning Ordinances.

We look forward to presenting our conceptual plans to the DuPage Airport Authority Board of Directors. If you have any questions or further information please let me know.

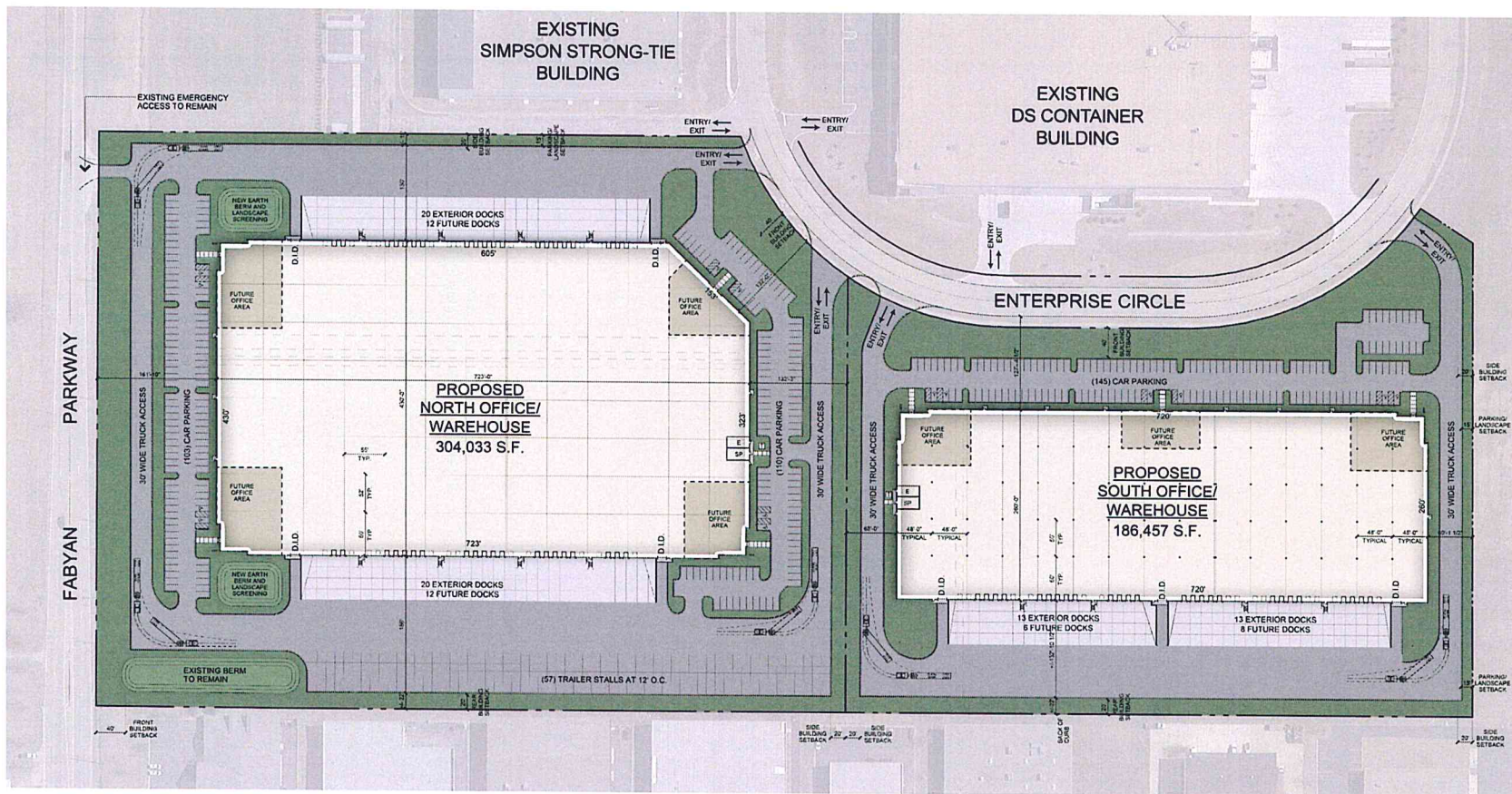
Sincerely,



Pat Schaner  
Director of Development  
Midwest Industrial Funds







**PROJECT SITE PLAN**  
SCALE 1" = 60'-0"  
NORTH

### BUILDING YARD AND PAVEMENT SETBACK REQUIREMENTS

ZONING - THE AIRPORT ZONING DISTRICT

LIGHT INDUSTRIAL YARD SETBACK REQUIREMENTS	
FRONT YARD BUILDING SETBACK	42'-0"
SIDE YARD BUILDING SETBACK	20'-0"
REAR YARD BUILDING SETBACK	20'-0"
LIGHT INDUSTRIAL PAVEMENT SETBACK REQUIREMENTS	
FRONT YARD PAVEMENT SETBACK	20'-0"
SIDE YARD PAVEMENT SETBACK	15'-0"
REAR YARD PAVEMENT SETBACK	10'-0"

### SITE DATA FOR NORTH BUILDING

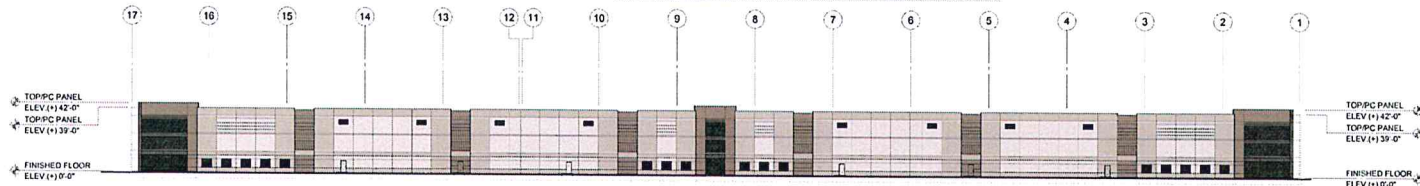
SITE AREA (117.88 AC.)	1778,805 S.F.
PROPOSED DETENTION	OFF SITE PROVIDED
BUILDING AREA	
PROPOSED OFFICE AREA (8.6%)	20,000 S.F.
PROPOSED WAREHOUSE AREA	284,033 S.F.
TOTAL BUILDING AREA	304,033 S.F.
EXTERIOR DOCKS	
EXTERIOR DOCKS PROVIDED	40 DOCKS
FUTURE EXTERIOR DOCKS	24 DOCKS
TOTAL EXTERIOR DOCKS	64 DOCKS
DRIVE-IN OVERHEAD DOORS	4 DOORS
TRAILER STALLS PROVIDED	57 STALLS
BUILDING HEIGHT	
BUILDING HEIGHT AT EASTWEST DOCKS	30'-0" A.F.F.
BUILDING HEIGHT AT NORTH SOUTH OFFICE PERIMETER	41'-0" A.F.F.
GENERAL BUILDING HEIGHT AT OFFICE PARAPET	44'-0" A.F.F.
BUILDING INTERIOR CLEAR HEIGHT	32'-0"
MAXIMUM FLOOR AREA RATIO (F.A.R.) ALLOWED	60%
FLOOR AREA RATIO (F.A.R.) PROVIDED	39.03%
CAR PARKING REQUIREMENTS	
INDUSTRIAL USE REQUIREMENTS	
1 SPACE FOR EACH 1,000 S.F. UP TO 100,000 S.F.	100 STALLS
1 SPACE FOR EACH 2,000 S.F. IN EXCESS OF 100,000 S.F.	102 STALLS
CAR PARKING REQUIRED	202 STALLS
CAR PARKING PROVIDED (INCLUDES 8 HC STALLS)	213 STALLS

### SITE DATA FOR SOUTH BUILDING

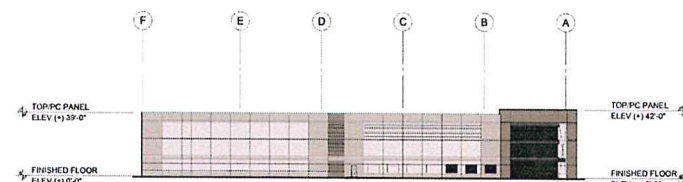
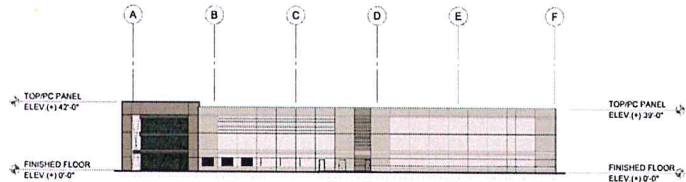
SITE AREA (111.06 AC.)	1482,019 S.F.
PROPOSED DETENTION	OFF SITE PROVIDED
BUILDING AREA	
PROPOSED OFFICE AREA (8.43%)	12,000 S.F.
PROPOSED WAREHOUSE AREA	174,457 S.F.
TOTAL BUILDING AREA	186,457 S.F.
EXTERIOR DOCKS	
EXTERIOR DOCKS PROVIDED	26 DOCKS
FUTURE EXTERIOR DOCKS	14 DOCKS
TOTAL EXTERIOR DOCKS	40 DOCKS
DRIVE-IN OVERHEAD DOORS	2 DOORS
TRAILER STALLS PROVIDED	NONE
BUILDING HEIGHT	
GENERAL BUILDING HEIGHT AT PERIMETER	30'-0" A.F.F.
GENERAL BUILDING HEIGHT AT OFFICE PARAPET	42'-0" A.F.F.
BUILDING INTERIOR CLEAR HEIGHT	32'-0"
MAXIMUM FLOOR AREA RATIO (F.A.R.) ALLOWED	60%
FLOOR AREA RATIO (F.A.R.) PROVIDED	38.68%
CAR PARKING REQUIREMENTS	
INDUSTRIAL USE REQUIREMENTS	
1 SPACE FOR EACH 1,000 S.F. UP TO 100,000 S.F.	100 STALLS
1 SPACE FOR EACH 2,000 S.F. IN EXCESS OF 100,000 S.F.	44 STALLS
CAR PARKING REQUIRED	144 STALLS
CAR PARKING PROVIDED (INCLUDES 6 HC STALLS)	145 STALLS



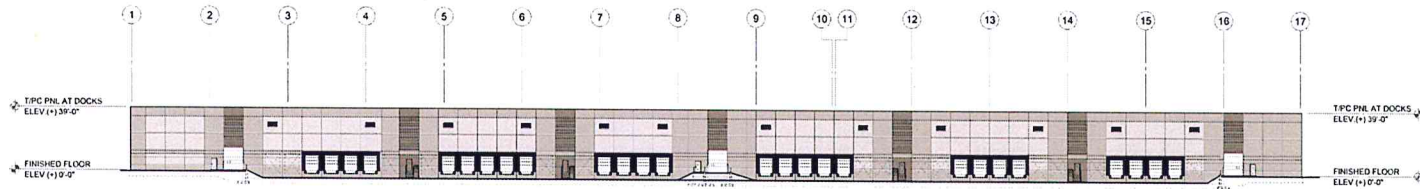
## SOUTH BUILDING ELEVATIONS



**EAST ELEVATION**  
SCALE: 1" = 30'-0"

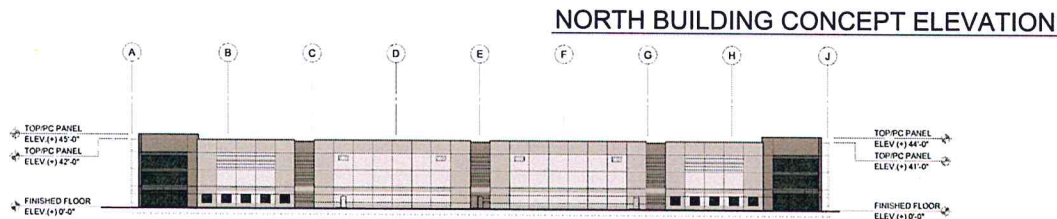


**NORTH ELEVATION**  
SCALE: 1" = 30'-0"



**SOUTH ELEVATION**  
SCALE: 1" = 30'-0"

**WEST ELEVATION**  
SCALE: 1" = 30'-0"



**EAST ELEVATION**  
SCALE: 1" = 30'-0"



### COLOR LEGEND

EXTERIOR PRECAST TO BE COLORED WITH LOKON VERTICAL CONCRETE STAIN BY SHERWIN WILLIAMS. GENERAL CONTRACTOR TO MATCH SHERWIN WILLIAMS COLORS SELECTED BELOW.

	INCREDIBLE WHITE - SW7028
	SHERWIN WILLIAMS
	ANEW GRAY - SW7030
	SHERWIN WILLIAMS
	WARM STONE - SW7032
	SHERWIN WILLIAMS
	URBANE BRONZE - SW7048
	SHERWIN WILLIAMS

METAL COPING (BY PAC-CLAD)  
SANDY DUNE - AT INCREDIBLE WHITE - SW7028  
AND AT ANEW GRAY - SW7030  
MEDIUM BRONZE - AT WARM STONE - SW7032

CURTAINWALL AND ENTRANCE DOOR SYSTEM  
FRAMES - BRONZE ANODIZED ALUMINUM  
INSUL. GLASS - GREY TINTED

PUNCHED/CLARKSTORY WINDOWS  
FRAMES - BRONZE ANODIZED ALUMINUM  
INSUL. GLASS - GREY TINTED

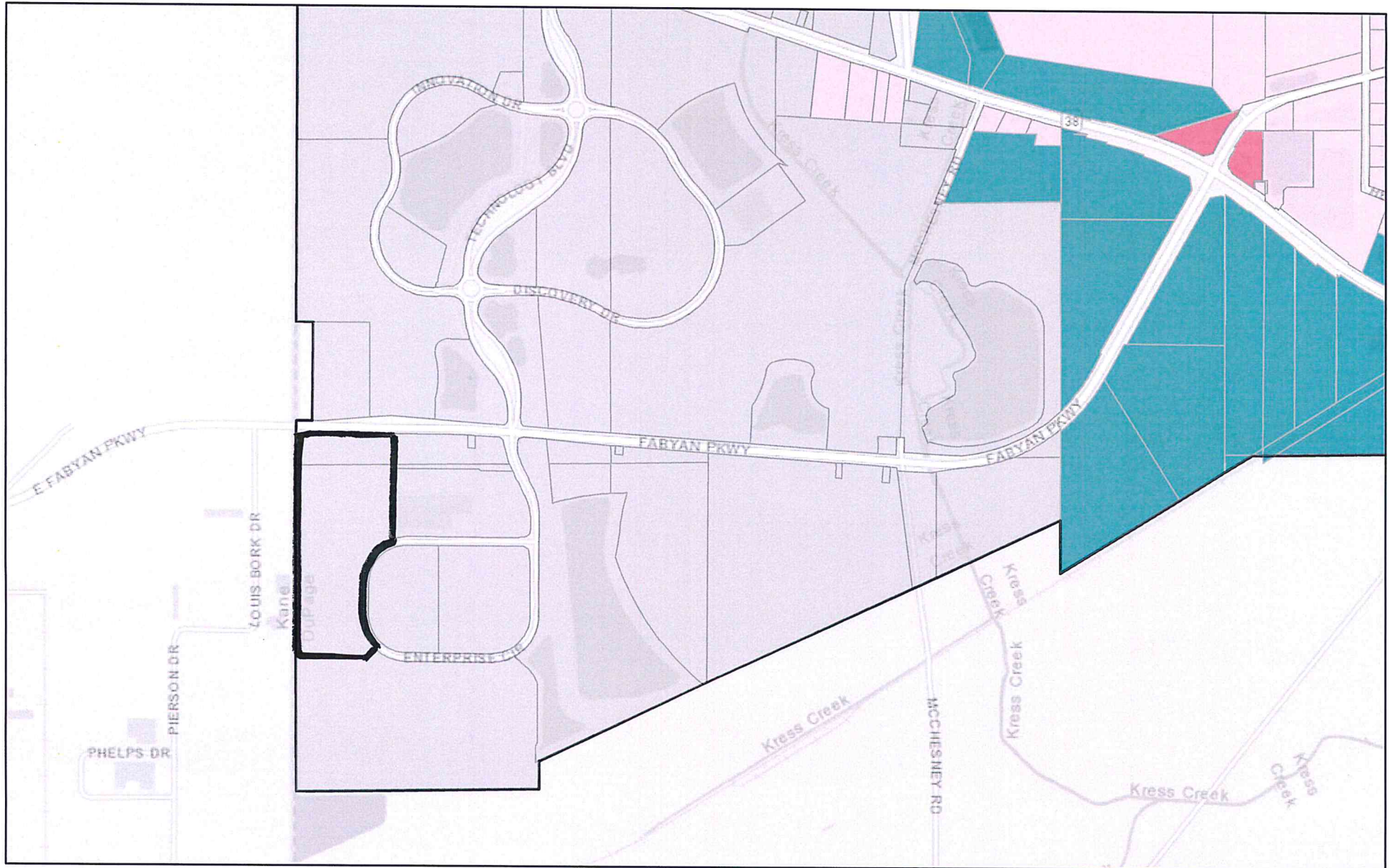
DOOR - INCREDIBLE WHITE - SW7028  
DOOR - INCREDIBLE WHITE - SW7028

OVERHEAD DOORS  
WHITE - RALDOORS - PREFINISHED WHITE  
DOCK DOORS - PREFINISHED WHITE

PIPE BOLLARDS  
SAFETY YELLOW

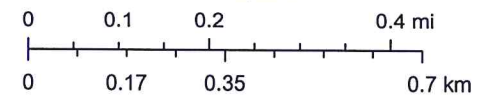


# Midwest Industrial Funds Project Location



January 3, 2019

1:18,056



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