

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved August 12, 2019

MINUTES

DEVELOPMENT COMMITTEE

July 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 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. **May 13, 2019.**

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

3. **Public Participation.** None.

4. **Items for Consent.**

A. **470 West Roosevelt Road – Amendment to the Preliminary PUD for Lot 1 of the Jigged Ventures Subdivision to allow “Motor Vehicles Sales, Internet based” as a permitted use.**

Alderman Birch Ferguson moved and Alderman Gagliardi seconded a motion to approve this Item for Consent. Voting Aye: Aldermen Birch Ferguson, Ferguson, Gagliardi, Sheahan and Stout. Voting Nay: 0.

5. **Items for Discussion.**

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A. 560 & 600 West Roosevelt Road – Amendments to the Preliminary PUD for Lots 2-4 and Final PUD for Lots 1-2 for the Jigged Ventures Resubdivision to allow an Atlas Bobcat facility and ancillary outside storage for Groebner & Associates, respectively.

Tom Dabareiner provided this item update. The proposal seeks to amend the PUD to allow redevelopment of 600 W Roosevelt (Lot 1) for contractor's equipment sales and leasing and building a warehouse, and an office/warehouse at 560 W Roosevelt (Lot 2). This PUD amendment would add uses of "Contractor's Equipment Sales and Leasing with Outside Ancillary Storage" for Lot 1 and "Outside Ancillary Storage to a Permitted Use" for Lot 2. The amendment would also accomplish increasing the allowable warehouse floor area, modifying the building design, and granting deviations to reduce setbacks along Roosevelt Road for both equipment display and signage.

In November 2018, there was general consensus among the members of this Committee for all of the aforementioned items. However, in July 2019, there was a request to delay installation of the landscaping on Lot 2, which was not previously discussed. The PUD currently requires installation of the landscaping on both lots prior to the issuance of the Certificate of Occupancy for Lot 1, regardless of construction or occupancy status on Lot 2, in order to provide an attractive appearance along Roosevelt Road. However, staff recommends retaining the current language to require the landscaping. He noted that at the July 2019 meeting of the Plan Commission/Zoning Board of Appeals (PC/ZBA), they voted unanimously to approve the proposed amendments, including the change to the language regarding landscaping. Just today, however, there have been discussions with representatives from Jigged Ventures, and they have another concept they would like to propose.

Tracy Kasson addressed the members and introduced himself, Jim Beavers, and other representatives of Jigged Ventures in attendance. He provided a brief summary and history of the PUD and zoning for the lots in question. While they will soon begin the construction of Atlas Bobcat on Lot 1, they will not be able to install the perimeter landscaping before the end of the growing season. The construction of Lot 2 will not begin until after the tenant's lease ends in late September 2019, and the building is demolished. They had originally proposed landscaping around the perimeter to be completed prior to issuance of the Certificate of Occupancy, but because the two buildings will not be constructed at the same time, they cannot complete the landscaping. He referenced a site map to illustrate the difficulty in completing landscape of Lot 1 if the construction of Lot 2 has not yet begun. Mr. Kasson mentioned that staff is concerned about what would happen to the landscaping plan if the second building does not get built. As such, they now suggest adding a condition that if construction of the second building has not begun prior to January 1st, 2020, then they would have to install the

perimeter landscaping by August 1, 2020. He then offered to discuss any questions regarding the two developments.

Alderman Birch Ferguson stated that a January 1st, 2020 deadline for starting the construction with this idea of the landscaping is a good idea, as it is only six months from now. That way, if something happens, and they do not break ground by that date, the landscaping will still get done by August. It seems perfectly acceptable.

Alderman Stout agrees with the caveat they do not have to do the perimeter landscaping prior to the second development. As long as they have their guarantee that the landscaping will get done, and this idea is added to the ordinance, she feels comfortable with this idea.

Alderman Birch Ferguson moved and Alderman Sheahan seconded a motion to approve this Item for Consent. Voting Aye: Aldermen Birch Ferguson, Ferguson, Gagliardi, Sheahan and Stout. Voting Nay: 0.

6. Unfinished Business. None.

7. New Business. None.

8. Reports from Staff.

A. Update on RFP for Central Main Street Redevelopment.

Mr. Dabareiner indicated the City has received three proposals in response to the RFP. They are all very different, he stated, and he went on to provide a brief summary of each of them. Staff is carefully reviewing them, and will move to interview the developers soon.

Alderman Birch Ferguson asked for an update on the paving work pending at Forming America. Mr. Dabareiner responded that no permits have been pulled to date.

9. Adjournment.

Alderman Birch Ferguson moved and Alderman Gagliardi seconded the motion to adjourn the Development Committee meeting at 7:17 P.M. The Committee members unanimously agreed and the motion carried.

Respectfully submitted,
Jane Burke

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