

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved November 11, 2019

## MINUTES

### DEVELOPMENT COMMITTEE

October 14, 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, Michael Ferguson, Matt Garling, Jayme Sheahan and Rebecca Stout present.

Also in attendance was Community Development Director, Tom Dabareiner.

#### 2. Approval of Minutes.

##### A. September 9, 2019.

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

#### 3. Public Participation.

Diane Ferguson, 30W276 Pomeroy, provided an update to the members regarding McAuley School. She stated she met with the West Chicago Historical Society last week. Prior to that, they established a subcommittee of fact finders of which she is a member. Also, they intend to have a structural engineer take a look at the building to assess current condition since the last inspection. The president indicated that, while not a deal breaker, this inspection may be impactful on their decision. The subcommittee plans to meet again soon, and she hopes to be back in front of the Development Committee again in November. This would hopefully put them on track for City Council in December. They were encouraged to go forward at the meeting. They will be creating a 501(c) for the school, but there are other legal issues to be worked out and lots of questions to be answered, but she reiterated it is moving in a positive direction.

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Alderman Garling asked for clarification on the Historical Society's interest pending the structural inspection results. Ms. Ferguson replied that the inspection would not be a deal breaker, but they want to go in with their eyes wide open regarding the school's condition.

**4. Items for Consent.**

**A. 110 East Roosevelt Road** – Petitioner is seeking approval of variances from the Zoning Code related to the proposed reconfiguration of the existing drive-through and escape lanes which serves the existing Dunkin' business.

**B. 30W680 Lee Road** – Petitioner is requesting approval of a Zoning Map Amendment to rezone the subject property from ER-1 Estate Residence to M Manufacturing. The draft Ordinance denies the rezoning.

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

**5. Items for Discussion.**

**A. 808 Discovery Drive, Pilot Project** – Pilot Project is a code name for a well-known, Fortune 500 company seeking Final Development Plan approval for a last-mile distribution facility.

Tom Dabareiner updated the members about this proposed building of 145,000 square feet, occupying 39 acres in the DuPage Business Center. The use is allowed in the Airport (A) Zoning District, and while no variances are requested, a deviation is being sought for parking to meet their demand of about 1,170 stalls. There are four curb cuts to help segregate the on-site circulation between office and distribution activities. The applicant has met all building requirements, such as smooth precast wall panels and window glazing. The terms of the IGA require the City Council to approve the final development, and City staff has reviewed all controlling documents and confirm that everything complies.

Alderman Beifuss asked if the additional parking is needed because there is no backyard, and Mr. Dabareiner confirmed that is the case as there is only front yard. Alderman Beifuss asked about the canopies. Mr. Dabareiner answered that delivery vehicles will be loaded under canopies on two sides of the building. This is to protect them from the elements. He also confirmed that there are no variances and no other deviations. Alderman Beifuss mentioned that going forward with these types of buildings that have long interrupted surfaces with small windows, they ought to consider adding some more façade elements to make them more attractive. He has noted some of the buildings going in like this, and expressed they look rather monotonous. He suggested they be broken up with some structural glass or other architectural details, which would help make the



business/industrial parks more attractive. They do have an impact on how people view industrial parks in general. Mr. Dabareiner agreed, but stated that they are the Airport's design standards that would need to be changed. Alderman Beifuss added that original design of this area was intended to be more of an office/research park, but it has become more manufacturing and warehouse. The consequence is that the aesthetics have not been updated.

Alderman Ferguson noted that, in terms of glazing, given this particular building will be used for warehousing and distribution, there are likely to be pallet jacks that could lead to safety concerns if there is an increased amount of glazing. He understands the concern for enhanced aesthetics, but it would be better to break up the building with concrete wall patterns and/or landscaping. Alderman Beifuss stated he was thinking more about the ends of the buildings where the offices would be located.

Alderman Garling asked if the number parking stalls was needed for the same number of employees. Mr. Dave Riefe of Seefried Industrial Properties was recognized to speak on behalf of the applicant. He displayed a map to illustrate parking stalls and traffic flow. They will have 282 stalls for car parking spots for office associates, and the remainder will be van and car parking combined. He explained how and where the drivers would arrive, park their cars, and then take a van out for deliveries. He mentioned that the client estimates somewhere around 500 employees.

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

6. **Unfinished Business.** None.

7. **New Business.**

**A. McAuley School Update.**

Alderman Beifuss stated that he had recused himself from the Committee's last discussion on this topic. However, after discussing the matter with City staff and attorneys, he will no longer be required to recuse himself from further discussions.

Mr. Dabareiner indicated one of the concerns raised at their last meeting, was if the City would be held responsible for bringing the building up to code at any point in the transfer of property from the School District to the City, and then from the City to the Historical Society. He confirmed that the City would not be responsible to do so in the mere transfer of ownership. However, that responsibility would come about when the use changes and evolves. This burden would then fall on the Historical Society as the final recipient.

Alderman Stout indicated that tonight's discussion was held for informational purposes only, and they are not looking for a recommendation at this point. They can expect to have them back again in November.

Alderman Garling asked Mr. Dabareiner if the intent for the November meeting is for all three parties to have come together by then, and Mr. Dabareiner indicated that he hoped so. Alderman Stout added that they want to have all of the information in front of them before making a decision.

Ms. Ferguson asked if it would be sufficient for the School District to provide their position in writing, and Mr. Dabareiner said yes. Alderman Garling clarified that what he had meant was that he is looking for City staff to have confirmed the intentions from all concerned parties by the November meeting.

**8. Reports from Staff.** None.

**9. Adjournment.**

**Alderman Ferguson moved and Alderman Beifuss seconded the motion to adjourn the Development Committee meeting at 7:25 P.M. The Committee members unanimously agreed and the motion carried.**

Respectfully submitted,  
Jane Burke