

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

## DEVELOPMENT COMMITTEE

**Monday, May 13, 2019  
7:00 P.M. - Council Chambers**

### AGENDA

1. Call to Order, Roll Call, and Establishment of a Quorum
2. Approval of Minutes
  - A. April 8, 2019
3. Public Participation
4. Items for Consent
  - A. Plat of Consolidation, 1817 and 1827 Blackhawk Drive
5. Items for Discussion
  - A. Forming America, 1200 N. Prince Crossing – Biannual Progress Report
  - B. Midwest Industrial Funds, 2525 and 2555 Enterprise Circle (DuPage Business Center) – Final Development Plan Review
  - C. IDI Logistics, Fabyan Parkway – Review & Discussion
6. Unfinished Business
7. New Business
  - A. Election of Development Committee Chair and Vice-Chair
8. Reports from Staff
9. Adjournment

Draft

## **MINUTES**

### **DEVELOPMENT COMMITTEE**

**April 8, 2019, 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 and Economic Development Coordinator, Pete Kelly.

**2. Approval of Minutes.**

**A. March 11, 2019.**

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

**3. Public Participation. None.**

**4. Items for Consent.**

**A. Plat of Consolidation, 125 Wood Street.**

**B. First Amendment to the Water Treatment Plant PUD, 1400 W. Hawthorne.**

**C. Special Uses and Plat of Consolidation, 1817 Blackhawk.**

**D. Special Uses and Variances, 1850 West Roosevelt.**

Development Committee Minutes  
April 8, 2019

**E. Variance Requests, 555 Innovation Drive (DuPage Business Park).**

Alderman Beifuss requested Item 4.E. be pulled from the consent agenda for a staff update.

**Alderman Gagliardi moved and Alderman Garling seconded a motion to approve Items A, B, C, and D. Voting Aye: Aldermen Beifuss, Birch Ferguson, Ferguson, Gagliardi, Garling, Sheahan and Stout. Voting Nay: 0.**

Discussion of Item 4.E. followed whereby Alderman Beifuss asked for clarification about the variance from the berm and landscape requirements and whether it is because the proposed building would sit below the grade of the road. Mr. Dabareiner explained that loading docks should not be visible from the street. However, because of the way the building location is oriented, it would have been impossible to block a view of them without building a berm and adding landscaping. After a lot of back and forth, and at the request of staff, the applicant submitted plans to include a taller berm and some additional trees. They provided site cross sections to illustrate the reduced lines of sight from along Roosevelt Road and Innovation Drive. Staff also asked for a wall around the mechanicals as the parapet is unable to hide the rooftop mechanicals. Mr. Dabareiner noted they have been very cooperative in providing the changes staff has asked for and have ultimately delivered a better looking product than what would have been. Alderman Beifuss asked about the screening challenges due to the grade change on Roosevelt Road, and Mr. Dabareiner replied that the way it goes uphill is a hardship not under the applicant's control, and this is why the variance is needed.

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

**5. Items for Discussion.**

**A. RFP for Central-Main Street Redevelopment Area. 5-46**

Tom Dabareiner updated the members on this item. Kane McKenna has worked on TIF projects for the City in the past, and they were contracted to draft the RFP for the Central-Main Street Redevelopment Plan. He then introduced Pete Kelly, the City's Economic Development Coordinator, who was present to answer questions. He stated that staff is looking for the member's input at this time.

Pete Kelly stated this particular RFP has been a long time coming, pursuant to the Central Main Street Redevelopment Plan approved back in May of 2018. It solicits proposals from both the development and investment communities and focuses primarily on the 8



City-owned acres, but it does not preclude development on other privately-owned parcels outside of that. He referenced the Plan and the way in which it is broken out into 5 blocks which begin with Block 1 on Washington and Main Streets and then moves southeast all the way to City Hall's current location on Block 5. The RFP provides for either a master plan development on a large scale and/or incremental development projects. It provides for detailed guidance with respect to the City's expectations for quality and types of projects. He offered to answer any questions the members might have.

Alderman Garling asked about the timeline, and Mr. Kelly responded that he will put forth the RFP as soon as the Development Committee, City Council and the City Administrator say yes. The timeline will remain roughly the same in that the period between tasks will remain the same. He added that he has specific developers that he will target personally, but he will also email/mail it to other developers as well.

Alderman Garling asked where the Committee's specific requirements for green space and building height guidelines near surrounding residences could be found in the RFP. Mr. Kelly responded that it is up to the developer to refer to the Plan for this information. Mr. Garling stated that these two items were approved by City Council and were to be included in the RFP. Mr. Kelly remarked that as to where and what types of park or green space amenities, it is easier to decide once the building infrastructure is determined. Alderman Garling acknowledged that point, and he stated this is why the items were not added to the Plan but to the RFP instead. Therefore, it does not meet what the City Council approved.

Alderman Gagliardi recalled that same City Council meeting discussion and pointed out that the members also discussed the need to get the proposal out there and have developers respond, as it is better to have something rather than nothing. When the developers do finally come to the table with their proposals, the members can tell them what they like and what they don't like, such as additional green space is wanted or that building is too high. She stated that while she understands Alderman Garling's concerns, she also remembers the importance of getting the RFP out there.

Pete Kelly stated that Section VI of the Draft RFP, City Development Objectives & Requirements, specifically addresses "Quality Open Space," so that developers are being told expressly to work quality open space into their proposals without specifying where. This is one of the aspects they plan to evaluate the proposal on.

Alderman Birch Ferguson stated she agrees with Alderman Gagliardi that they need to get this out there. This the beginning process and because this is an RFP they will be able to negotiate whatever comes their way. She then read the last paragraph of Section IX of the Draft RFP whereby it is stated the City reserves the right to accept or reject any or all



proposals, to negotiate terms, etc. She said they have all of the power with regards to this RFP, and they can reject all of the proposals they receive and send out another RFP if they need to. She deals with RFPs a lot in her job, and it seems pretty standard to her. She is looking forward to getting this out there.

Alderman Beifuss recalled that there was significant discussion last May to include specific provisions about maximizing green space in their recommendation for the resolution. There was a consensus at the Council meeting, and it has to be part of what they are doing here. He recognized that they are going to receive proposals that will vary, but if the City specifies what it wants up front, then the developers will know what it is that they are supposed to be doing and they won't waste their time. They should not put out a blank slate, and then later criticize it for not being right. While you cannot dictate all details, it is imperative they state up front they wish to maximize green space. Requesting quality open space is not the same thing as asking to maximize green space. This project will add a lot of density, and because of the CMAP study, they know that West Chicago has higher density households than surrounding communities. Because of that reality, they should expect the density per unit of the proposed housing would be higher as well, and amenities for these people need to be provided. In this particular neighborhood there is currently no tot lot or park and in the example provided by Farr Associates, the tot lot they propose is also designed to be a drainage swale, which, he concluded, is not as functional and is also insufficient, given the expected density. This is why adding in the language to maximize green space as much as possible, is a better way to phrase it. They are not interested in just adding density; they want something better.

Alderman Gagliardi asked if the City can install a park or green space. Mr. Dabareiner replied that he had envisioned that the parks or green spaces would be managed and operated by the apartment complexes. Alderman Gagliardi indicated that she works for a national home builder and based on the studies done, green space and walking paths are known to be very desirable for buyers. She stated that a lot of developers already know this, and she said she thinks the members will be surprised by what they offer. It is not going to be barracks with a striped parking lot. Developers spend a lot of time doing their research.

Alderman Garling stated that the timeline dates need to be changed anyway, so he suggested adding language to Section VI to reflect they want to maximize green space and to consider the visual impact of surrounding residents.

Mr. Dabareiner pointed out that the visual impact for residents was already included in the "Assimilation with Surrounding Area" paragraph. He indicated he would like to retain "Quality Open Space," but working in a phrase to "maximize green space where possible" would not be a problem. He cautioned that over emphasizing green space,

however, might result in taller buildings that take up less of a footprint as developers look to hit a certain number of units. Pete Kelly added that institutional investors will not look at anything smaller than 200 units. Alderman Beifuss asked if the 200 units is per block, and Mr. Kelly replied that it is 200 units per development, which could be spread across more than one block. Alderman Beifuss stated that is new information for him, and what it suggests is that you need not go as high to make your money and you can have more green space. Mr. Kelly stated that, based on some conceptual plans shared with him by developers already, their intent is to use some of City property as surface parking for tenants. If not surface parking, then a parking deck would be needed, but it is costlier to build. Extra construction costs make it harder for them to hit their return on investment, and more units would need to be added. The firm that did the economic analysis for the Plan, Zimmerman Volk, said that the City could sustain 380 to 540 units over a five-year period. Alderman Beifuss stated that the economic analysis done for the Plan was valuable, but he was not impressed with the overall Plan design or the stormwater management solutions.

Alderman Beifuss went on to state that this area of the downtown is his neighborhood and he has lived there since 1993. How this development plays out is of particular interest to a lot of people he has talked to. They want to see good quality development that does not diminish the quality of life. They want it to be a better downtown. The City spent 10 years acquiring property, and now that they have it, people are going to be watching to see what happens, and it is very important that they get it right. Pete Kelly stated the City has several tools at their disposal to control the development. As an example, he stated that some of the developers he has met with have stated a willingness to hold public design charrettes.

Alderman Stout surmised from the members that if verbiage is added about maximizing green space, they can move forward with the RFP. She stressed they want to get this out there so they can begin getting responses. Once they have responses, that is when they can take the time to get it right. There was consensus among the members.

Alderman Beifuss asked Mr. Kelly about the process for the timeline as it seemed rather aggressive to him to request submission of proposals so early. Mr. Kelly replied that the timeline came from Kane McKenna, who indicated it is adequate. He added that, given his experience on the development side, five weeks is sufficient time to pull the information together. Most proposals are boilerplates, and the rest can be put together by architects and engineers in that time frame. Alderman Beifuss pointed out they had asked Farr Associates about the income level for the tenants, but they were never given a reasonable answer. He noted this is something very important from the standpoint of the City and especially the schools, but also in terms of bringing up the quality of the commercial in the downtown. This is an important element of this process, for, if the new



tenants do not have enough disposable income, then the restaurants and other commercial they want will suffer. He is very interested in having this information, as this will tell him whether they can meet their goal. Otherwise, there would be no purpose to this exercise of adding density; it would just result in more problems.

Alderman Gagliardi recalled the price for the proposed townhomes to be from the upper \$200s to the mid \$300s. She stated she deals with buyers all day long and they are going to have buyers who are stretching their incomes to the max and those who want something different like a downtown vibe close to public transit who do have disposable income. You cannot pinpoint income levels. All buyers/tenants, however, are going to have to qualify financially anyway.

Pete Kelly stated the demand is for high-end, heavily amenitized apartments. West Chicago already has an adequate supply of Class B and C apartments. In preliminary meetings with developers, they are proposing apartments with high-end finishes with a lot of amenities at about \$2.00 per square foot. This is the demand coming from millennials and empty nesters, and this is what they are building in many communities in the Western Suburbs.

Alderman Birch Ferguson stated that she really appreciates the discussions they are having tonight, and she thinks that this is a great group of people to tackle the RFP process going forward. A lot of what they are talking about tonight, however, is more suited for when they have actual proposals to look at. She asked if a vote was needed for this, and Mr. Dabareiner said that it is merely direction to staff. Alderman Birch Ferguson then indicated that she is ready to move forward with it.

Alderman Garling asked for clarification on changing the dates in the timeline, and Mr. Dabareiner replied he is not ready to do so just yet as staff will need the approval of the City Administrator. But in terms of the relationship of those dates, that will not change as that is what Kane McKenna has advised them to do. Alderman Stout concluded that staff has been given enough information from the members to move forward.

**6. Unfinished Business.** None.

**7. New Business.**

Alderman Beifuss asked staff for an update on inspecting for light pollution problems around the City. He mentioned this has to do with when a business retrofits their lights with LED's. Staff was going to work with code enforcement inspectors to schedule regular inspections. Mr. Dabareiner said they are inspecting in the evenings once a month, although it is harder in the summer with more hours of daylight to measure



nighttime lighting. He noted that it all comes down to companies that switch to LEDs as they try to save money. So far, they have received a lot of cooperation from businesses. Alderman Beifuss asked Mr. Dabareiner if he recalled any specific examples. Mr. Dabareiner could not recall the name of the business, but he believes it was one of the fast food restaurants.

**8. Reports from Staff.**

Tom Dabareiner reported that U-Haul has decided to walk away from the North Avenue location. They wanted more storage units than what the City could offer.

**9. Adjournment.**

**Alderman Birch Ferguson moved and Alderman Sheahan 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

## CITY OF WEST CHICAGO

### DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Final Plat of Consolidation  
1817 and 1827 Blackhawk Drive

Resolution No. 19-R-0027

**AGENDA ITEM NUMBER:** 4.A.

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

**COMMITTEE AGENDA DATE:** May 13, 2019

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

**STAFF REVIEW:** Tom Dabareiner, AICP

**SIGNATURE** 

**APPROVED BY CITY ADMINISTRATOR:** Michael Guttman

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

**ITEM SUMMARY:**

The owner of the two lots at 1817 and 1827 Blackhawk Drive, RAI Concrete, has submitted for a lot consolidation as required by the City as a condition of the use of these two properties for a single business. A small building is located on 1827 Blackhawk Drive, with vehicles and outdoor storage for the building on the adjacent lot. The lots total 2 acres in size and are zoned M, Manufacturing District.

At its meeting on April 2, 2019, the Plan Commission/ZBA recommended approval of the lot consolidation by a 5-0 vote.

**ACTIONS PROPOSED:**

Consideration of Final Plat of Lot Consolidation at 1817 and 1827 Blackhawk Drive.

**COMMITTEE RECOMMENDATION:**

Pc: Resolution  
Plat of Consolidation  
Plan Commission Recommendation

**RESOLUTION NO. 19-R-0027**

**A RESOLUTION APPROVING LOT CONSOLIDATION  
1817 AND 1827 BLACKHAWK DRIVE**

BE IT RESOLVED BY THE City Council of the City of West Chicago, in regular session assembled as follow:

Section 1. That the Final Plat of the Rai Concrete Lot Consolidation, as prepared by Fandel's Land Surveying, Inc., consisting of two (2) sheets attached hereto and incorporated as Exhibit "A", be and the same is hereby approved and that the Mayor and City Clerk and all other necessary and appropriate officers of the City are authorized to execute said plat.

Section 2. That the recommendation and findings of the Plan Commission, pursuant to Recommendation No. 19-RC-0007, a copy of which is attached hereto and incorporated herein as Exhibit "B" be and the same are hereby adopted as the findings of the City Council.

Section 3. That all resolutions or parts thereof in conflict with the provisions of this Resolution are, to the extent of such conflict, expressly repealed.

Section 4. 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 \_\_\_\_\_, 2019.

AYES: \_\_\_\_\_

NAYES: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

\_\_\_\_\_  
Mayor Ruben Pineda

ATTEST:

\_\_\_\_\_  
City Clerk Nancy M. Smith



## EXHIBIT "A"

Insert two sheets Plat of Consolidation

OF LOT 2 & 3 IN BATAVIA LAND CO., PLAT OF LOT 11 AND PART OF LOT 10 IN WEST CHICAGO CENTER UNIT NO. 4, BEING A RESUBDIVISION OF EAST 1/2 OF THE SOUTHEAST QUARTER OF TOWNSHIP 40 NORTH, RANGE 9 EAST OF T10N MERIDIAN, ACCORDING TO THE PLAT THEREOF DATED NOVEMBER 17, 1997 AS DOCUMENT R97-17-17, COUNTY, ILLINOIS.

P. I. N. # 01-32-301-019 & 01-32-301-020

COMMONLY KNOWN AS : 1827 BLACKHAWK CHICAGO, IL

Scale: 1 = 30	<p align="center"><b>PLAT OF CONSOLIDATION</b></p>	Drawn By: RMF
Date: 2/15/2018		Approved By: RMF
Revised: 3/21/2019		
Prepared for: RAI CONCRETE, INC.		
<input type="radio"/> Set from Stake <input checked="" type="radio"/> Found from Stake	<input type="checkbox"/> Cut Cross <input checked="" type="checkbox"/> Set B.M.	PAGE 1 JOB # 18043





# RAI CONCRETE, INC PLAT OF CONSOLIDATION

OF LOT 2 & 3 IN BATAVIA LAND CO, PLAT OF RESUBDIVISION OF LOT 11 AND PART OF LOT 10  
IN WEST CHICAGO INDUSTRIAL CENTER UNIT NO. 4, BEING A RESUBDIVISION OF PART OF  
THE EAST 1/2 OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH,  
RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF  
RECORDED NOVEMBER 17, 1997 AS DOCUMENT R97-176426 ALL IN DU PAGE COUNTY, ILLINOIS.

## OWNER

STATE OF ILLINOIS )  
SS  
COUNTY OF DU PAGE )

THIS IS TO CERTIFY THAT \_\_\_\_\_ IS THE OWNER OF THE LAND  
HEREIN DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED SAME TO BE PLATTED AND  
RECORDED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND  
DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE  
THEREON INDICATED.

DATED AT \_\_\_\_\_

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY \_\_\_\_\_  
NAME AND TITLE

BY \_\_\_\_\_  
NAME AND TITLE

## NOTARY

STATE OF ILLINOIS )  
SS  
COUNTY OF DU PAGE )

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND  
FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

\_\_\_\_\_ AND  
PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO  
THE FOREGOING INSTRUMENT AND APPEARED BEFORE ME THIS DAY IN PERSON AND  
ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN  
FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH AND  
HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON SHOWN.

GIVEN UNDER MY HAND AND NOTARY SEAL

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

AT \_\_\_\_\_, ILLINOIS

NOTARY PUBLIC

## COUNTY RECORDER OF DEEDS

STATE OF ILLINOIS )  
SS  
COUNTY OF DU PAGE )

THIS INSTRUMENT NO. \_\_\_\_\_  
WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS

ON THIS DATE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AND WAS RECORDED IN BOOK \_\_\_\_\_ OF

PLATS ON PAGE \_\_\_\_\_

DU PAGE COUNTY RECORDER OF DEEDS

## COUNTY CLERK

STATE OF ILLINOIS )  
SS  
COUNTY OF DU PAGE )

I, \_\_\_\_\_, COUNTY CLERK OF DU PAGE COUNTY  
ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED  
TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED  
PLAT GIVEN UNDER MY HAND AND SEAL AT WHEATON, DU PAGE COUNTY, ILLINOIS.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

COUNTY CLERK

## CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS )  
SS  
COUNTY OF DU PAGE )

I, \_\_\_\_\_, MAYOR OF THE CITY OF WEST CHICAGO,  
ILLINOIS DO HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY RESOLUTION  
\_\_\_\_\_ DULY APPROVED BY THE COUNCIL OF THE CITY OF WEST CHICAGO AT ITS REGULAR  
MEETING

HELD ON \_\_\_\_\_, A.D. 20\_\_\_\_, IN WITNESS WHEREOF I HAVE HEREUNTO SET  
THE SEAL OF THE CITY OF WEST CHICAGO, ILLINOIS

MAYOR

ATTEST:

CITY CLERK

## SURVEY

STATE OF ILLINOIS )  
SS  
COUNTY OF DU PAGE )

LOT 2 & 3 IN BATAVIA LAND CO, PLAT OF RESUBDIVISION OF LOT  
11 AND PART OF LOT 10 IN WEST CHICAGO INDUSTRIAL CENTER  
UNIT NO. 4, BEING A RESUBDIVISION OF PART OF THE EAST 1/2  
OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 40  
NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 17,  
1997 AS DOCUMENT R97-176426 ALL IN DU PAGE COUNTY,  
ILLINOIS.

P. I. N. # 01-32-301-019 & 01-32-301-020

COMMONLY KNOWN AS : 1827 BLACKHAWK DRIVE, WEST  
CHICAGO, IL

STATE OF ILLINOIS )  
SS  
COUNTY OF DU PAGE )

THIS IS TO CERTIFY THAT I, RICHARD M. FANDEL AN ILLINOIS  
PROFESSIONAL LAND SURVEYOR, HAVE PLATTED THESE LOTS  
FOR THE PURPOSES CONSOLIDATION OF THE ABOVE  
DESCRIBED PROPERTY FOR THE PURPOSES,  
GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS

THIS 21<sup>ST</sup> DAY OF MARCH, A.D. 2019  
Richard M. Fandel  
ILLINOIS LAND SURVEYOR NO. 035-003064  
LICENSE RENEWAL DATE IS 11/30/2019  
PROFESSIONAL DESIGN FIRM NO. 184-003099  
LICENSE RENEWAL DATE IS 04/30/2019



PREPARED FOR:  
RAI CONCRETE, INC.  
1827 BLACKHAWK DRIVE  
WEST CHICAGO, ILLINOIS  
60186

COMPARE LEGAL DESCRIPTION WITH DEED AND REPORT ANY  
DISCREPANCY IMMEDIATELY. A TITLE COMMITMENT WAS NOT  
FURNISHED FOR USE IN PREPARATION OF THIS SURVEY. IF A TITLE  
COMMITMENT WAS NOT FURNISHED, THERE MAY BE EASEMENTS,  
BUILDING LINES OR OTHER RESTRICTIONS NOT SHOWN ON THIS PLAT.  
THIS PLAT DOES NOT SHOW BUILDING RESTRICTIONS ESTABLISHED  
BY LOCAL ORDINANCES. LOCAL AUTHORITIES MUST BE CONSULTED  
REGARDING ANY RESTRICTIONS. DO NOT SCALE DIMENSIONS FROM  
THIS PLAT. NO EXTRAPOLATIONS SHOULD BE MADE FROM THE  
INFORMATION SHOWN WITHOUT PERMISSION OF FANDEL'S LAND  
SURVEYING, INC. THIS PLAT IS NOT TRANSFERABLE. ONLY PRINTS  
WITH AN EMBOSSED SEAL ARE OFFICIAL COPIES AND ARE NULL AND  
VOID IF SURVEYORS EMBOSSED SEAL IS NOT AFFIXED HEREON.



Fandel's  
Land Surveying Inc.

1N335 Morse St.  
Carol Stream, IL 60188  
(630) 327-4830 - Fax (630) 690-9812  
Email: rick@fandels.com

LOT 2 & 3 IN BATAVIA LAND CO

Scale: 1" = 30'

Date: 3/21/2019

PLAT OF SURVEY

Drawn By: RMF

Approved By:  
RMF

Revised:

Prepared for: RAI CONCRETE, INC.

☐ Set Iron Stake  
☒ Found Iron Stake

☐ Cut Cross  
☐ Set B.M.

PAGE 2

JOB # 18043

## EXHIBIT "B"

### RECOMMENDATION NO. 2019-RC-0007

**TO:** Honorable Mayor and City Council

**SUBJECT:** PC 18-12

Special Use Permit and Lot Consolidation  
Rai Concrete  
1827 Blackhawk Drive

**DATE:** April 2, 2019

**DECISION:** The Plan Commission/Zoning Board of Appeals unanimously (5-0 vote) recommended approval of a Special Use Permit for ancillary outdoor storage associated with the existing permitted contractor's office at 1827 Blackhawk Drive and to consolidate two parcels, 01-32-301-020 and 01-32-301-019, into one lot.

#### RECOMMENDATION:

After holding a public hearing and after review of the requested special use permit and lot consolidation, the Plan Commission/Zoning Board of Appeals recommended approval of the lot consolidation and recommended approval of the special use permit according to the following findings of fact:

- (1) Is necessary for the public convenience at that location or, the case of existing nonconforming uses, a special use permit will make the use more compatible with its surroundings: (This standard should be interpreted as indicating whether or not the proposed use is good for the public at that particular physical location, and not whether the use itself is needed there).

The proposed outside storage expansion is best suited for an industrial area. The subject property is located within one of the City's industrial areas and is compatible with the surrounding industrial and manufacturing uses.

- (2) Is so designed, located and proposed to be operated that the public health, safety and welfare will be protected:

The proposed use of the subject property should not adversely impact the public health, safety and welfare of the community. The adjacent parcel is developed as an outside storage yard and this is an expansion of that use. The proposed outdoor storage will be screened and located on a hard surface.

- (3) Will not cause substantial injury to the value of other property in the neighborhood in which it is located:

The proposed outside storage yard should not cause substantial injury to the value of other property in the neighborhood in which it is located. The proposed use is best suited for an industrial area and the subject property is located within one of the City's industrial areas and is compatible with the surrounding industrial uses.

- (4) The proposed special use is designated by this code as a listed special use in the zoning district in which the property in question is located:

The proposed outside storage/parking areas ancillary to the existing contractor's office is listed as a special use under Section 11.2-4(T) of the Zoning Code.

The Plan Commission/Zoning Board of Appeals recommended approval of the special use permit subject to the following conditions of approval:

1. The outside storage yard is permitted only as an ancillary use to the existing contractor's office.
2. A Plat of Consolidation consolidating Parcels 01-32-301-020 and 01-32-301-019 into one (1) parcel shall be recorded prior to the issuance of development permits.
4. The property shall be developed in substantial conformance with the Preliminary Engineering Plans prepared by Craig R. Knoche & Associates dated August 17, 2018, revised November 29, 2019.
5. Shrubs shall be added between the five (5) trees on the south side of the storage area, west of the driveway. Shrubs shall be three (3) to five (5) gallons in size and either equally spaced between the shade trees or grouped in an appropriate manner as determined by the applicant's landscape architect.
6. The applicant's engineer shall verify that the comments in the Kane-DuPage Soil & Water Conservation District's Land Use Opinion 18-032 dated March 6, 2018 have been adequately addressed.
7. The petitioner shall apply for a Site Development Permit within sixty (60) of City Council approval for the Special Use Permit and Lot Consolidation. If a Site Development Permit is not applied for within this timeframe, all storage/parking shall be removed immediately from Parcel 01-21-301-020 or code enforcement action will be undertaken.
8. Development of the expanded storage yard shall be completed no later than December 31, 2019, unless an extension is approved by the Community Development Director.



Respectfully submitted,

Steve Hale  
Acting Chairman

**VOTE:**

For  
Devitt

Against

Abstain

Absent  
Dettman

Hale

Laimins

Kasprak

Faught  
Henkin

## CITY OF WEST CHICAGO

### DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Site Improvement Progress Report  
1200 N. Prince Crossing Road  
Forming America

**AGENDA ITEM NUMBER:** 5.A.**FILE NUMBER:** \_\_\_\_\_**COMMITTEE AGENDA DATE:** May 13, 2019**COUNCIL AGENDA DATE:** \_\_\_\_\_**STAFF REVIEW:** Tom Dabareiner AICP**SIGNATURE** \_\_\_\_\_**APPROVED BY CITY ADMINISTRATOR:** Michael Guttman**SIGNATURE** \_\_\_\_\_**ITEM SUMMARY:**

The owner of Forming America, LTD., James Langkamp, received approval of his original Special Use Permit for an outside storage yard in August of 2007. That Special Use Permit approval included several site improvements to be completed by specific dates. Mr. Langkamp did not meet many of those original completion deadlines. After four amendments to the Special Use Permit, some work remains unfinished. A July 31, 2019 final deadline was adopted by City Council earlier this year.

In addition, Mr. Langkamp is currently non-compliant with the most recent work completed on-site. Of the 153,824 square feet (3.5 acres) of pavement required in Zones 7 and 8, approximately 39,000 square feet was modified at the end of September 2018 and was inspected by City staff on October 3, 2018. City staff is of the opinion that the recent work, using a dust control binding agent rather than asphalt or concrete, does not conform to the City's minimum pavement standards. The City's Code, and that adopted by the Fire District, requires explicitly concrete or a minimum of a 6-inch base plus at least two inches of asphalt.

Staff has reached out to the owner of Forming America but has not learned of any updates so far this year.

**ACTIONS PROPOSED:**

Review of Forming America's current site improvement completion status.

**COMMITTEE RECOMMENDATION:**

## CITY OF WEST CHICAGO

### DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Final Development Plan  
2525 and 2555 Enterprise Circle  
Midwest Industrial Funds

Resolution No. 19-R-0028

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

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

**COMMITTEE AGENDA DATE:** May 13, 2019

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

**STAFF REVIEW:** Tom Dabareiner, AICP

**SIGNATURE** 

**APPROVED BY CITY ADMINISTRATOR:** Michael Guttman

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

**ITEM SUMMARY:**

Midwest Industrial Funds, Inc. representatives request Final Development Plan approval for the construction of two speculative warehouse/distribution buildings on 29 acres south of Fabyan Parkway and west of Enterprise Circle in the DuPage Business Center.

The building proposed for 2525 Enterprise Circle, the northernmost property, is 303,601 square feet and would sit on 17.9 acres of land. As conceptualized, 2525 Enterprise Circle would be the first building constructed. It is a cross-docked facility with a total of 47 docks. Berms are provided to help obscure views of the loading dock areas from Fabyan Parkway. The building averages about 43' in height with an interior height of 36 feet. While office space is included in the design, it is conceptual only, so as to remain flexible for a future user. Twenty-eight (28) parking spaces are land-banked, while 210 are provided. Staff's opinion is that it is highly unlikely these land-banked spaces will be required. Elevations and a rendering for the building are provided in the packet.

At 2555 Enterprise Circle, a proposed 186,146 square foot building will sit on 11.1 acres located south of the other building. The general building height is 39' at the perimeter with the interior clear height at 32 feet. Thirty-eight (38) loading docks are located only on the rear of the building and will not be visible from Enterprise Circle. Unlike the building at 2525 Enterprise Circles, no trailer stalls are proposed.

No variances are required so the plans did not proceed through Plan Commission/ZBA. However, staff requests that two conditions be placed on any approval:

1. A landscape inspection by City staff shall occur on the property within seven (7) days of completed installation. If, in the opinion of City staff, the installed landscaping does not fully screen the docks and truck and trailer parking area along Fabyan Parkway, then the petitioner shall install additional landscaping subject to approval by City staff.
2. If it is determined by staff that the parapet wall does not adequately screen rooftop mechanical units, then individual screening shall be installed around the visible unit(s) to prevent views from Fabyan Parkway and Enterprise Drive.

The DuPage Airport Authority (DAA) Board recently approved Midwest Industrial Fund's final development plan.



## CITY OF WEST CHICAGO

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 comply.

**ACTION PROPOSED:**

Consideration of the final development plan for Midwest Industrial Fund properties at 2525 Enterprise Circle and 2555 Enterprise Circle.

**COMMITTEE RECOMMENDATION:**

Att: Rendering of 2525 Enterprise  
19-R-0028





CONCEPTUAL ARCHITECTURAL RENDERING

**ENTERPRISE CIRCLE**  
WEST CHICAGO, IL

**MIDWEST**  
INDUSTRIAL FUNDS  
REAL ESTATE INVESTMENT & DEVELOPMENT



**HARRIS ARCHITECTS, INC.**  
[WWW.HARRISARCHITECTS.COM](http://WWW.HARRISARCHITECTS.COM) 847.303.1155



## RESOLUTION NO. 19-R-0028

### A RESOLUTION APPROVING THE FINAL DEVELOPMENT PLAN FOR MIDWEST INDUSTRIAL FUNDS, 2525 AND 2555 ENTERPRISE CIRCLE 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 DuPage Airport Authority conditionally approved the final development plan for the Midwest Industrial Funds Development by Resolution 2019-2260 on April 26, 2019; and,

WHEREAS, the City Council of the City of West Chicago has determined that the proposed Final Development Plan for the Midwest Industrial Funds 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 Midwest Industrial Funds development is hereby approved in accordance with the following plans, attached hereto as Exhibit "A":

1. The Site Plan prepared by Harris Architects, Inc. dated 03-14-2019 and revised 04-30-2019.
2. The Landscape Plans prepared by Ives/Ryan Group, Inc. dated 04-24-19.
3. The Building Elevations prepared by Harris Architects, Inc. dated 12-04-18 and revised 04-18-19.

Section 2. That a landscape inspection by City Staff shall occur within seven (7) days of completed installation and if, in the opinion of City Staff, the installed landscaping does not fully screen the docks and truck and trailer parking area along Fabyan Parkway, then the petitioner shall install additional landscaping subject to approval by City Staff.

Section 3. That if the City Staff determines the parapet all does not adequately screen rooftop mechanical units, then individual screening shall be installed around the visible units to prevent views from Fabyan Parkway and Enterprise Drive.

Section 4. That all resolutions, or parts thereof, in conflict with the provisions of this Resolution are, to the extent of such conflict, expressly repealed.

Section 5. 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 \_\_\_\_\_ 2019.

AYES: \_\_\_\_\_

NAYES: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

\_\_\_\_\_  
Mayor Ruben Pineda

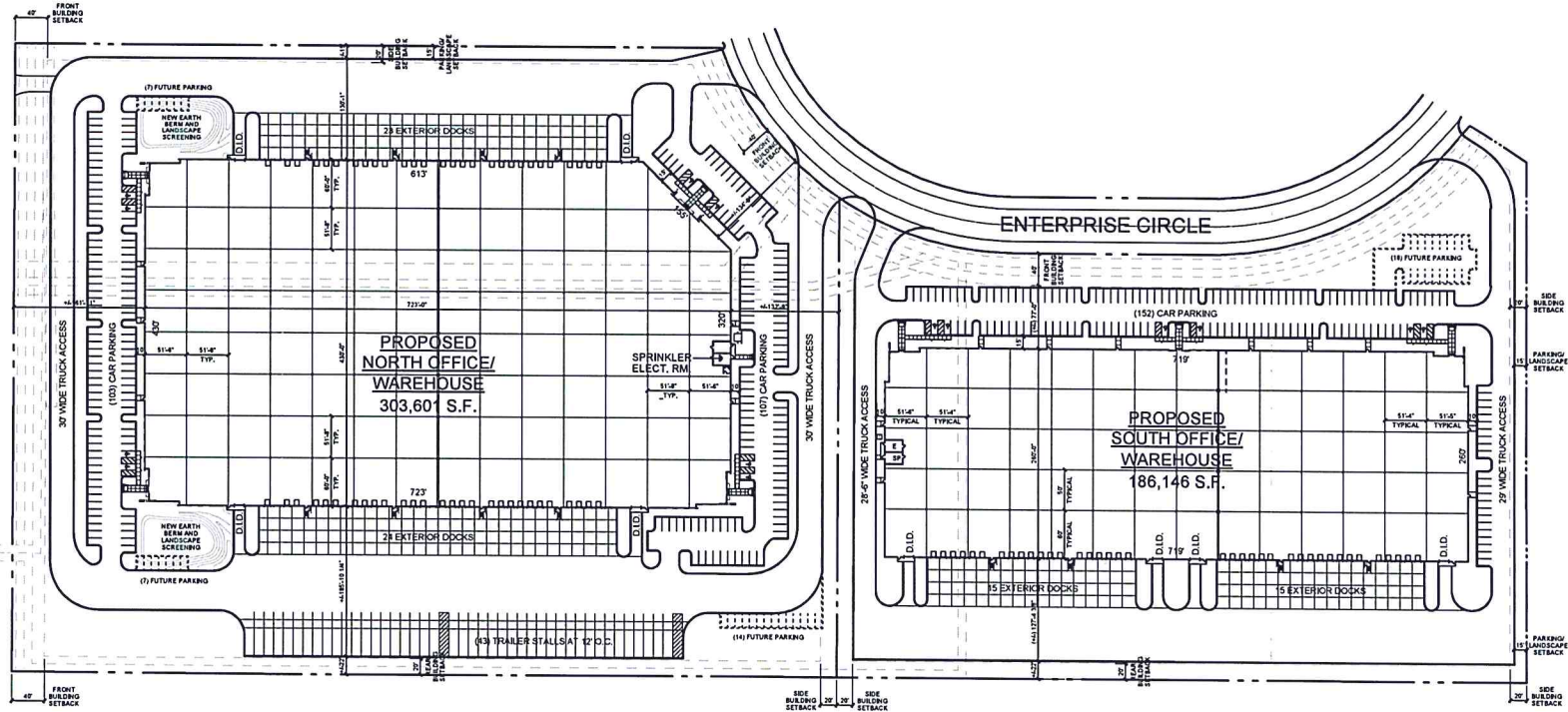
ATTEST:

\_\_\_\_\_  
City Clerk Nancy M. Smith

## Exhibit “A”

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

FABYAN PARKWAY



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



- GENERAL SITE NOTES:**
1. SEE CIVIL ENGINEERING DRAWINGS FOR OTHER NOTES AND DETAILS.
  2. ALL DIMENSIONS ARE FROM BACK OF CURB OR BUILDING UNLESS NOTED OTHERWISE.
  3. SEE CIVIL ENGINEERING DRAWINGS FOR EXTENT OF SITE DEMOLITION WORK.
  4. EXACT LOCATION OR PLACEMENT OF NEW BLDG. INDICATED ABOVE SHALL BE DETERMINED BY LAND SURVEYOR HIRED BY G.C. AND SHALL COORDINATE & INFORM THE ARCHITECT OF ANY DISCREPANCY PRIOR TO STARTING WORK.

#### BUILDING YARD AND PAVEMENT SETBACK REQUIREMENTS

ZONING - THE AIRPORT ZONING DISTRICT

##### LIGHT INDUSTRIAL YARD SETBACK REQUIREMENTS

FRONT YARD BUILDING SETBACK	40'-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 (±17.88 AC.) ±778,895 S.F.

PROPOSED DETENTION OFF SITE PROVIDED

<b>BUILDING AREA</b>	
PROPOSED OFFICE AREA (3.29%)	10,000 S.F.
PROPOSED WAREHOUSE AREA	293,601 S.F.
TOTAL BUILDING AREA	303,601 S.F.

<b>EXTERIOR DOCKS</b>	
EXTERIOR DOCKS PROVIDED	40 DOCKS
ADDITIONAL EXTERIOR DOCK DOORS PROVIDED	7 DOCKS
TOTAL EXTERIOR DOCK DOCK DOORS PROVIDED	47 DOCKS

<b>DRIVE IN OVERHEAD DOORS</b>	
TRAILER STALLS PROVIDED	43 STALLS

<b>BUILDING HEIGHT</b>	
BUILDING HEIGHT AT EASTWEST DOCKS	41'-0" A.F.F.
BUILDING HEIGHT AT NORTH/SOUTH OFFICE PERIMETER	47'-0" A.F.F.
GENERAL BUILDING HEIGHT AT OFFICE PARAPET	45'-0" A.F.F.
BUILDING INTERIOR CLEAR HEIGHT	36'-0"

<b>MAXIMUM FLOOR AREA RATIO (F.A.R.) ALLOWED</b>	60%
FLOOR AREA RATIO (F.A.R.) PROVIDED	38.98%

##### CAR PARKING REQUIREMENTS

OFFICE USE REQUIREMENTS

4 SPACES FOR EACH 1,000 S.F. (ASSUME 10,000 S.F.)

INDUSTRIAL USE REQUIREMENTS

1 SPACE FOR EACH 1,000 S.F. UP TO 100,000 S.F.

1 SPACE FOR EACH 2,000 S.F. IN EXCESS OF 100,000 S.F.

(ASSUME 183,601 S.F. REMAINING WAREHOUSE AREA)

TOTAL CAR PARKING REQUIRED

CAR PARKING PROVIDED (INCLUDES 8 HC STALLS)

FUTURE PARKING PROVIDED (SHOWN DASHED)

CAR PARKING PROVIDED (INCLUDES FUTURE)

#### SITE DATA FOR SOUTH BUILDING

SITE AREA (±11.06 AC.) ±482,019 S.F.

PROPOSED DETENTION OFF SITE PROVIDED

<b>BUILDING AREA</b>	
PROPOSED OFFICE AREA (3.76%)	7,000 S.F.
PROPOSED WAREHOUSE AREA	179,146 S.F.
TOTAL BUILDING AREA	186,146 S.F.

<b>EXTERIOR DOCKS</b>	
EXTERIOR DOCKS PROVIDED	30 DOCKS
ADDITIONAL EXTERIOR DOCK DOORS PROVIDED	8 DOCKS
TOTAL EXTERIOR DOCK DOCK DOORS PROVIDED	38 DOCKS

<b>DRIVE IN OVERHEAD DOORS</b>	
TRAILER STALLS PROVIDED	4 DOORS
	NONE

<b>BUILDING HEIGHT</b>	
GENERAL BUILDING HEIGHT AT PERIMETER	39'-0" A.F.F.
GENERAL BUILDING HEIGHT AT OFFICE PARAPET	42'-0" A.F.F.

<b>MAXIMUM FLOOR AREA RATIO (F.A.R.) ALLOWED</b>	60%
FLOOR AREA RATIO (F.A.R.) PROVIDED	38.62%

##### CAR PARKING REQUIREMENTS

OFFICE USE REQUIREMENTS

4 SPACES FOR EACH 1,000 S.F. (ASSUME 7,000 S.F.)

INDUSTRIAL USE REQUIREMENTS

1 SPACE FOR EACH 1,000 S.F. UP TO 100,000 S.F.

1 SPACE FOR EACH 2,000 S.F. IN EXCESS OF 100,000 S.F.

(ASSUME 79,146 S.F. REMAINING WAREHOUSE AREA)

TOTAL CAR PARKING REQUIRED

CAR PARKING PROVIDED (INCLUDES 8 HC STALLS)

FUTURE PARKING PROVIDED (SHOWN DASHED)

CAR PARKING PROVIDED (INCLUDES FUTURE)

**MIDWEST INDUSTRIAL FUNDS**  
REAL ESTATE INVESTMENT & DEVELOPMENT

**HARRIS ARCHITECTS INC.**  
441 N. LAUREL ST. SUITE 200 CHICAGO, IL 60610  
CONTACT: D. HARRIS @ 312.467.1100



PROPOSED 303,676 NORTH OFFICE/WAREHOUSE BUILDING FOR  
**MIDWEST INDUSTRIAL FUNDS**  
WEST CHICAGO, ILLINOIS  
ENTERPRISE CIRCLE

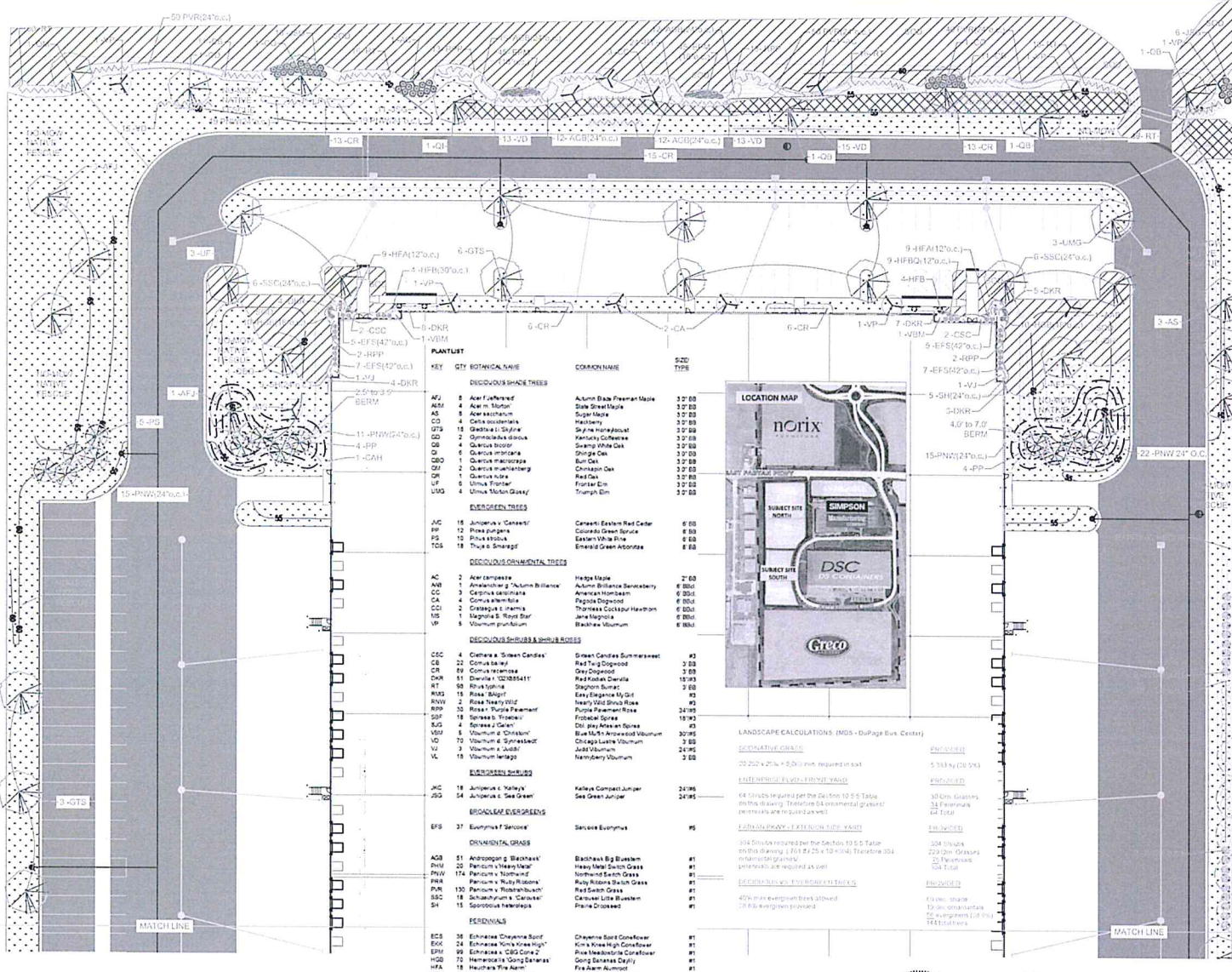
08-14-2019  
05-14-2019  
04-18-2019  
04-25-2019  
04-30-2019

REVISIONS FOR SET AND PERMIT  
R1: ADDED BUILDING FOOTPRINT  
R2: REVISIONS FOR DAA REVIEW COMMENTS  
R3: REVISIONS FOR PRELIMINARY SETBACKS  
R4: REVISIONS FOR DAA REVIEW COMMENTS

PROJECT NO. 210013  
DRAWN BY: DJK  
DATABASE: 210013P.LAND.DWG

SHEET NO. A1.0  
2 OF 339 SHEETS





**GENERAL NOTES:**

Planting shall be native to the area and shall be of the highest quality. All plants shall be of the highest quality and shall be of the highest quality. All plants shall be of the highest quality and shall be of the highest quality.

**REVISIONS**

NO.	DATE	DESCRIPTION
1	4/24/19	Initial Design
2	4/24/19	Revised Design
3	4/24/19	Final Design

**3 - Per City Review** 5/6/19  
**2 - Per City Review** 4/25/19  
**1 - Per City Review** 5/21/19

**ENGINEER:**  
**SPACECO, Inc.**  
 9515 W. Higgins Road,  
 Suite 700  
 Rosemont, IL 60018  
 Tel: 847-696-6060

**CLIENT:**  
**MIDWEST INDUSTRIAL FUNDS**  
 REAL ESTATE INVESTMENT & DEVELOPMENT

**IRG - Ives/Ryan Group, Inc.**  
 314 BUSHWICK LANE N.  
 LOMBARD, IL 60148  
 PHONE: 630.717.8776

**LANDSCAPE ARCHITECTURE**  
 Park & Recreation Design  
 Site & Community Planning  
 www.ivesryan.com

**PROJECT NO.: JOB NO. 19-03**  
**L2318 9094A**

**DATE:** 4/24/19  
**SCALE:** 1"=30'  
**PLANNER:** JR  
**DRAWN BY:** TP  
**CHECKED:**

**SHEET**  
**L-1**











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# REVISIONS

2 - Per City Review 4/26/19  
1 - Per City Review 3/21/19

## SOUTH OFFICE/WAREHOUSE ENTERPRISE BOULEVARD West Chicago, Illinois

ENGINEER:  
**SPACECO, Inc.**  
9575 W. Higgins Road.  
Suite 700  
Rosemont, IL 60018  
Tel: 847-696-4000

CLIENT:  
**MIDWEST INDUSTRIAL FUNDS**  
REAL ESTATE INVESTMENTS & DEVELOPMENT

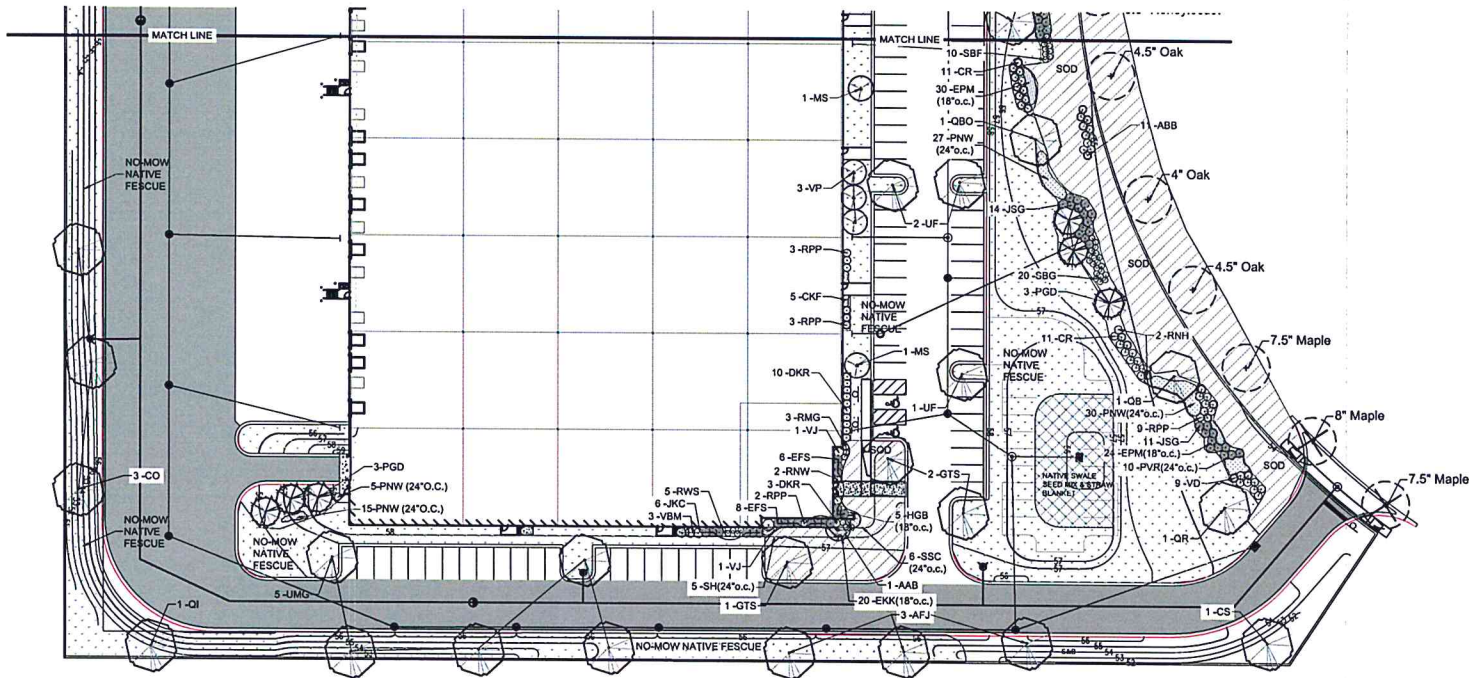
**IRG** Ives/Ryan Group, Inc.  
324 BEECHOWER LANE N.  
LOMBARD, IL 60148  
PHONE: 630.717.8718  
www.ivesryan.com

## LANDSCAPE PLAN

PROJECT NO.: JOB NO.:  
**12118 9091A**

DATE: 4/24/19  
SCALE: 1"=30'  
PLANNER: JR  
DRAWN BY: TJP  
CHECKED: \_\_\_\_\_

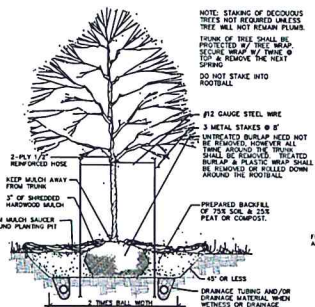
SHEET  
**L-2**



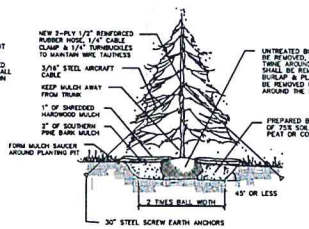
SCALE 1" = 30'

**CALL JILLIE**  
48 HOURS  
BEFORE YOU DIG  
1-800-993-0123  
TOLL FREE  
Outside IL Hours  
Every Day

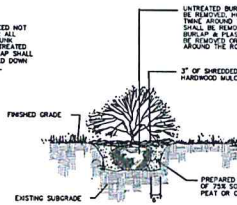
SAB = TURF SEED w/ STRAIN BLANKET



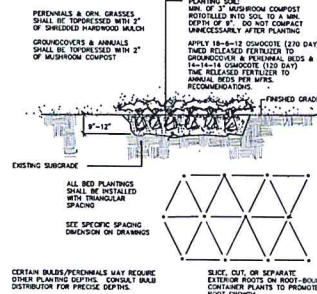
DECIDUOUS TREE



EVERGREEN TREE



SHRUBS

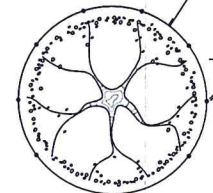


BED PLANTING DETAIL  
(PERENNIALS, ORNAMENTAL GRASSES, VINES, GROUNDCOVERS & ANNUALS)

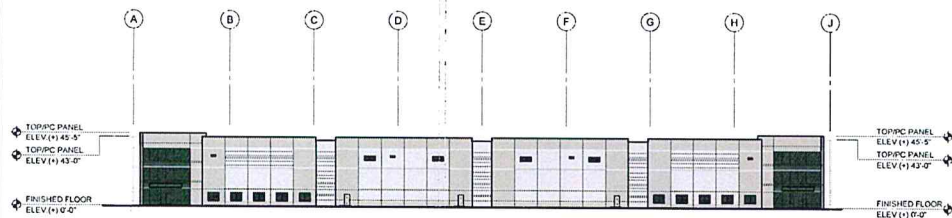
ALL EXISTING LANDSCAPING NOTED FOR PRESERVATION SHALL BE PROTECTED DURING CONSTRUCTION VIA PLASTIC SAFETY FENCING. FENCING SHALL BE 4' HIGH AND ATTACHED TO STEEL DRIVEN POSTS SET NO FARTHER THAN 6' O.C. IT SHALL BE INSTALLED AT THE PERIMETER OF THE DRIP LINE OF EXISTING PLANT MATERIAL OR THE PRESENT STORAGE OF VEHICLES OR MATERIALS AND THE ENCROACHMENT OF GRADING AND CONSTRUCTION EQUIPMENT.

CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES. PREVENTING COMPACTION OF ROOT SYSTEMS OF EXISTING TREES AND SHRUBS. THE FENCING SHALL INCLUDE THE AREA BEHIND THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.

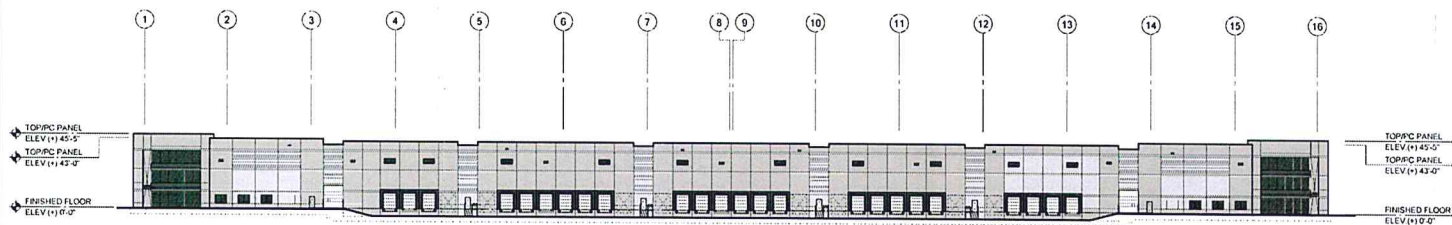
ORANGE POLYETHYLENE SAFETY FENCING  
PLACED AT OR BEYOND DRIP-LINE



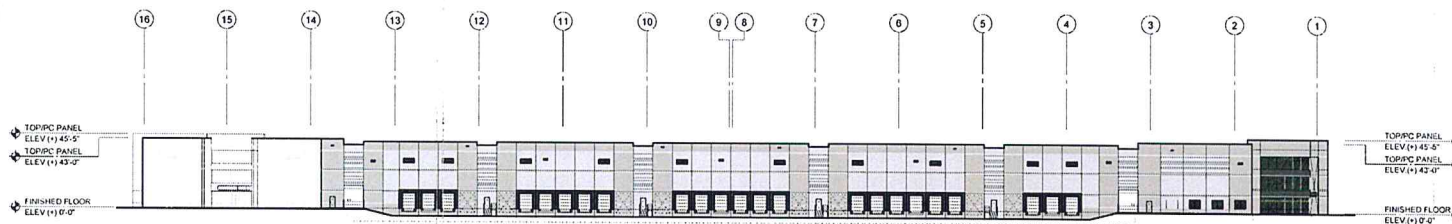
TREE PRESERVATION DETAIL



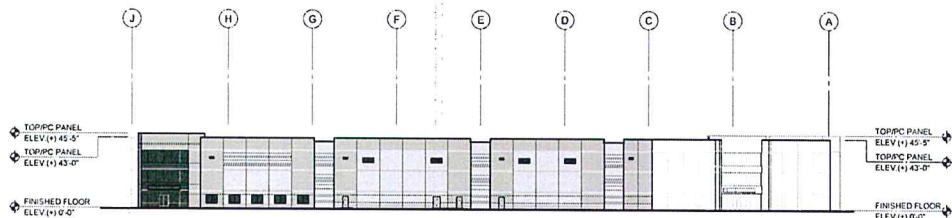
**NORTH ELEVATION**  
SCALE: 1" = 32'-0"



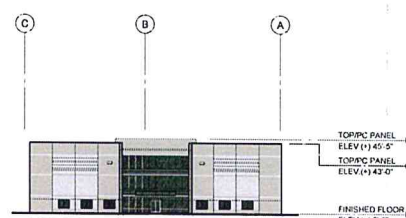
**WEST ELEVATION**  
SCALE: 1" = 32'-0"



**EAST ELEVATION**  
SCALE: 1" = 32'-0"



**SOUTH ELEVATION**  
SCALE: 1" = 32'-0"



**SOUTHEAST ELEVATION**  
SCALE: 1" = 32'-0"

**COLOR LEGEND**

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

- SABLE (PLD-4) CUSTOM COLOR
- SILVER PLATE - SW 7649 SHERWIN WILLIAMS
- IRON ORE - SW 7009 SHERWIN WILLIAMS

METAL CORNICES (BY PAC-CLAD)  
STONE WHITE - AT SABLE (PLD-4) CUSTOM COLOR  
STONE WHITE - AT SILVER PLATE - SW 7649

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

PUNCHING CLEARVIEW WINDOWS  
FRAMES - CLEAR ANODIZED ALUMINUM  
INSUL. GLASS - GREY TINTED

INSUL. MTL. DOORS/FRAMES  
FRAME - INCREDIBLE WHITE - SW 7008  
DOOR - INCREDIBLE WHITE - SW 7003

OVERHEAD DOORS  
DOOR IN DOORS - PRE-FINISHED WHITE  
DOOR DOORS - PRE-FINISHED WHITE

PIPE BOLLARDS  
SAFETY YELLOW





**MIDWEST**  
INDUSTRIAL FUNDS  
REAL ESTATE INVESTMENT & DEVELOPMENT

HARRIS ARCHITECTS INC.



PROPOSED NORTH & SOUTH OFFICE/WARHOUSE BUILDINGS FOR:  
**MIDWEST INDUSTRIAL FUNDS**  
ENTERPRISE CIRCLE WEST CHICAGO, ILLINOIS

ISSUED FOR CITY REVIEW  
ISSUED FOR CITY REVIEW  
ISSUED FOR CITY REVIEW  
RECEIVED FOR REVIEW COMMENTS

PROJECT NO.  
218325  
DRAWN BY:  
DJK  
DATABASE:  
2183258LDG DE

SHEET NO.  
**A2.0**  
X OF X SHEETS



## CITY OF WEST CHICAGO

### DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

IDI Logistics  
Home Depot Warehouse  
Review and Discussion

**AGENDA ITEM NUMBER:** 5.C.**FILE NUMBER:** \_\_\_\_\_**COMMITTEE AGENDA DATE:** May 13, 2109**COUNCIL AGENDA DATE:** \_\_\_\_\_**STAFF REVIEW:** Tom Dabareiner, AICP**SIGNATURE** **APPROVED BY CITY ADMINISTRATOR:** Michael Guttman **SIGNATURE** \_\_\_\_\_**ITEM SUMMARY:**

IDI Logistics, a national investor and developer of distribution facilities, is working with Home Depot to locate a warehouse/distribution center in the Chicago area. Home Depot is the world's largest home improvement retailer with more than 2,200 stores in the U.S., Canada and Mexico.

As proposed for the Fabyan/Roosevelt TIF area, the 55 acre site would host a 650,000 square foot Home Depot distribution center, linked to the BNSF rail line, to enhance the shopping and delivery experience for Home Depot customers in the Midwest. The facility would employ more than 100 full time employees here as part of a new Home Depot new ecommerce initiative. Photos from the version of this concept located in Ogden, Utah are included in the packet. There would be no retail element to the facility.

The building would be 45' tall and accommodate two rail spurs and 31 truck loading docks. Truck traffic would average 235 per day, but could reach about 300 on peak days, with access from Fabyan Parkway and, eventually, Roosevelt Road. There would be outdoor storage near the rail spur on the south side of the building. Berms and landscaping would help obscure the view from properties to the north and east. The utilities brought to the site would be sized for future adjacent development of a hotel and other commercial components elsewhere in the TIF District. According to IDI Logistics representatives, TIF revenue may be required to help offset some of the costs associated with site development. In return, the City could get infrastructure pulled close to where it could benefit development in the vicinity of Roosevelt Road.

The concept does not fit the current ORI zoning district and would be better situated in an M, Manufacturing District classification. Therefore, a rezoning should be required as part of any approval of this concept. Staff has concerns about the traffic calculations and the timing of improvements along Fabyan Parkway and Roosevelt Road. Regardless of any impacts from the Home Depot facility, Fabyan Parkway will require expansion due largely to the success of the DuPage Business Center and ROW is required from this property to help accomplish that, which may affect the Home Depot site layout.

The other phase of this project would be led by Monticello Investments, Inc. It would include the long-awaited hotel, which cannot commence without a signalized intersection on Roosevelt Road (the cur-

## CITY OF WEST CHICAGO

rent plans show the internal drive ending in a cul de sac short of its connection with Roosevelt Road). Other concepts such as self-storage may be included as a buffering use between the hotel and the distribution center. The retail component along Roosevelt Road may be led by Hamilton Partners. Staff has had discussions about linking the hotel/commercial phase of the project more closely with the Home Depot phase to make sure the City gains more of what has long been desired for the Roosevelt Road corridor. Staff believes making this link is essential to the acceptability of the new warehouse proposal and may involve restricting the timing of the TIF reimbursement. In any case, a PUD will likely be required to coordinate the land use portion of the development.

The packet includes information about IDI Logistics, a perspective drawing, photographs, and site plans for the full 85 acre development including the hotel and commercial areas, as well as a site plan for the proposed 55-acre Home Depot site. The site plan includes providing conceptual access for properties not part of the proposal from the internal service road. A letter of general interest from Hamilton Partners is also included.

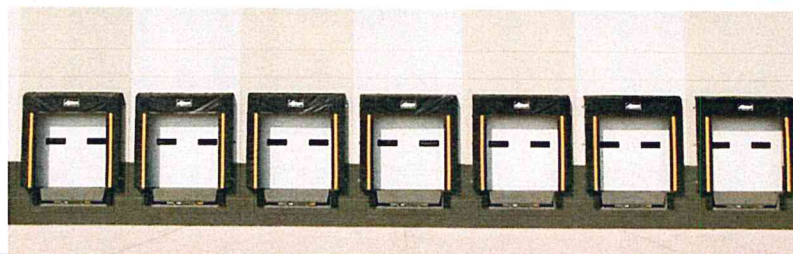
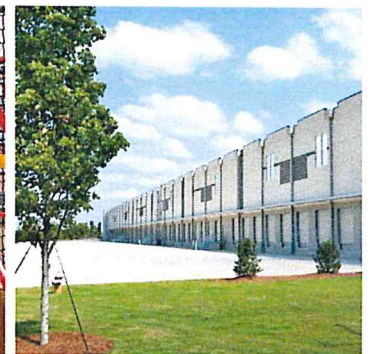
Home Depot is looking at a handful of sites in the Chicago area to establish this new ecommerce concept. They are determining the level of interest from the City in having this facility located here. Representatives from IDI Logistics will be attending the meeting.

**ACTION PROPOSED:**

Review and discussion.

**COMMITTEE RECOMMENDATION:**





## West Chicago Development

May 13, 2019

30  
YEARS

IDI Logistics



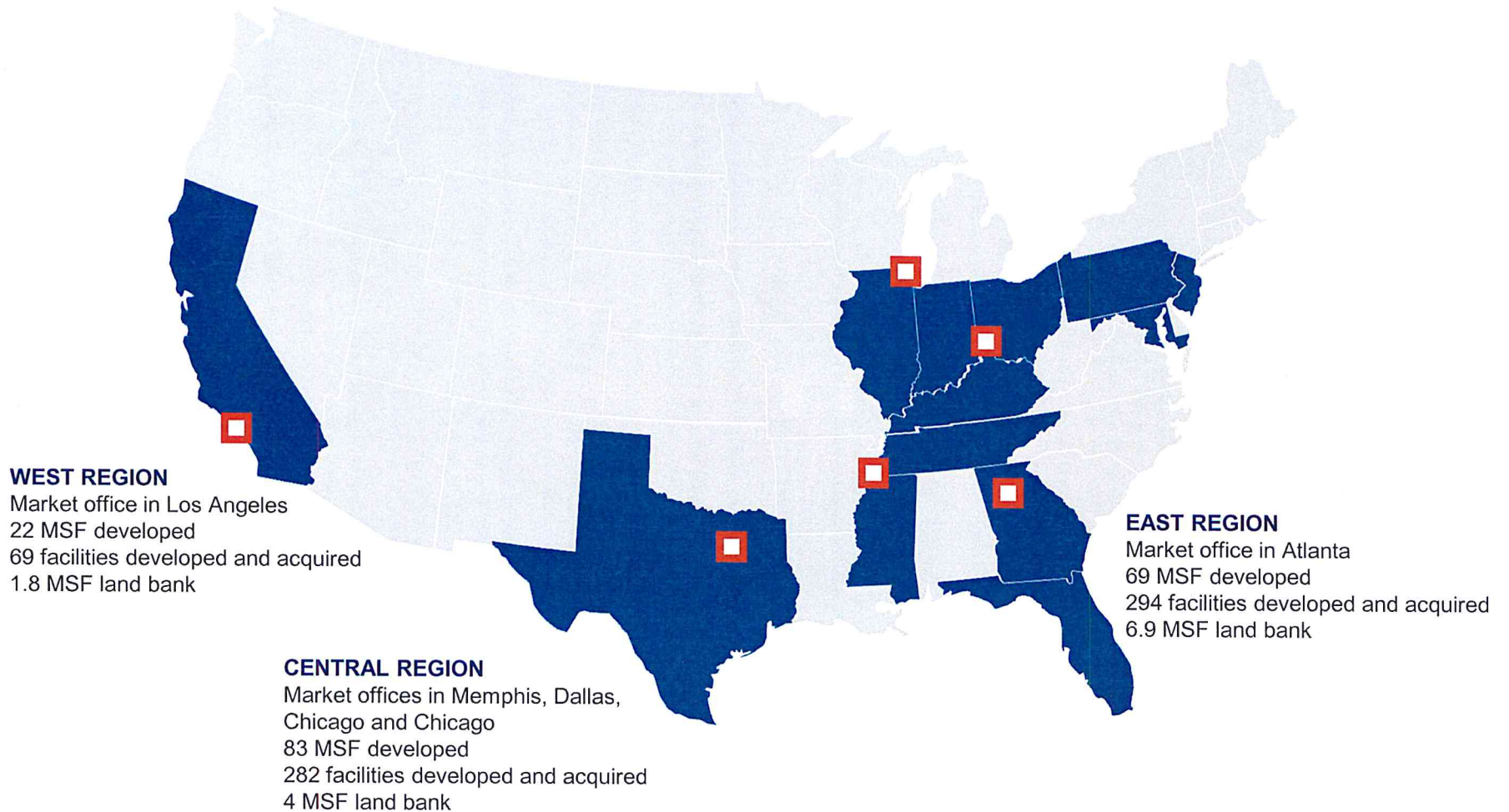


IDI Logistics

## A leading investor and developer of logistics warehouses

- 30 years of experience
- More than 200 MSF developed and acquired
- Unmatched expertise and focus on customer service





40 MSF

OPERATING PORTFOLIO

13 MSF

DEVELOPMENT LAND

200 MSF

DEVELOPMENT HISTORY

6

MARKET OFFICES





# IDI Logistics





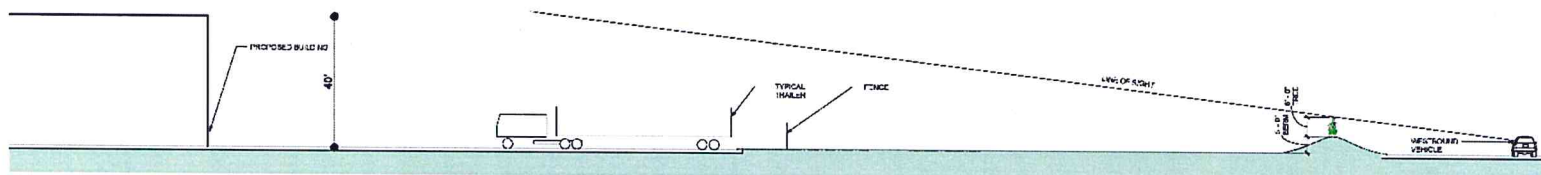
## IDI Logistics

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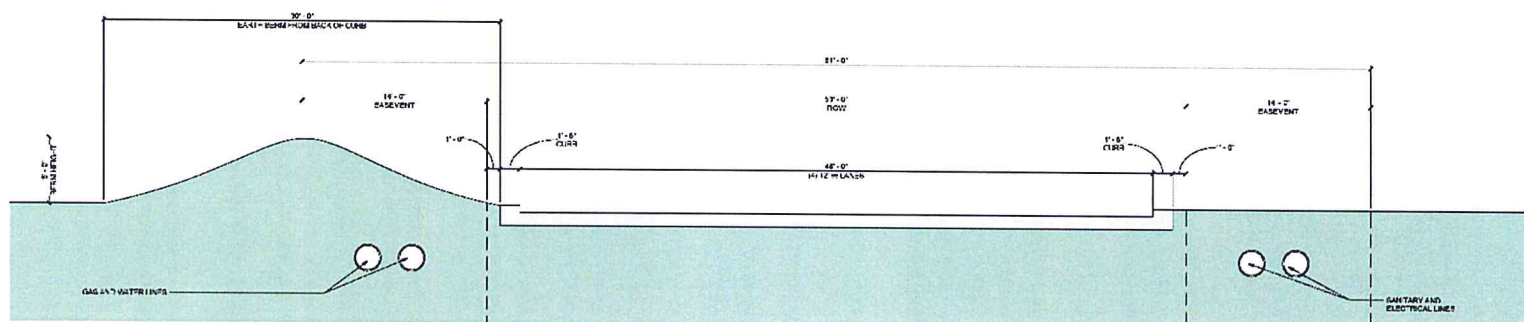
## Site Sections

# IDI Logistics



### 2 LINE OF SIGHT STUDY

1/16" = 1'-0"



### 1 SECTION THROUGH NEW ROAD

1/16" = 1'-0"



MACGREGOR  
ASSOCIATES  
ARCHITECTS

2727 Pacific Ferry Road SE  
Building Two, Suite 1400  
Atlanta, Georgia 30338  
770-433-9400

PROJECT NUMBER: 2018-101  
SCALE: As Indicated

**FABYAN PARKWAY**  
WEST CHICAGO, IL

**BDC - FDC**  
SITE SECTIONS

04/01/19

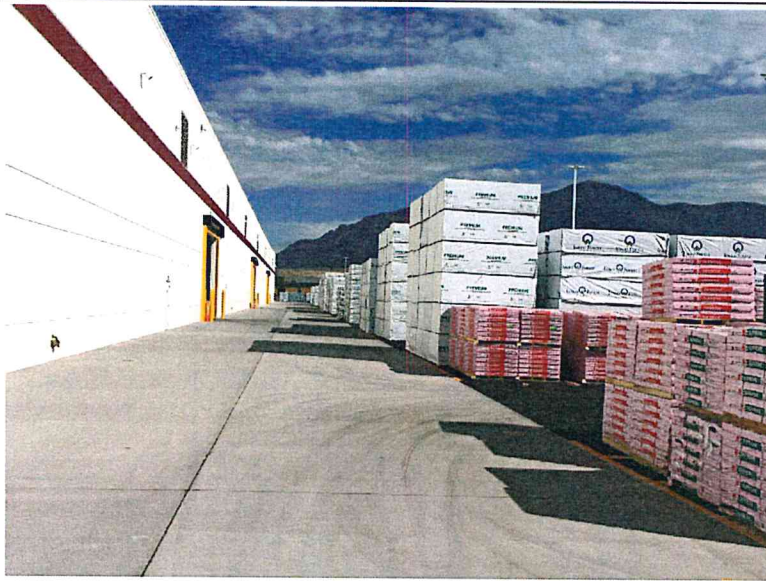


# IDI Logistics





# IDI Logistics



Here are the Chicago BDC/FDC Truck Counts:

	IB Truckloads		OB Truckloads	
	Avg Daily	Peak Daily	Avg Daily	Peak Daily
Chicago BDC	37	47	81	105
Chicago FDC	15	17	102	133
Total Chicago	52	64	183	238



Channahon Building A

**IDI Logistics**









HAMILTON  
PARTNERS

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HAMILTON PARTNERS, INC.  
300 Park Boulevard, Suite 201  
Itasca, Illinois 60143-2636  
FAX: 630.250.8521

March 27, 2019

Mr. Jeff Lanaghan  
Market Officer  
IDI  
500 Park Blvd. #750  
Itasca, IL 60143

Dear Jeff,

On behalf of Hamilton Partners, I'd like to thank you for presenting our retail group with the opportunity to review the potential development of the Roosevelt/Fabyan Parkway site in West Chicago.

Having now had time to further discuss the site's potential with my partners, we wanted to share our thoughts. As we all discussed, to say that the current retail sector is challenging would be an understatement. Mid box and big box development have slowed to a near standstill aside from the back filling of existing vacated locations at extremely low rents. Suburban ground up has been relegated primarily to consolidation and municipal subsidy is very often required. There are a few active sectors that are, not surprisingly, made up of the more internet resistant users such as gas stations, car washes, fast casual restaurants, hotels and fitness. Banks and Pharmacy have slowed dramatically, although, we still reach out to them on a consistent basis as they will reposition and consolidate. Hamilton Partners is currently active in most of these sectors having previously been focused on grocery anchored developments for Whole Foods, Mariano's, Sam's Club, Costco and Aldi. Of these players, Costco and Sam's will no longer develop in Illinois and Mariano's has not been given the green light for further expansion by Kroger. Aldi is still an active player and generally seeks 2 acre sites for 21,000sf stores. They are, however, approx. 2 miles away from this location. James Dremonas' Pete's concept is still active with a full pipeline and scheduling now for 2023. Amazon has announced a plan to expand with 45,000sf grocery stores pushing the more affordable 360 line versus their Whole foods price points but we have yet to see them initiate through their agents at Cushman & Wakefield.

General market conditions aside, your site plan would appear to offer the potential for retail development at the planned full access east of the hard corner on Roosevelt. We could envision outlot users such as car wash, gas and food seeking to capture what we see as "drive by" traffic vs "destination" traffic. The traffic counts are healthy but we feel as though the national retailers




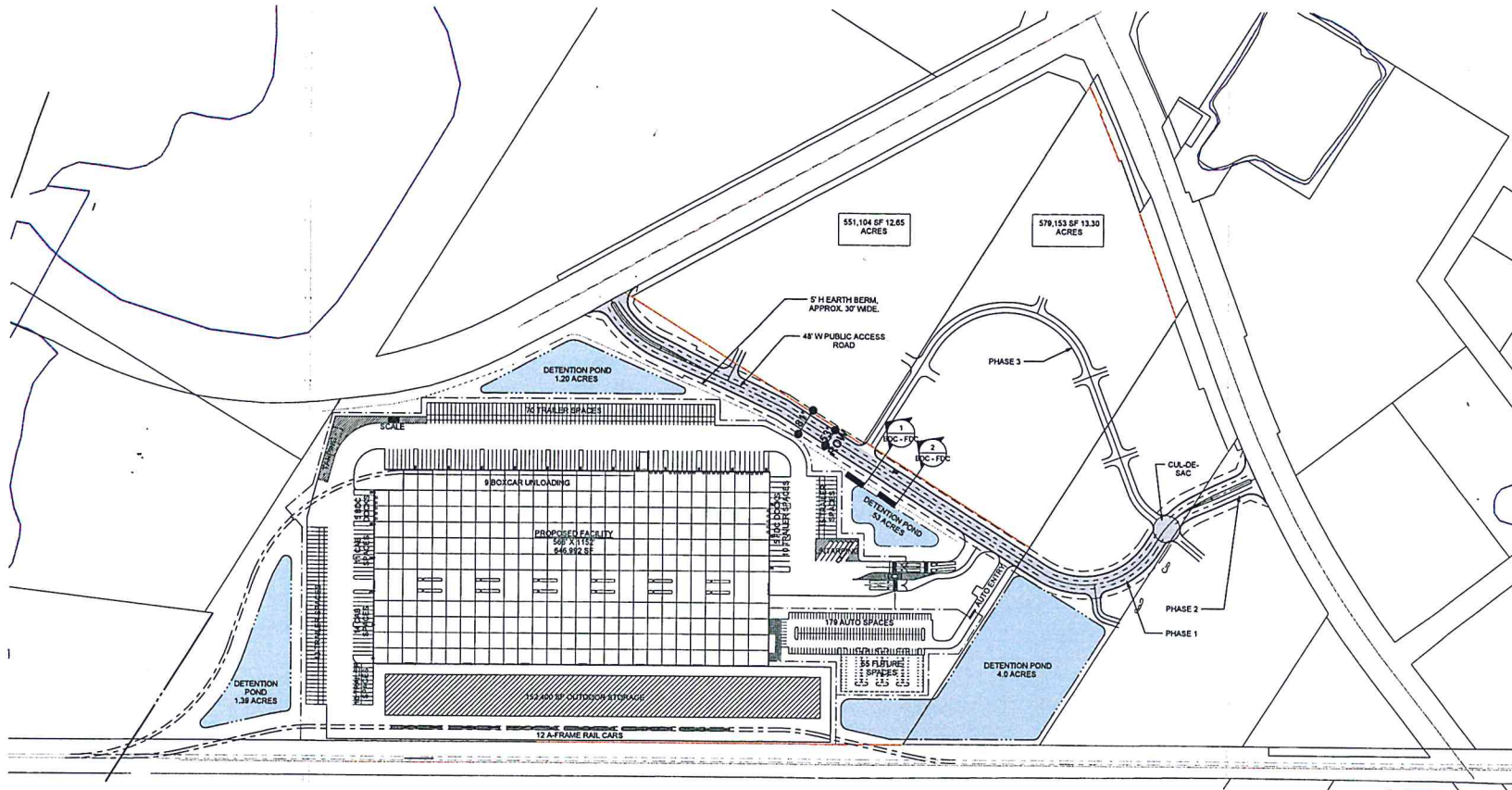
(mid box, big box and grocery) would need convincing to locate just outside the primary West Chicago and Geneva population bases with Geneva population also bifurcated by the river which many times serves as a psychological barrier to shopping for east bound consumers. Additionally, there is little direct population to the south due to Fermi and little to the North which is primarily industrial. The site is best suited to capture that drive by traffic with convenience retail as mentioned above. This would likely be comprised of 1- 1.5-acre outlot demand wherein you might see 2 to 4 outlots and a hotel. Initially, we were excited looking at the hard corner but have since tempered our enthusiasm after better understanding just how far away the access point would need to be from the hard corner due to the existing hard medians and constant speed right turn lane from Fabyan to Roosevelt heading east. We would like to be clear that our evaluation is based on probability in the market as we see it but it is possible that a larger user (car dealer, tractor supply) may be identified during the marketing period to surprise us.

In concluding our meeting, you asked specifically if we would be interested in marketing or developing retail at this site, and our answer is "Yes". We do see potential for limited convenience retail but we have ongoing questions for you related to timing and infrastructure. Regardless of TIF availability, we are concerned about the ability of any probable retail being able to justify the cost of infrastructure necessary to deliver "pad ready" with all access and utilities in place. Retailers are going to want to know definitively that access will be in place and at what date in time before they go to committee for any final approvals. With everything in place, we typically expect 18-24 months to market and secure executed leases clear of all lease contingencies related to pad delivery. If we are to commit our resources and time to the site, we would look for assurance that the infrastructure costs are covered and that the general entitlements are in place.

In the event you would be interested in furthering the discussion, we would welcome the opportunity to sit down and introduce you to the balance of our team which would include Mark Hamilton and Todd Berlinghof.

Yours Truly,

  
Paul Sheridan  
Partner  
Hamilton Partners



MACGREGOR  
ASSOCIATES  
ARCHITECTS

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PROJECT NUMBER: 2018-151  
SCALE: 1" = 160'-0"

**FABYAN PARKWAY**  
WEST CHICAGO, IL

**BDC FDC**  
OVERALL SITE PLAN -  
SCHEME 9  
03/26/19