

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved with changes on December 9, 2019

MINUTES

DEVELOPMENT COMMITTEE

November 11, 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 Michael Ferguson, Matt Garling, Jayme Sheahan and Rebecca Stout present.

Also in attendance was Community Development Director, Tom Dabareiner.

2. **Approval of Minutes.**

A. **October 14, 2019.**

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

3. **Public Participation.** None.

4. **Items for Consent.**

A. **28W700 Purnell Road and 28W571 Roosevelt Road – Pulte Builders seeks approval for a Preliminary Plat of Subdivision for a residential development outside of the City.**

B. **622 Town Road – Ball Horticultural seeks approval of a Resolution for a Plat of Consolidation.**

C. **622 Town Road – Ball Horticultural seeks approval of an Ordinance for an Amendment to the Preliminary and Final PUD.**

Development Committee Minutes
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Alderman Ferguson moved and Alderman Sheahan seconded a motion to approve the Items for Consent. Voting Aye: Aldermen Ferguson, Garling, Sheahan and Stout. Voting Nay: 0.

5. Items for Discussion.

A. 705 E. Roosevelt Road – A proposed car condominium business is seeking Development Committee consideration for its concept, which would require a text amendment to the B-2, General Business zoning district to make it a Special Use.

Tom Dabareiner updated the members on this Item. The applicant has submitted a concept plan for review to construct 5 luxury garage condo buildings. Each building would contain a mix of one and two-car garages. It would give a place for car enthusiasts to store their vehicles and has been likened to the Iron Gate Motor Plaza condos in Naperville. The property's proposed location is the B-2 General Business District, which currently does not contain a use that allows for this type of a facility. For this reason, a zoning text amendment would be required. Staff recommends a new use category be created and that vehicle storage condominiums be deemed as a Special Use. A Special Use would allow staff to examine potential car condo locations for possible noise and lighting impacts, along with proximity to residential.

Alderman Ferguson commented that he has been to the Iron Gate Motor Plaza and it is an excellent facility. He does not see that noise or lighting would be an issue.

Alderman Garling expressed concern that the photographs of the proposed condos provided by the applicant do not match the appearance of the Iron Gate facility. He asked if the applicant would be able to clarify what they are proposing. He indicated the condos in the picture look more like a storage garage rather than a higher end facility with heated garages. He said he was unsure about granting a Special Use for that type of purpose.

The applicant, Mr. Walter Lang, addressed the members and explained the units in the Iron Gate facility are quite large with plumbing and a loft. The other end of the spectrum are small storage units. Their concept is to build something in between so car enthusiasts can store a car in a heated and cooled facility that is safe, secure and well lit. He displayed a drawing of what the facility would look like. While the drawings are preliminary, they hope to make the units look far nicer than a storage facility by using hardie board siding, garage doors with openers, lamp lighting, and security gates. ~~Alderman Garling asked what market they were going for, and Mr. Lang responded they hope to sell the condos for about \$60,000.~~ The size of the

garages would be 12-foot wide by 22-foot deep. There will be restrooms and they would disallow any other businesses to be run out of there.

Alderman Garling asked why they chose West Chicago. Mr. Lang said there are many reasons and mentioned the parcel is a good price, it is well-suited for their project as they will not be digging but rather sealing, and the location has high visibility. While they do not intend to use the entire parcel, they intend to make this current eyesore into something beautiful.

Alderman Stout indicated this is her ward, and she would love to see this area developed into something that would draw people in to the City and that the residents could be proud of. She had initial concerns, but she stated they had been addressed after the night's discussion.

Alderman Sheahan said she likes the idea and thinks it's a good fit. Alderman Ferguson agreed and stated it is a better fit than the car wash that was once proposed. Alderman Stout added that she feels it is important that a Special Use permit be required as it is something that is out of the ordinary. Other than that, however, she is in favor of moving this forward. The other committee members agreed.

Mr. Lang asked what the difference is between a text amendment and a Special Use permit. Mr. Dabareiner stated that a Special Use would allow for conditions to be put in place to ensure residential areas are protected from any future facilities. While not the case for this applicant at this location, this same use in another location within the B-2 may prove more sensitive.

6. Unfinished Business.

A. McAuley School Discussion.

Diane Ferguson was recognized to speak to the Committee on behalf of the McAuley School Restoration Initiative. She provided an update of the events that recently transpired. She was contacted by the District 33 Business Manager, and there will be no further letters from them as the lawyers have discussed and resolved these matters. The City wants something in writing from the Historical Society to state they are in before taking part. The Historical Society is requiring the Restoration Initiative provide a written proposal defining their responsibilities and to make certain they would not be financially responsible for anything. They will not entertain any further discussions until this has been received. Once received and discussed, they will vote. A no vote would mean the end of their efforts to rescue and restore McAuley School, but a yes vote would mean all parties agree and they would move forward with the

transaction. Ms. Ferguson indicated the Restoration Initiative has filed a charter for a not-for-profit and they are working to fine tune their proposal for the Historical Society. Finally, she stated she hopes to return on December 9th with the news of a yes vote.

Alderman Stout thanked Ms. Ferguson for her update.

7. **New Business.**
8. **Reports from Staff.** None.
9. **Adjournment.**

Alderman Ferguson moved and Alderman Sheahan seconded the motion to adjourn the Development Committee meeting at 7:20 P.M. The Committee members unanimously agreed and the motion carried.

Respectfully submitted,
Jane Burke