



WHERE HISTORY & PROGRESS MEET

DEVELOPMENT COMMITTEE

**Monday, August 12, 2019
7:00 P.M. - Council Chambers**

AGENDA

1. Call to Order, Roll Call, and Establishment of a Quorum
2. Approval of Minutes
 - A. July 8, 2019
3. Public Participation
4. Items for Consent
 - A. **951 West Washington Street** – Amendment to the Special Use Permit to accommodate construction of a 9,146 square foot addition to the existing 3,893 square foot crematorium facility.
5. Items for Discussion
 - A. **191 West North Avenue** – Amendment to the Final PUD for the Shoppes of West Chicago to allow the sharing of parking within the development to accommodate a proposed banquet facility.
6. Unfinished Business
7. New Business
8. Reports from Staff
9. Adjournment

Draft

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.

Development Committee Minutes
July 8, 2019

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

Development Committee Minutes
July 8, 2019

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Amendment to the existing Special Use Permit and Lot Consolidation at 951 West Washington Street to allow expansion of DuPage Cremations, Ltd. and Memorial Chapel

AGENDA ITEM NUMBER: 4. A.**FILE NUMBER:** _____**COMMITTEE AGENDA DATE:** Aug. 12, 2019**COUNCIL AGENDA DATE:** _____

Ordinance #: 19-O-0027 and Resolution #19-R-0034

STAFF REVIEW: Tom Dabareiner, AICP**SIGNATURE** **APPROVED BY CITY ADMINISTRATOR:** Michael Guttman**SIGNATURE** _____**ITEM SUMMARY:**

DuPage Cremations, Ltd. And Memorial Chapel is a 3,893 square foot facility and wishes to construct a 9,146 square foot addition to the east. The facility is located on a 1.84 acre property. They received their original Special Use Permit in 2005 which was amended in 2011 for a parking lot expansion. The building addition requires an amendment to that Permit.

In addition to the building addition, the expansion would also include the construction of another 71 parking stalls, for a total of 142 stalls, which would be made part of the Special Use Permit amendment. The required parking is far less than this number so requirements are more than satisfied. Furthermore, landscaping, lighting, stormwater and architectural requirements such as rooftop screening will all meet code. The petitioner is also requesting a lot consolidation to consolidate the property with the existing crematorium facility with the vacant adjacent parcel to the east.

The Plan Commission/ZBA reviewed the proposed amendment and lot consolidation at its meeting held August 6, 2019 and members recommended unanimously in favor by a vote of 4-0.

ACTION PROPOSED:

Recommendation to approve Ordinance #19-O-0027 and Resolution #19-R-0034.

COMMITTEE RECOMMENDATION:

Pc: Ordinance #19-O-0027
Resolution #19-R-0034

ORDINANCE NO. 19-O-0027

AN ORDINANCE APPROVING A THIRD AMENDMENT TO THE
CREMATORIUM SPECIAL USE FOR 951 W. WASHINGTON STREET –
DUPAGE CREMATIONS

WHEREAS, on or about May 22, 2019, Alex Carbonara of DuPage Cremations (the "APPLICANT"), filed an application for an amendment to the previously approved special use permit for a crematorium, with respect to the property legally described on Exhibit "A" attached hereto and incorporated herein (the "SUBJECT REALTY"); and

WHEREAS, the corporate authorities of the City of West Chicago (the "CITY") granted the original special use by Ordinance 05-O-0016 on March 21, 2005; and

WHEREAS, the CITY approved a first amendment to the special use permit for DuPage Cremations on October 3, 2011 according to Ordinance 11-O-0050; and

WHEREAS, the CITY approved a second amendment to the special use permit for DuPage Cremations on October 3, 2011 according to Ordinance 11-O-0061; and

WHEREAS, Notice of Public Hearing on said application was published in the Daily Herald on or about July 22, 2019, all as required by the ordinances of the CITY and the statutes of the State of Illinois; and,

WHEREAS, a Public Hearing was conducted by the Plan Commission/Zoning Board of Appeals of the CITY, commencing on August 6, 2019, pursuant to said Notice; and,

WHEREAS, at the Public Hearing, the APPLICANT provided testimony in support of its application, and all interested parties had an opportunity to be heard; and,

WHEREAS, the corporate authorities of the CITY have received the recommendation of the Plan Commission/Zoning Board of Appeals which contains specific findings of fact, pursuant to Recommendation No. 2019-RC-0012, a copy of which is attached hereto as Exhibit "B" which is, by this reference, incorporated herein.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of West Chicago, Du Page County, Illinois, in regular session assembled, as follows:

Section 1. That there is hereby approved a third amendment to the special use permit for a crematorium on the SUBJECT REALTY, subject to the following condition:

1. The site shall be developed in substantial compliance with the following plans:
 - a. The Site Plan prepared by Webster McGrath & Ahlberg, Ltd. dated May 17, 2019 with a final revision date of July 17, 2019 consisting of one (1) sheet.

- b. The Preliminary Landscape Plan prepared by Webster McGrath & Ahlberg, Ltd. dated May 17, 2019 with a final revision date of June 24, 2019 consisting of one (1) sheet.
- c. The Preliminary Engineering Plan prepared by Webster McGrath & Ahlberg, Ltd. dated May 17, 2019 with a final revision date of July 17, 2019 consisting of one (1) sheet.
- d. The Exterior Building Elevation Plans prepared by M.J. Root Architect, dated March 25, 2019 consisting of one (1) sheet.

Section 2. That all ordinances and resolutions, or parts thereof, shall, to the extent not expressly modified by the terms and conditions of this Ordinance, remain in full force and effect as therein provided.

Section 3. That this Ordinance shall be in full force and effect ten (10) days from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED this _____ day of _____ 2019.

Alderman Beifuss	_____	Alderman Chassee	_____
Alderman Sheahan	_____	Alderman Brown	_____
Alderman Hallett	_____	Alderman Ferguson	_____
Alderman Birch-Ferguson	_____	Alderman Dimas	_____
Alderman Swiatek	_____	Alderman Garling	_____
Alderman Stout	_____	Alderman Short	_____
Alderman Ligino-Kubinski	_____	Alderman Gagliardi	_____

APPROVED as to form: _____
City Attorney

APPROVED THIS _____ day of _____ 2019.

Mayor Ruben Pineda

ATTEST:

City Clerk Nancy M. Smith

PUBLISHED: _____

EXHIBIT “A”

LOT 2 IN WESTGO PROPERTIES 2 RESUBDIVISION OF LOTS 1 AND 2, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 19, 2011 AS DOCUMENT R2011-125154, IN DUPAGE COUNTY, ILLINOIS, TOGETHER WITH LOT 2 IN WESTGO PROPERTIES 3RD RESUBDIVISION, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 19, 2014 AS DOCUMENT R2014-086395 AND THE CERTIFICATE OF CORRECTION RECORDED DECEMBER 10, 2015 AS DOCUMENT R2015-134587, IN DUPAGE COUNTY, ILLINOIS.

Tax ID Numbers: 04-09-101-039 and 04-09-101-041

EXHIBIT “B”

RECOMMENDATION NO. 2019-RC-0012

TO: Honorable Mayor and City Council

SUBJECT: PC 19-13
Special Use Permit Amendment for the expansion of the existing DuPage Cremations facility at 951 West Washington Street.

DATE: August 6, 2019

DECISION: With a vote of four (4) “yes” and zero (0) “no”, the Plan Commission/Zoning Board of Appeals recommended approval of the requests.

RECOMMENDATION:

After holding a public hearing and after review of the requested amendment to special use permit for DuPage Cremations and requested lot consolidation, the Plan Commission/Zoning Board of Appeals (PC/ZBA) recommended approval, subject to the following conditions:

2. The site shall be developed in substantial compliance with the following plans:
 - a. The Site Plan prepared by Webster McGrath & Ahlberg, Ltd. dated May 17, 2019 with a final revision date of July 17, 2019 consisting of one (1) sheet.
 - b. The Preliminary Landscape Plan prepared by Webster McGrath & Ahlberg, Ltd. dated May 17, 2019 with a final revision date of June 24, 2019 consisting of one (1) sheet.
 - c. The Preliminary Engineering Plan prepared by Webster McGrath & Ahlberg, Ltd. dated May 17, 2019 with a final revision date of July 17, 2019 consisting of one (1) sheet.
 - d. The Exterior Building Elevation Plans prepared by M.J. Root Architect, dated March 25, 2019 consisting of one (1) sheet.

The recommendation is based on 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 amendment for the expansion of the existing crematorium use is best suited in an industrial area. The site is not located within close proximity to any residential area, school, playground, or recreational areas. The amendment allows the existing facility to expand at its current location instead of relocating to another property.

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

The proposed expansion of the existing facility should not adversely impact the public health, safety and welfare of the community. The use of a crematorium already exists on the site and has not had a detrimental effect on health, safety, or welfare and has complied with the use restrictions for a crematorium contained in Section 11.2-1(F) of the Zoning Code.

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

The proposed expansion should not cause substantial injury to the value of other property in the neighborhood in which it is located. The existing uses, as well as the future use to the east as an automotive repair facility, are compatible to the use of a crematorium.

(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:

A crematorium is a Special Use in the M Manufacturing District under Section 11.2-4. Furthermore, a crematorium currently exists on the site and was approved as a Special Use in 2005 under Ordinance 2005-O-0016.

Respectfully submitted,

Barbara Laimins
Chairperson

VOTE:

For	Against	Abstain	Absent
Dettman			Hale
Kasprak			Faught
Devitt			Henkin
Laimins			

EXHIBIT “C”

Site Plan, Preliminary Landscape Plan, Preliminary Engineering Plan, Exterior Building
Elevation Plan

RESOLUTION NO. 19-R-0034

**A RESOLUTION APPROVING
DUPAGE CREMATIONS LOT CONSOLIDATION
951 WEST WASHINGTON STREET**

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 DuPage Cremations Resubdivision, as prepared by Webster McGrath & Ahlberg, Ltd., consisting of one (1) sheet 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-0013, 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"

Final Plat of DuPage Cremations Resubdivision

PLAN
04-09-101-039
04-09-101-041

ENGINEER CERTIFICATE

STATE OF ILLINOIS
COUNTY OF DUPage

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF. OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED AND CURE PROVIDED HAS BEEN MADE FOR THE COLLECTION AND DRAINAGE OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINAGE WHEN THE SUBDIVISION HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE DRAINAGE TO THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATION AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

FINAL PLAT OF DUPAGE CREMATIONS RESUBDIVISION

OF PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF WEST CHICAGO, DUPAGE COUNTY, ILLINOIS.

LAND AREA

LOT 1: 211.383 S.F. 4.8527 AC.

EXHIBIT "A"

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS
COUNTY OF DUPage

I, _____, COUNTY CLERK OF DUPage COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO UNPAID PROPERTY TAXES OR UNPAID CURRENT TAXES UNPAID FOR LITIGATED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LANDS 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 OF THE COUNTY CLERK AT MINNEAPOLIS, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____.

COUNTY CLERK

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS
COUNTY OF DUPage

I, _____, MAYOR OF THE CITY OF WEST CHICAGO, ILLINOIS, DO HEREBY CERTIFY THAT THE ANNEXED PLAT HAS BEEN PRESENTED TO AND BY RESOLUTION PASSED, _____ DAY 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

OWNER CERTIFICATE

STATE OF ILLINOIS
COUNTY OF DUPage

THIS IS TO CERTIFY THAT THE UNDERSIGNED ALEX CARBONARA IS THE LEGAL OWNER OF THE PROPERTY DESCRIBED ON THE ATTACHED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED AND CONVEALED AS SHOWN BY THE PLAT FOR THE PURPOSES THEREIN SET FORTH AND DOES HEREBY ASSUMES AND ACCEPTS THE SAME UNDER THE CITY OF WEST CHICAGO, ILLINOIS.

DATED THIS _____ DAY OF _____, A.D. 20____.

OWNER

SOURCES

STATE OF ILLINOIS
COUNTY OF DUPage

I HEREBY CERTIFY THAT ALEX CARBONARA, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, IS KNOWN TO ME AS SUCH OWNED.

GIVEN UNDER MY HAND AND NOTARIAL SEAL, THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

WESTGO PROPERTIES 2 SUBDIVISION DRAINAGE, WETLAND & DETENTION EASEMENT LOT 4

EASEMENT VACATION CERTIFICATES

VACATION OF EASEMENT RIGHTS AS SHOWN ON THE ANNEXED PLAT ARE HEREBY CONSENTED TO AND APPROVED BY:

CITY OF WEST CHICAGO

BY: _____

DATE: _____

TITLE: _____

COMED: _____

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EXHIBIT “B”

RECOMMENDATION # 19-RC-0013

TO: The Honorable Mayor and City Council

SUBJECT: PC-19-13
Plat of Consolidation for DuPage Cremations at 951 West Washington Street.

DATE: August 6, 2019

DECISION: With a vote of four (4) “yes” and zero (0) “no”, the Plan Commission/Zoning Board of Appeals recommended approval of the Plat of Consolidation.

RECOMMENDATION:

After a review of the proposed DuPage Cremations Plat of Consolidation, the Plan Commission/Zoning Board of Appeals recommends approval.

Respectfully submitted,

Barbara Laimins
Chairperson

VOTE:

For	Against	Abstain	Absent
Dettman			Hale
Kasprak			Faught
Devitt			Henkin
Laimins			

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Amendment to the Final PUD at 191 West North Avenue to allow two or more uses to share required parking within the Shoppes of West Chicago to accommodate a proposed banquet facility

AGENDA ITEM NUMBER: 5.A.**FILE NUMBER:** _____**COMMITTEE AGENDA DATE:** Aug. 12, 2019**COUNCIL AGENDA DATE:** _____**STAFF REVIEW:** Tom Dabareiner, AICP**SIGNATURE** **APPROVED BY CITY ADMINISTRATOR:** Michael Guttman**SIGNATURE** _____**ITEM SUMMARY:**

The Shoppes of West Chicago ("Shoppes") is a 12,093 square foot mixed-use commercial building located on 1.5 acres on the north side of North Avenue, west of Neltnor. The Shoppes received its PUD approval in 2005, was designed with eight suites of various sizes, and currently contains two tenants. The petitioner seeks to amend the Final PUD for the Shoppes to allow for shared parking within the development to accommodate a proposed banquet facility.

Two factors come into play when considering shared parking: (1) the number of available stalls, and (2) the timing of the use of those stalls. Where parking demand exceeds supply, drivers begin to park illegally or unsafely by using driveway aisles or neighboring parking lots, in addition to using the parking stalls intended to benefit other businesses in the same shopping center.

Regarding the number of parking stalls, the Shoppes offers 58 total stalls. With the addition of a banquet facility, total demand reaches 66 parking stalls, assuming the Shoppes is fully occupied. This is because banquet facilities have a higher parking demand than do typical shopping centers. The net result is a parking deficit of 8 stalls.

The timing of the use of parking stalls is another factor. The petitioner indicates they will hold banquets on weekend evenings only, outside the operating hours of the existing tenants. Consequently, the banquet facility, which requires 29 spaces, may operate without causing parking issues. However, future tenant hours cannot be predicted, especially at full occupancy, and future peak parking demand times could present significant conflicts.

The Plan Commission/ZBA reviewed the proposed amendment at its meeting held August 6, 2019 and members failed to generate a recommendation by their vote of 3-1, as four votes in favor or against would be needed. Of those voting in favor, while there was agreement on the potential problems associated with a lack of adequate parking, the consensus was it was better to have the space leased.

Staff believes the potential problems associated with allowing the banquet facility outweigh any short-term benefits. The essence of planning, which relies on zoning as its primary enforcement tool, is to avoid future problems by acting wisely today. Staff therefore opposes allowing the shared parking ar-

rangement with the banquet facility.

The failure to obtain a minimum of four votes means a supermajority of the City Council will be required for an approval. Should the Council wish to support the banquet facility's request for shared parking, Staff requests that a condition to any approval be added to limit the banquet hall's operating hours to weekend evenings only from 6:00PM to midnight, as had been indicated by the petitioner.

ACTION PROPOSED:

Because there is no official recommendation that came out of Plan Commission/ZBA, a draft ordinance will be prepared for City Council based on the discussion from Development Committee.

COMMITTEE RECOMMENDATION:

Pc: Recommendation No. 2019-RC-0014

EXHIBIT “B”

RECOMMENDATION NO. 2019-RC-0014

TO: Honorable Mayor and City Council

SUBJECT: PC 19-17

Final PUD Amendment to reduce the required number of parking stalls from sixty-six (66) to fifty-eight (58) which will allow eight (8) parking stalls to be shared between two (2) or more users of the development in order to allow a proposed banquet facility to operate in the development.

DATE: August 6, 2019

DECISION: With a vote of three (3) “yes” and one (1) “no”, the Plan Commission/Zoning Board of Appeals’ motion to recommend approval of the request failed because a majority of the commissioners currently holding office did not vote in the affirmative.

RECOMMENDATION:

After holding a public hearing and after review of the requested amendment to the Final PUD Plan of the Shoppes of West Chicago, the Plan Commission/Zoning Board of Appeals’ motion to recommend approval of the request failed because a majority of the commissioners currently holding office did not vote in the affirmative.

Respectfully submitted,

Barbara Laimins
Chairperson

VOTE:

For

Devitt
Kasprak
Laimins

Against

Dettman

Abstain

Absent

Hale
Faught
Henkin