

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET  
**DEVELOPMENT COMMITTEE**

**Monday, November 9, 2020  
7:00 P.M. - Council Chambers**

*During the COVID-19 Pandemic, those wishing to attend public meetings of the Development Committee are welcome to do so at City Hall. You may attend in person to listen to the audio of the meeting, or via teleconference from home or another location on the Zoom app. Downloading Zoom from zoom.us will provide the audio link to the meeting. Anyone wishing to provide comment on a topic or an agenda item may address the Development Committee by 4:00 p.m. the day of the meeting. You may do so either by an online form on the City's website, email to [jburke@westchicago.org](mailto:jburke@westchicago.org) or voicemail message at (630) 293-2205 x141. Your comment to the Development Committee will be read during the Public Participation portion of the agenda.*

**Meeting ID: 834 7388 1523  
Passcode: 978849**

## AGENDA

1. Call to Order, Roll Call, and Establishment of a Quorum – *Mayor Pineda has determined that in-person meetings are not practical and prudent.*
2. Approval of Minutes
  - A. October 12, 2020
3. Public Participation
4. Items for Consent
  - A. **Process for Re-establishing Nonconforming Uses** – The City seeks to alter Section 8.9 of the Zoning Ordinance to eliminate the amortization period and define a process for re-establishing formerly legal nonconforming uses under certain conditions.
  - B. **Final Development Plan** – Greco DeRosa Investment Group seeks approval of its Final Development Plan for 2575 Enterprise Circle in the DuPage Business Centers
  - C. **Renaissance Square PUD Extension** – Central Development Corporation seeks an extension to its Special Use for a PUD, originally approved by Ordinance 12-O-0038.
5. Items for Discussion
  - A. **Draft Economic Development Plan** – Staff drafted the City of West Chicago Economic Development Plan. Discussion will occur about the SWOT section. Copies of the Draft Plan were distributed in September.
6. Unfinished Business

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West Chicago, Illinois  
60185

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Ruben Pineda  
MAYOR  
Nancy M. Smith  
CITY CLERK

Michael L. Guttman  
CITY ADMINISTRATOR



7. New Business

8. Reports from Staff

**A. Mosaic Shopping Center TIF Disbursement** – A copy of the lease was received but no permits are ready to be issued.

9. Adjournment



**MINUTES**

**DEVELOPMENT COMMITTEE**

**October 12, 2020 7:00 P.M.**

**The Development Committee meeting of October 12, 2020 was held part remotely and partly in person due to the Coronavirus pandemic.**

**1. Call to Order, Roll Call, and Establishment of a Quorum.**

Alderman Stout called the meeting to order at 7:00 p.m. and announced that Mayor Pineda has determined that in-person meetings are not practical and prudent.

All Aldermen in attendance were present remotely unless indicated otherwise. Roll call found Aldermen James Beifuss, Matthew Garling, Jayme Sheahan and Rebecca Stout (in person) present.

Also in attendance was Community Development Director, Tom Dabareiner (in person).

**2. Approval of Minutes.**

**A. September 14, 2020.**

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

**3. Public Participation. None.**

**4. Items for Consent.**

**A. 1850 Roosevelt Road – The petitioner requests an extension to their Special Use Permit.**

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



## 5. Items for Discussion

- A. Draft Economic Development Plan** – Staff drafted the City of West Chicago Economic Development Plan. Discussion will occur about the first sections of the Plan up to page 19. Copies of the Draft Plan were distributed last month.

Tom Dabareiner provided this staff update. He explained they would be covering roughly the first half of the Plan tonight and discussing the latter half at next month's meeting. He began by describing the City's demographics. The City has a population of 27,045 residents. He shared some preliminary information about the 2020 Census. While West Chicago has experienced small population growth, the State has seen a decline of 1%. The Census projects flat growth for the future, but the City is looking to add more rooftops to the community, such as apartments and townhomes downtown and possible homes north of St. Andrew's Golf Course. Adding more residences equates to more spending. He then shared a graph depicting population growth comparisons. Mr. Dabareiner stated that 53% of the City's residents identify as Latinx. This multicultural diversity is a source of pride in the community and it would also be a draw for Millennials looking to move here. He then shared a graph about ethnicity and age groups. The City has a younger population than DuPage County or the State. On the other hand, it has fewer seniors. This is something that they need to keep an eye on to keep senior residents here. Alderman Beifuss asked what might account for the fact that seniors seem to be moving out. Mr. Dabareiner replied that they do not have an explanation for this. It may be that they are moving out to senior housing elsewhere in the area. However, there are some current opportunities being discussed with developers for senior housing in West Chicago.

Mr. Dabareiner stated that, in terms of income, West Chicago's median income is slightly lower compared to the rest of DuPage County, although above the State's. The per capita income level is also lower. This difference may be explained by education levels. He shared data contained in the Plan showing how income levels correlate to educational attainment. While employment is predicted to contract in the next 10 years, the demand for employees with a post graduate education will increase. One question to consider is how to keep the City's educated youth here. Bringing additional housing with amenities to the City, which would attract a more highly educated consumer, is one such idea. Alderman Garling pointed out that the income gap may stem from not only education, but also because there are fewer residents in West Chicago in their peak earning years. Mr. Dabareiner agreed.

Mr. Dabareiner went on to discuss employment, stating West Chicago is an employment center, with 16,000 workers. This is a significant number given there are only 27,000 residents. Ten percent of those workers are residents of the City. In terms of employment type, manufacturing represents 25% of the employment base. Other areas of employment are waste management and wholesale trade. While the data in the Plan is a few years old, he believes the wholesale sector has increased due to the growth in the DuPage Business Center and it will have surpassed waste management. He provided employment data on other sectors such as retail, construction and healthcare. Alderman Beifuss commented that the transportation and warehousing sector is probably larger now than what is shown. Mr.



Dabareiner agreed, given the amount of growth in the City in the past two years. Alderman Garling asked if the data on the number of workers is also a couple of years old and if the data is from prior to General Mills closing, as that would have affected the manufacturing data. Mr. Dabareiner replied that data is from after their closing and all from the same data source, which is a couple of years old. Alderman Beifuss asked if they have data on what the 12,000 people who work outside of West Chicago do. Mr. Dabareiner said this is not something they looked into, but it is an interesting question. They would typically look at data from nearby counties in order to make an assumption about how those people might be employed. He commented that they could look and see if they can draw some conclusions. He mentioned the Census has data on employment type for residents, but it would be much older data. Alderman Garling asked if other communities have this type of data available. He imagined that some must be similar in terms of importing or exporting employment the way West Chicago does.

Mr. Dabareiner then addressed location quotient, which is a graph that depicts the concentration of job types vis-à-vis the rest of the nation. This data can help to determine ways to consolidate or even conversely, diversify sectors. Alderman Beifuss asked if there is a pharmaceutical company in town, and Mr. Dabareiner replied that the data includes companies that support pharma, but may not manufacture it. Alderman Beifuss asked how Ball Seed would be classified, and Mr. Dabareiner replied that it would fall under agriculture.

The Leakage/Surplus Factor was discussed next. What people come to West Chicago to buy, for example, are building materials, lawn and garden equipment and supplies, and auto parts accessories. What people leave the City to buy, for example, are automobiles (although, he commented this probably will have changed in recent years) and department store goods. Alderman Stout asked if the addition of Thornton's Gas and other gas stations is accurately reflected in the chart data. Mr. Dabareiner replied he was not sure if those would have been included or not. He pointed out that this data will be updated in the Comprehensive Plan process, and he commented that the data they purchased is quite expensive, but it is worthwhile to get a good picture of the community. Alderman Beifuss questioned the data about furniture stores, and Mr. Dabareiner replied it could include the sales of patio and institutional furniture. Alderman Garling commented it is difficult to interpret some of the categories and understand what is actually included. Mr. Dabareiner indicated they would look into defining these categories more. He added that the data does include online purchases, which may occur outside the community.

A discussion of sales tax followed. While the City currently is looking at a 5 to 10% decline in revenue, they were doing well prior to the recent recession. He commented that while retail jobs are on the lower end of the pay scale, retail adds to the feel or character of a community and its downtown. However, it is truly an uphill battle to recruit retailers now, especially now with COVID-19 and the increase in online sales.

Mr. Dabareiner moved on to housing and the economy. Housing is linked to economic development in that new housing attracts new residents and the new residents in turn, spend



money locally. West Chicago possesses a diverse housing stock that meets the needs of a range of individuals and families. The median house price in West Chicago aligns with the median household income. The City has a lot of rentals. One of every three residences is renter-occupied, but much of this stock is older and lacks amenities. A typical percentage found in other communities is about 25%. Rents are also relatively low in West Chicago compared to other communities where highly-amenitized apartments can be found. Alderman Beifuss asked about rental rates on a square footage basis. Mr. Dabareiner promised staff would look into this. Alderman Beifuss asked which amenities he referring to, and Mr. Dabareiner said things like granite countertops, dog runs, bicycle storage, fireplaces, laundry appliances, workout facilities, etc. Alderman Stout asked if the rental data included Single Family Homes that are rented, and Mr. Dabareiner agreed to have that looked into. He continued that the vacancy rate or abandoned property rate is at 2.1%, which is almost twice that of surrounding communities.

In terms of infrastructure, West Chicago does well as it has three State highways, they are only a short distance from I-88, Metra, and they have the third busiest airport in the State. He commented on some recent changes in private jet use and in commuter patterns, however. They have good electricity and natural gas sources, fiber optic and cable services. He concluded the presentation by previewing the topics to be discussed at next month's meeting.

Alderman Garling commented that there are big unknowns such as how much will the rail station and air travel be impacted by COVID-19 and how will online purchasing impact the future of the City's retail makeup. Mr. Dabareiner stated that COVID-19 is a game changer, and in particular, for online purchasing and merchandise pickups. However, it is hard to project the ultimate outcome. Alderman Garling added that these changes may affect zoning, and how much parking lot space is required for merchandise pickups. Alderman Beifuss stated there are two sides of the equation: how you serve and maintain business while serving and maintaining the residents. Other important elements are schools and maintaining the quality of life and offering amenities so that residents will want to stay and invest in West Chicago. Mr. Dabareiner agreed and added to that the need to balance all of that with the goals of the CEO.

**6. Unfinished Business.** None.

**7. New Business.**

Alderman Beifuss asked if the representative from Cascade will be returning to Plan Commission/Zoning Board of Appeals (PC/ZBA) at a later date. Mr. Dabareiner replied they are trying for them to attend the November 4, 2020 meeting. Staff drafted an update to the legal non-confirming land use section, which they believe will allow them to move forward with the drive-in theater. Cascade is not the only project that this would apply to and benefit from. The update would allow people to turn around a project, and assuming it meets certain criteria and does not increase the impact to the area, they could move forward.



**8. Reports from Staff.**

- A. Mosaic Shopping Center TIF Disbursement** – A copy of the lease was received but no permits are ready to be issued. An application for a remodeling permit was received, but the permit has not yet been issued. He stated this agenda item might return to the Committee at their November or December meeting.

**9. Adjournment.**

**Alderman Garling moved and Alderman Sheahan seconded the motion to adjourn the Development Committee meeting at 8:04 p.m. Voting Aye: Aldermen Beifuss, Garling, Sheahan and Stout. Voting Nay: 0.**

Respectfully submitted,

Jane Burke



## CITY OF WEST CHICAGO

### DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Zoning Code Text Amendment  
Legal Nonconforming Uses

Ordinance No. 20-O-0024

**AGENDA ITEM NUMBER:**

4. A

**FILE NUMBER:****COMMITTEE AGENDA DATE:** Nov. 9, 2020**COUNCIL AGENDA DATE:****STAFF REVIEW:** Tom Dabareiner, AICP**SIGNATURE** \_\_\_\_\_**APPROVED BY CITY ADMINISTRATOR:** Michael Guttman**SIGNATURE** \_\_\_\_\_**ITEM SUMMARY:**

Staff is proposing adding a section to the Nonconformities chapter of the Zoning Code that would allow the resumption of a legal nonconforming use that has been discontinued for a period of 12 consecutive months or longer. Section 8.8 of the Zoning Code allows a use of land that is nonconforming, but was lawfully established, to continue on a property provided that certain requirements are adhered to. One of the requirements is that a legal nonconforming uses loses its legal status when the nonconforming use has been discontinued for 12 consecutive months. Once a legal nonconforming use of land is dormant for a period longer than 12 consecutive months the use may no longer be resumed and the property must conform to the applicable district regulations.

Instances have occurred over the last year involving property owners wanting to revive a longstanding legal nonconforming use that, while the use might have been discontinued for a relatively short period of time, exceeds the 12 month timeframe allowed in Section 8.8. Often in these situations the legal nonconforming use has been discontinued for 18 to 24 months when the use would have resumed but the use may not have yet exceeded 12 months of discontinuance at the time that the user expressed an interest to staff in reviving such as use. The property, nonetheless, must resume within 12 months otherwise the legal nonconforming use may not resume. The steps to reinstate operation of a formerly active use can sometimes take much longer than the 12-month period allowed under the Ordinance. This poses a challenge for property owners who want to revive a legal nonconforming use but may not be in a position to begin operating the use in the required timeframe. In these situations, the proposed resumption of the use is intended to operate in the exact manner with no improvements or changes that would increase the use's nonconformity. Some examples of these situations include Hines Supply at 1201 Hawthorne Lane for outside storage, 121 N Oak Street for the continuation of a two-flat in a single-family residential district, and Cascade Drive-In Theater.

Furthermore, staff is proposing that this new section replace the existing text in Section 8.9. Currently, this section outlines an amortization schedule to eliminate nonconforming buildings, structures and uses based on the assessed valuation of the building in question. This section has been enforced by the City just once which resulted in a lawsuit against the City, in which the court ruled against the enforcement. Since then, the City has not enforced the amortization schedule as a result of this court ruling and staff is therefore proposing its elimination.



At its November 4, 2020 meeting, the Plan Commission/Zoning Board of Appeals (PC/ZBA) conducted a public hearing to consider the proposed text amendment. Members voted unanimously (5-0) in favor of recommending the Text Amendment.

**ACTION PROPOSED:**

Consideration of the proposed Zoning Ordinance Text Amendment to Article VIII of the Zoning Code to delete Section 8.9 in its entirety and add a section to Article VIII that allows discontinued legal non-conforming uses to resume if approved by the Zoning Administrator after certain criteria have been met.

**COMMITTEE RECOMMENDATION:**

Attachments:  
Draft Ordinance  
PC Report



## **ORDINANCE NO. 20-O-0024**

### **AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF WEST CHICAGO – APPENDIX A ARTICLE VIII OF THE ZONING CODE RELATING TO LEGAL NONCONFORMING USES**

WHEREAS, Article VIII of the West Chicago Zoning Code regulates the continuation of legal nonconforming uses of land; and

WHEREAS, Section 8.8 of the Zoning Code allows a use of land that is nonconforming, but was lawfully established, to continue on a property provided that certain provisions are adhered to; and

WHEREAS, the use loses its legal status when the nonconforming use has been discontinued for twelve consecutive months; and

WHEREAS, once a legal nonconforming use of land is dormant for a period longer than twelve consecutive months the use may no longer be resumed and the property must conform to the applicable district regulations; and

WHEREAS, the steps to reinstate operation of a formerly active use can sometimes take much longer than the twelve-month period allowed under the Ordinance; and

WHEREAS, this poses a challenge for property owners who want to revive a legal nonconforming use but may not be in a position to begin operating the use in the required timeframe; and

WHEREAS, Section 8.9 of the Zoning Code outlines an amortization schedule to eliminate nonconforming buildings, structures and uses based on the assessed valuation of the building in question; and

WHEREAS, this section has been enforced by the City just once which resulted in a lawsuit against the City, in which the court ruled against the enforcement and since that time the City has not enforced the amortization schedule; and

WHEREAS, the City Council believes it is in the best interest of the City to delete Section 8.9 in its entirety and replace it with a section that allows discontinued legal nonconforming uses to resume if approved by the Zoning Administrator after certain criteria have been met; and

WHEREAS, Notice of Public Hearing on said text amendment was published in the Daily Herald on or about October 20, 2020, as required by the ordinances of the City of West Chicago 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 of West Chicago on November 4, 2020, pursuant to said Notice; and



WHEREAS, at the Public Hearing all interested parties had an opportunity to be heard; and

WHEREAS, the corporate authorities of the City of West Chicago have received the recommendation of the Plan Commission/Zoning Board of Appeals which contains specific findings of fact, pursuant to Recommendation No. 20-RC-0014, a copy of which is attached hereto as Exhibit "A" which is, by this reference, made a part hereof.

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 the text in Section 8.9 – Elimination of nonconforming buildings, structures, and uses, of Article VIII, Appendix A, of the Code of Ordinances of the City of West Chicago, is hereby deleted in its entirety and replaced with the following text:

*8.9. - Resumption of a discontinued nonconforming use.*

*(A) A nonconforming use of land that has been discontinued on a property for a period of twelve (12) consecutive months or longer may resume in the same manner as it had before the discontinuation occurred only if approved to do so by the Zoning Administrator. The Zoning Administrator may approve the resumption of the nonconforming use only if each of the following criteria, in the opinion of the Zoning Administrator, have been satisfied:*

- (1) The property owner, within thirty-six (36) months of the date of discontinuation, has notified the Zoning Administrator in writing of the intent to resume the nonconforming use.*
- (2) The nonconforming use was in operation for a minimum of ten (10) years prior to its discontinuation.*
- (3) The resumed use shall not be intensified nor extended to occupy a greater area of land than was previously occupied by the nonconforming use on the date it was discontinued.*
- (4) The traffic, hours of operation, noise, and other operating characteristics of the resumed use will result in no greater adverse impact on the neighborhood than that of the nonconforming use prior to its discontinuation.*
- (5) No modifications or improvements shall be made to the property that will increase the degree of nonconformity of the resumed use.*
- (6) Rezoning the subject property could result in an inappropriate spot zoning.*
- (7) The resumed use will not injure the value or usability of adjoining or abutting property.*
- (8) The nonconforming use shall be resumed within twelve (12) months following the date of approval by the Zoning Administrator. Failure to resume the nonconforming use within this time period shall require the land to conform to the applicable district regulations and no subsequent resumption may be*



*considered for the nonconforming use. The Zoning Administrator, however, shall have the discretion to extend this deadline.*

*(B) Any appeal of a decision by the Zoning Administrator shall be in accordance with Section 5.3-1 of this Code.*

Section 2. That all ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, expressly repealed.

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

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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

APPROVED as to form: \_\_\_\_\_  
City Attorney

APPROVED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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

ATTEST:

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

PUBLISHED: \_\_\_\_\_



## EXHIBIT “A”

RECOMMENDATION # 20-RC-0014

TO: The Honorable Mayor and City Council

SUBJECT: PC 20-16  
Zoning Text Amendment for the resumption of discontinued legal nonconforming uses.

DATE: November 4, 2020

DECISION: The motion to approve the amendment was approved by a unanimous vote of five (5) “yes” and zero (0) “no”.

### RECOMMENDATION:

After a review of the proposed text amendment as presented, the Plan Commission/Zoning Board of Appeals finds that the proposed amendment does not pose a threat to the health, safety and welfare of the community. It is the Commission’s opinion that the proposed amendment will be beneficial to the City of West Chicago.

The amendment is in keeping with the purpose of the Zoning Code. The Plan Commission is of the opinion that this proposed amendment will protect, promote, and improve the public health, safety, morals, convenience, order, appearance, prosperity and the general welfare of the citizens of West Chicago community.

Respectfully submitted,

Barbara Laimins  
Chairperson

### VOTE:

<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Hale			Faught
Kasprak			Devitt
Dettman			
Laimins			
Henkin			



## CITY OF WEST CHICAGO

### DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Final Development Plan  
2575 Enterprise Circle  
Greco DeRosa Investment Group

Resolution No. 20-R-0068

**AGENDA ITEM NUMBER:**4.13**FILE NUMBER:****COMMITTEE AGENDA DATE:** Nov. 9, 2020**COUNCIL AGENDA DATE:****STAFF REVIEW:** Tom Dabareiner, AICP**SIGNATURE** \_\_\_\_\_**APPROVED BY CITY ADMINISTRATOR:** Michael Guttman**SIGNATURE** \_\_\_\_\_**ITEM SUMMARY:**

Greco DeRosa Investment Group (GDIG) requests Final Development Plan approval to allow construction of a speculative industrial building, along with related site improvements, at 2575 Enterprise Circle in the DuPage Business Center. This is the second phase of a two-phase effort, with the construction for Phase 1 at 2595 Enterprise Circle already under construction.

The new building is 501,048 square feet. It is designed to host up to four tenants. These tenants may include divisions of Greco & Sons, a national distributor of food products.

In accordance with the Intergovernmental Agreement (IGA) with the DuPage Airport Authority (DAA), both the DAA and City shall approve any development proposal within the DBC that meets requirements. The DAA Board approved the GDIG Final Development Plan at its September 16, 2020 meeting.

The attached draft Resolution references 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 2575 Enterprise Circle.

**COMMITTEE RECOMMENDATION:****ATTACHMENTS:**

Draft Resolution  
Site Plan, Landscape Plan, Elevations



## **RESOLUTION NO. 20-R-0068**

### **A RESOLUTION APPROVING THE FINAL DEVELOPMENT PLAN FOR GRECO DEROSA INVESTMENT GROUP, 2575 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 Greco DeRosa Investment Group development by Resolution 2020-2390 on September 16, 2020; and,

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

1. The Site Plan prepared by Spaceco, Inc. dated September 2, 2020 with a last revision date of October 27, 2020.
2. The Landscape Plans prepared by Metz and Company Landscape Architects dated August 26, 2020 with a last revision date of October 27, 2020.
3. The Building Elevations prepared by Ware Malcomb Architects, Inc. dated August 26, 2020 with a last revision date of October 27, 2020.

Section 2. That if the City Staff determines the parapet wall does not adequately screen rooftop mechanical units, individual screening shall be installed around the visible units to prevent views from the adjacent public rights-of-way.

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 \_\_\_\_\_ 2020.

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

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

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

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

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

ATTEST:

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



Exhibit “A”

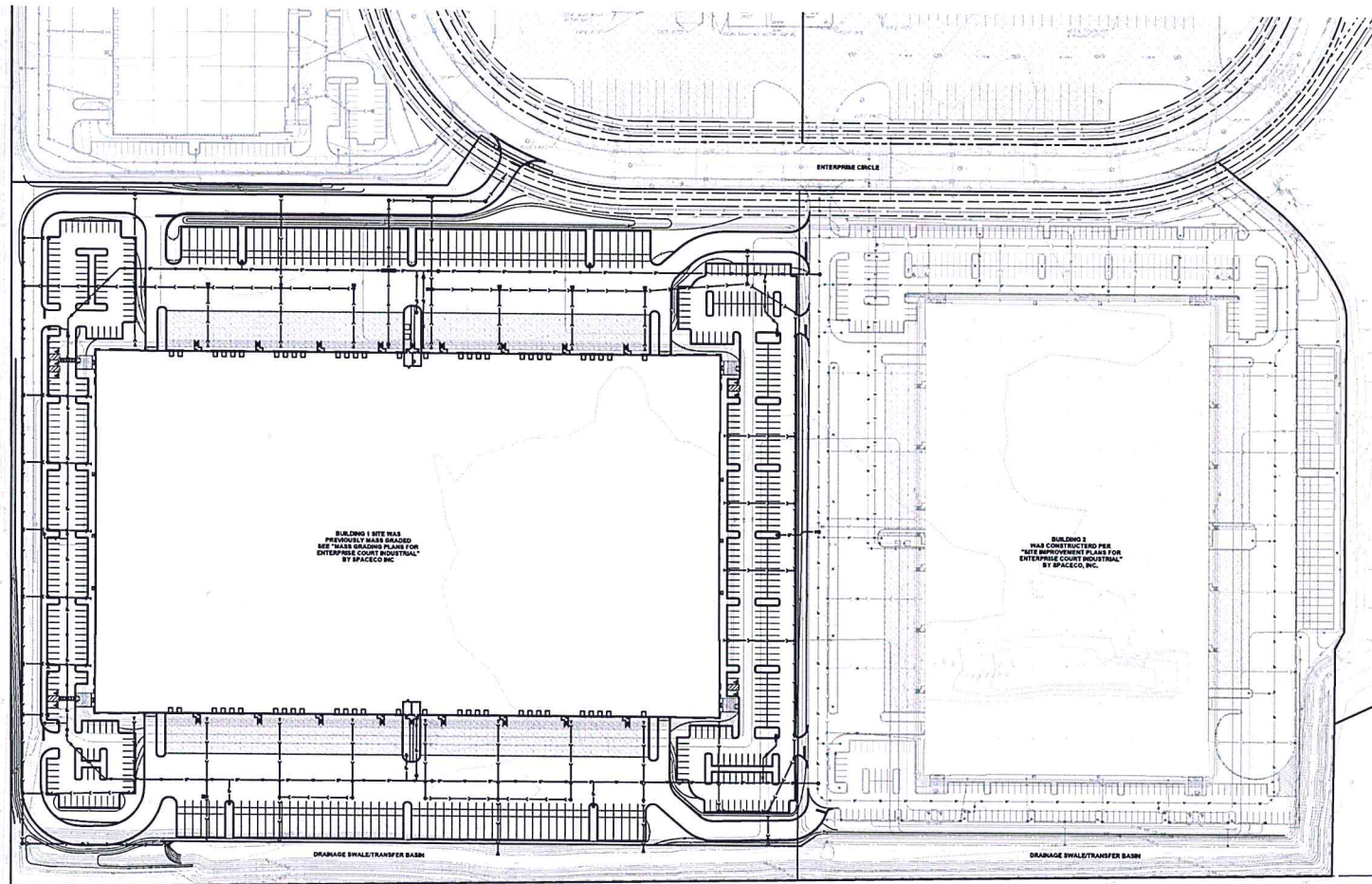
(insert Site Plan, Landscape Plans, and Building Elevation Plan here)



# Exhibit "A" 1 of 8



SCALE 1" = 80'  
0 80 160



NO.	DATE	REMARKS

NO.	DATE	REMARKS

**OVERALL SITE PLAN**  
**ENTERPRISE COURT INDUSTRIAL**  
**BUILDING 1**  
WEST CHICAGO, ILLINOIS

**CONSULTING ENGINEERS**  
**SITE DEVELOPMENT ENGINEERS**  
**LAND SERVICES**  
1571 W. Higgins Road, Suite 700  
Bloomington, Illinois 61810  
Phone: (312) 944-2020 Fax: (312) 944-2022



**SPACECO INC.**

FILENAME: 3565.15A\_OVST

DATE: 09/07/2020

JOB NO. 3565.15A

SHEET

**OVST**

5 OF 22





**PROPOSED FACILITY**

SITE AREA = 28.05 AC (1,221,858 S.F.)  
IMPERVIOUS AREA = 231,048 S.F. (8.2%)

BUILDING AREA (GROSS) = 501,048 S.F.  
F.A.R. = 501,048/2,221,858 = 0.22

EXTERIOR DOORS (PROPOSED) = 58  
EXTERIOR DOORS (FUTURE) = 32  
EXTERIOR DOORS (TOTAL) = 90  
DRIVE-IN DOORS = 4  
TRAILER PARKING = 110

CAR PARKING (PROPOSED) = 452  
ADA STALLS = 9  
REGULAR STALLS = 443  
CAR PARKING REQUIRED = 399 (SEE BELOW)









**CAR PARKING REQUIRED CALCULATION**  
5.8% OFFICE (77,316/1,221,858) = 0.0064  
BUILDING AREA = 501,048 S.F.  
OFFICE AREA = 27,836 S.F.  
WAREHOUSE AREA = 473,212 S.F.

**OFFICE PARKING CALCULATION**  
(27,836 S.F. / 4) (100) = 112

**WAREHOUSE PARKING CALCULATION**  
(100,000 S.F. / 1000) = 100  
(473,212 S.F. / 4) (100) = 187

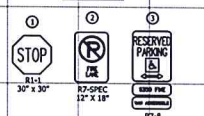
**TOTAL PARKING REQUIRED** = 112 + 100 + 187 = 399

**LEGEND**

- |  |   |
|--|---|
|  | TYPICAL ASPHALT PAVEMENT (HEAVY DUTY)               |
|  | CONCRETE PAVEMENT OR APRON                          |
|  | TYPICAL ASPHALT PAVEMENT (PASSENGER VEHICLE)        |
|  | CONCRETE SIDEWALK                                   |
|  | CONCRETE SIDEWALK<br>MC RAMP (5' WIDE UNLESS NOTED) |
|  | STANDARD PITCH CURB                                 |
|  | REVERSE PITCH CURB                                  |
|  | DEPRESSED CURB & GUTTER                             |

**BUILDING 1**

**SIGN LEGEND:**



NOTE: ① INDICATES SIGN ① MOUNTED ABOVE SIGN ①

MATCH LINE - SEE SHEET GM2

NOTES:

1. ALL DISPOSITIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURBS AND GUTTERS ARE REVERSE FLY UNLESS OTHERWISE NOTED.
3. SEE SHEET 04 FOR PAVEMENT SECTION DETAILS.
4. ALL PAVEMENT MARKINGS SHALL BE PAINT AS APPROVED BY THE CITY.
5. ALL ACCESSIBLE PARKING SPACE SIGNAGE SHALL CONFORM TO ILLINOIS ACCESSIBILITY CODE.
6. SEE ARCHITECTURAL DRAWINGS FOR DESIGN AND DETAILS OF THE BUILDINGS.
7. ALL DISTURBED AREA WITHIN RIGHT OF WAY OR EXISTING UTILITY EASEMENTS IS TO BE RESTORED TO ITS ORIGINAL PRE-CONSTRUCTION STATE.
8. ALL CURBS AND GUTTERS IS TO BE 8-1/2" UNLESS OTHERWISE NOTED.
9. 12" MODULAR BRICK RETAINING WALLS SHALL BE CONSTRUCTED BY THE CITY.
10. SEE LANDSCAPE PLAN FOR ANY TREE REMOVAL OR JOINT PURCHASING SPECIFICATIONS.
11. ANY DAMAGE TO THE PAVEMENT, CURB, PARKWAY, UTILITIES OR OTHER ITEMS LOCATED WITHIN THE RIGHT-OF-WAY OCCURRING AS A RESULT OF ANY CONSTRUCTION SHALL BE REPAIRED OR REPLACED AT THE CITY'S UNLIMITED LIABILITY TO THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF LANDING AND UNLOADING OF EQUIPMENT AND MATERIALS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REMOVAL OF ANY EXISTING OR MAINTAINED STRUCTURES, UTILITIES, OR LANDSCAPE ELEMENTS. THE CITY'S AREA SHALL BE RESTORED TO ITS ORIGINAL PRE-CONSTRUCTION STATE.
12. REMOVE AND REPLACE EXISTING CURB AND GUTTER WITH DEPRESSED CURB AND GUTTER. CURB AND GUTTER AND INTERSECTING CIRCLE SHALL BE REINFORCED WITH 4" CONCRETE WITH 4" REINFORCING BARS.
13. CONTRACTOR SHALL POUR SIDEWALK CROSSING THROUGH DRIVEWAY AROUND AS SHOWN ON THE DRAWING. THE CONC. SHALL BE 4" THICK.
14. DEPRESSED CURB FOR BARRIER FREE RAMP CROSSING WITH TRUNCATED DOME TILE TACTICAL WARNING STRIP.
15. ALL EXISTING TREES THAT ARE NOT PROPOSED TO BE REMOVED BY THE LANDSCAPE ARCHITECT SHALL BE PROTECTED BY THE CITY.

**S89°06'02"W**

DRAINAGE SWALE/TRANSFER BASIN

PROPOSED MODULAR  
BLOCK RETAINING  
WALL. SEE PLANS BY  
STRUCTURAL ENGINEER  
AND/OR ARCHITECT

GEOMETRIC PLAN - 1  
ENTERPRISE COURT INDUSTRIAL  
BUILDING 1  
WEST CHICAGO, ILLINOIS

## ENGINEERS



Phone: (847) 636-6010 Fax: (847) 636-4022



FILENAME:  
3565-15A.GM01

DATE:  
09/02/2020

**JOB NO.**  
**3565.15A**

SHEET

6 OF 22











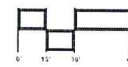
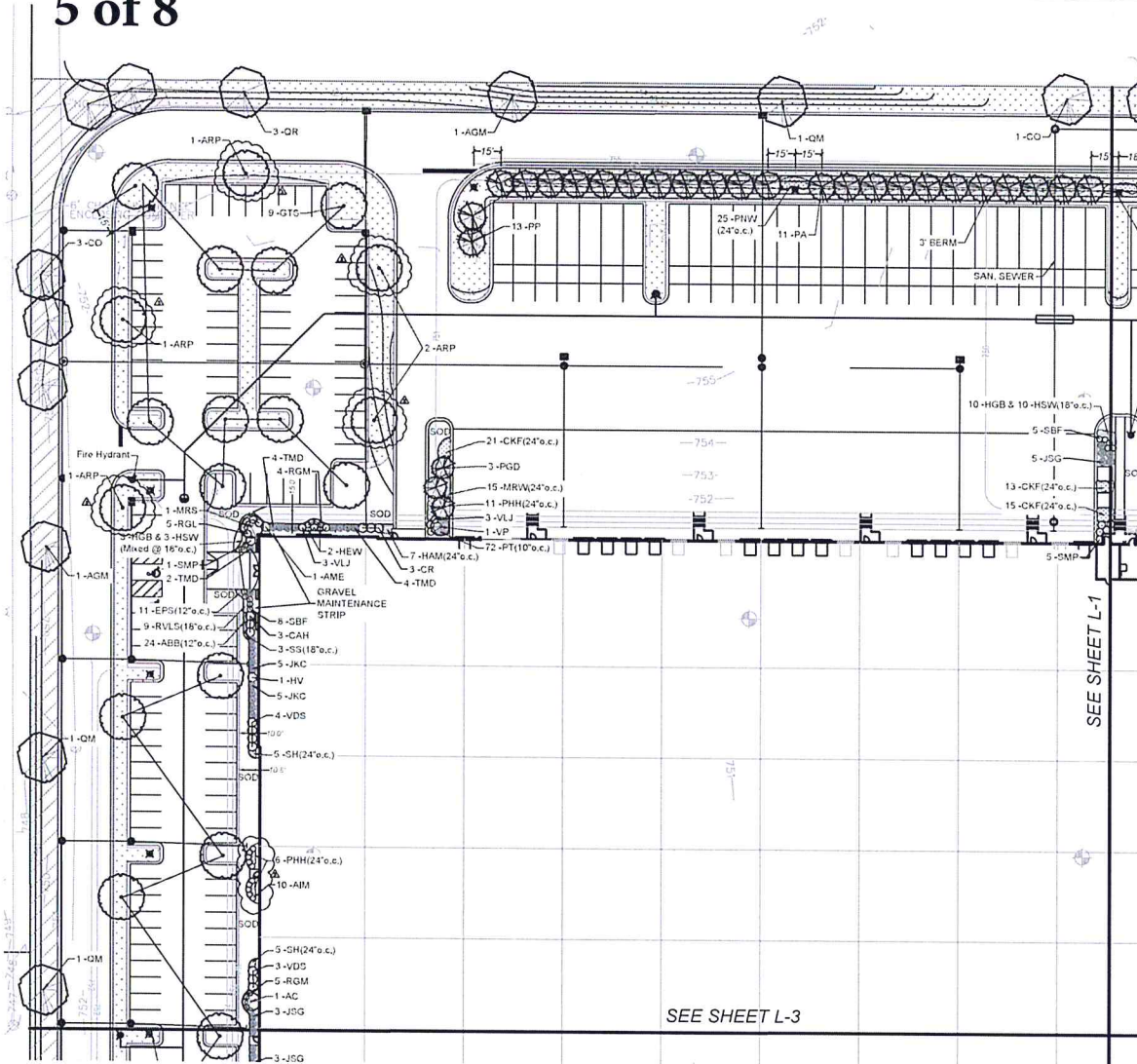
5 of 8

GENERAL NOTES:

[illegible]

## ONGOING LANDSCAPE MAINTENANCE PROGRAM

- [illegible]



REVISIONS	
3 City review #3	10-27-20
Issued for Permit	09-18-20
2 City review #2	09-18-20
1 Issued for DCA Review	
75% Complete	09-18-20

**ENTERPRISE CIRCLE INDUSTRIAL**

**BUILDING #1**  
2575 ENTERPRISE CIRCLE  
WEST CHICAGO, ILLINOIS

SEAL:



826 East Maple Street  
Lombard, Illinois 60148  
PH 630 561-3903  
E-mail: melle.landmark@comcast.net

**TITLE**

LANDSCAPE  
PLAN

PROJECT NO.:

19-116

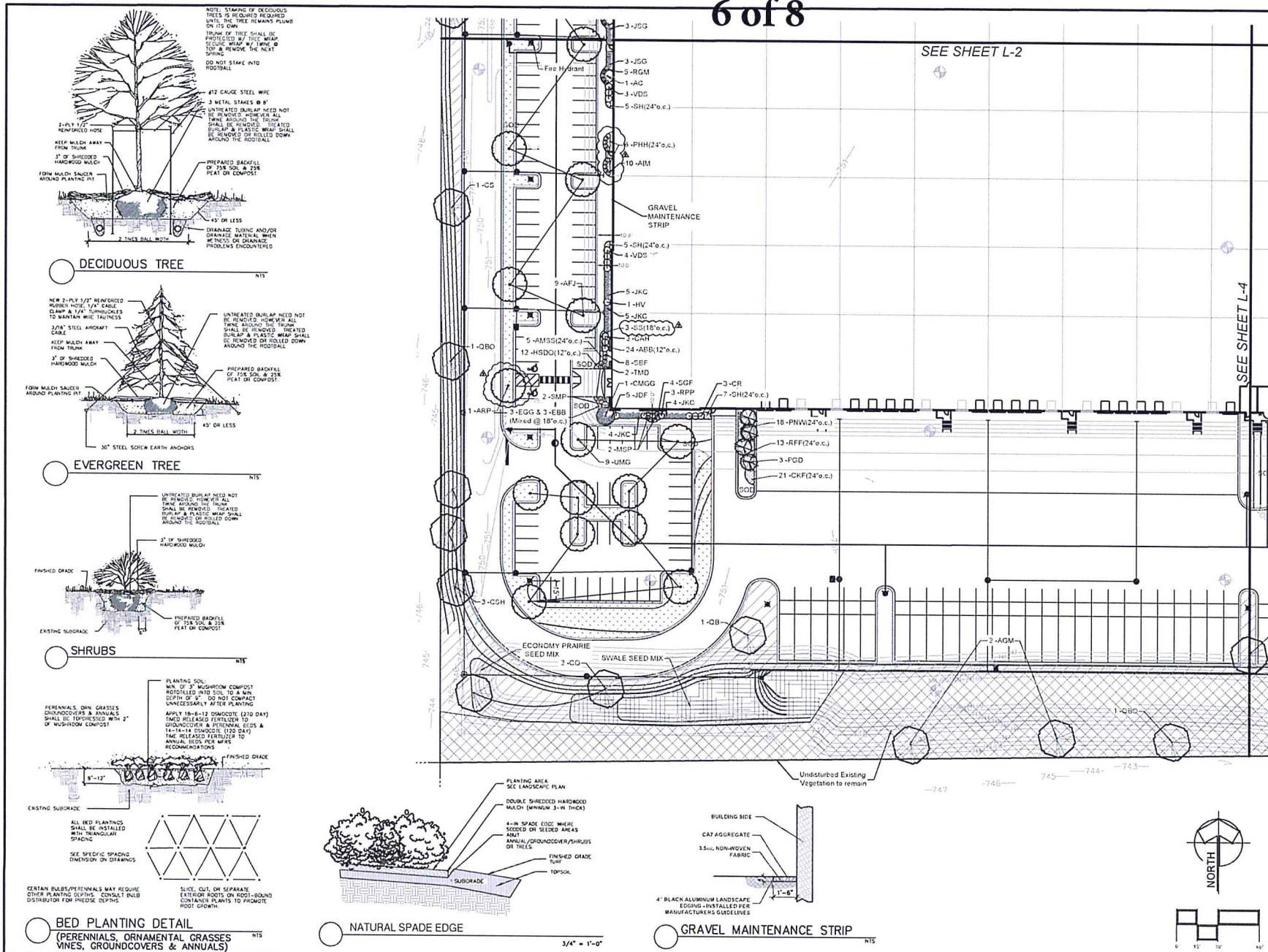
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**CLIP**

1-2



**Exhibit "A"**  
**6 of 8**



REVISIONS	
3 City review #3	10-27-20
Issued for Permit	08-18-20
2 City review #2	09-18-20
1 Issued for CDA Review	
75% Complete	09-19-20

**ENTERPRISE CIRCLE INDUSTRIAL**  
**BUILDING #1**  
2575 ENTERPRISE CIRCLE  
WEST CHICAGO, ILLINOIS

SEAL:

 **METZ & COMPANY**  
GOLF COURSE MAINTENANCE & EQUIPMENT

826 East Maple Street  
Lombard, Illinois 60148  
PH: 630-561-1303  
Email: metz\_landscap@comcast.net

TITLE

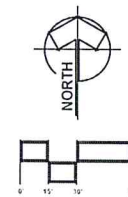
LANDSCAPE  
PLAN

PROJECT NO.:	
19-116	
DATE:	8-26-20
SCALE:	1"=30'

SHEET  
**L-3**



SEE SHEET L-1

[illegible]

SHEET

L-4

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## CITY OF WEST CHICAGO

### DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Proposed Extension to an Approved Special Use for a  
Planned Unit Development  
Renaissance Square Assisted Living Facility  
1301 Joliet Road

Ordinance No. 20-O-0025

**AGENDA ITEM NUMBER:** 4.C.

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

**COMMITTEE AGENDA DATE:** Nov. 9, 2020  
**COUNCIL AGENDA DATE:**

**STAFF REVIEW:** Tom Dabareiner, AICP

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

**APPROVED BY CITY ADMINISTRATOR:** Michael Guttman

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

**ITEM SUMMARY:**

On September 17, 2012 the City Council approved Ordinance No. 12-O-0038 which granted a Special Use for a Final Planned Unit Development for the Renaissance Square development on Joliet Road. The petitioner, Ron D'Aversa of Central Development Corporation, received approval to develop a multi-phased senior living facility. Construction on the project has not yet begun and Section 15.5 of the Zoning Code requires that a special use for a planned unit development start construction within one (1) year of the final plan approval. The special use approved for the planned unit development has thus expired.

The petitioner has a desire to continue moving forward with the development of the property for the multi-phased senior living facility and has provided a written request to staff for an extension. Section 5.5-8 of the Zoning Code provides the City Council the ability to grant extensions to expired Special Uses. There are no specific requirements as to when a request shall be made in relation to the expiration date of the special use. The petitioner has indicated that they will be able to begin site work within the next sixty (60) days. The estimated timeframe from start of construction to Certificate of Occupancy is eighteen (18) months. The petitioner indicated that there was an unexpected 2.5 year delay in the initial closing of the land purchase which resulted in the petitioner not acquiring the property until 2015. Following closing, the petitioner updated their previous due diligence with respect to market studies, appraisals, and financing arrangements.

Staff recommends that the approval for the Special Use for the Planned Unit Development be extended for an additional eighteen (18) months to allow enough time at the beginning of the 2021 construction season to initiate and complete the work.

**ACTIONS PROPOSED:**

Approve the proposed extension to the approved Special Use for a Final Planned Unit Development.

**COMMITTEE RECOMMENDATION:****Attachments:**

Extension Request Letter dated October 27, 2020  
Ord. 20-O-0025



10-27-2020

Mr. Tom Dabareiner

Community Development Director

City of West Chicago

Mr. Dabareiner,

As you are aware the Renaissance Square Assisted Living PUD was approved in September 2012. There have been numerous reasons why the project groundbreaking and start of construction has not yet taken place.

First and foremost, there was a delay in the initial closing of the land purchase transferring ownership from Wycliffe Bible Translators to Renaissance Square LLC. This unexpected 2.5-year delay in closing was not completed until early in 2015. Once the initial land closing had occurred it was time to update all our previous due diligence as it relates to Market Studies, Appraisals, and Financing arrangements with our Equity Partners and Banks.

Searching for and ultimately choosing the Assisted Living Business Operator did not come without its challenges. The Senior Living, Assisted Living and Memory Care market over the last few years has constantly changed and continues to do so. We have certainly seen in 2020 with Covid 19 the need for qualified operators but also one that has special and magnified effort in occupant as well as workplace safety. This was a very timely process choosing an operator whose current track record is exceptional in the areas of Health and Safety.

We have now completed all due diligence to include final market studies and appraisals that are satisfactory with our equity partners and lenders. Our operator has been chosen and we have a comfort level as owners of his qualifications to operate a successful and safe service care facility especially in these trying times of the Covid 19 Pandemic. With all pieces now in place we are anticipating our construction loan closing within the next 30-60 days. With financing and closing completed we would also anticipate, weather permitting, groundbreaking for site development within the next 60 days.

Please note, that all plans for the Renaissance Square Assisted Living PUD have remained the same. It is our goal to proceed with the Phase 1 Assisted Living Building and corresponding Site Development as soon as practical now that our financing and closing are in sight. Construction timing of Phase 1 is anticipated to be approximately 18 months from start to Certificate of Occupancy.

With all being set to finally move forward with the Renaissance Square Assisted Living Project, I would respectfully request an extension of the previously approved 2012 Renaissance Square PUD from the



City of West Chicago. I am confident this project will be one we all can be proud of and certainly a benefit to the residents of the City of West Chicago as well. Please let me know if I can provide you with any further assistance to achieve this PUD extension.

Warm regards,

A handwritten signature in black ink, appearing to read "Ron D'Aversa". The signature is fluid and cursive, with the first name "Ron" and last name "D'Aversa" clearly distinguishable.

Ron D'Aversa

Managing Partner

Renaissance Square LLC



## **ORDINANCE NO. 20-O-0025**

### **AN ORDINANCE GRANTING AN EXTENSION TO THE SPECIAL USE FOR THE FINAL PLANNED UNIT DEVELOPMENT FOR RENAISSANCE SQUARE**

WHEREAS, on or about September 17, 2012, Ron D'Aversa of Central Development Corporation (the "APPLICANT"), was granted a special use for a final Planned Unit Development (PUD) for Renaissance Square with respect to the property legally described in Exhibit "A" attached hereto and incorporated herein (the "SUBJECT REALTY"), pursuant to Ordinance 12-O-0038; and

WHEREAS, the PUD is for the development of the SUBJECT REALTY as a multi-phases senior living facility; and

WHEREAS, the construction for the development has not commenced; and

WHEREAS, Section 15.5 of the Zoning Code states that a special use for a PUD expires if construction has not commenced within one (1) year of the final PUD approval; and

WHEREAS, Section 5.5-8 of the Zoning Code further states that an extension may be granted with approval of the City Council; and

WHEREAS, on or about October 27, 2020 the APPLICANT filed a request for an extension of the special use approval for a final PUD; and

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. There is hereby granted an eighteen (18) month extension to the approved special use for the final PUD on SUBJECT REALTY granted by Ordinance 12-O-0038 until May 16, 2022, at which time the special use for a final PUD shall expire if construction has not commenced by such date.

Section 2. That all conditions contained in Ordinance 12-O-0038 shall remain in full force and effect.

Section 3. That all other ordinances and resolutions, or parts thereof, to the extent not expressly modified by the terms and conditions of this Ordinance shall remain in full force and effect as therein provided.

Section 4. That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.



PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Alderman J. Beifuss _____	Alderman L. Chassee _____
Alderman J. Sheahan _____	Alderman H. Brown _____
Alderman A. Hallett _____	Alderman Ferguson _____
Alderman Birch Ferguson _____	Alderman S. Dimas _____
Alderman C. Swiatek _____	Alderman M. Garling _____
Alderman R. Stout _____	Alderman J. Short _____
Alderman N. Ligino-Kubinski _____	Alderman J. Jakabcsin _____

APPROVED as to form: \_\_\_\_\_  
City Attorney

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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

ATTEST:

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

PUBLISHED: \_\_\_\_\_



## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

#### **PARCEL 1:**

LOT 2 IN BRUSS ASSESSMENT PLAT, BEING AN ASSESSMENT PLAT OF LOT 2 IN MAX DIERKING'S ASSESSMENT PLAT ACCORDING TO THE PLAT THEREOF RECORDED JULY 19, 1948 AS DOCUMENT 549696, IN THE WEST 1/2 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID BRUSS ASSESSMENT PLAT RECORDED SEPTEMBER 1, 1989 AS DOCUMENT R89-108982, EXCEPT THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00 DEGREES 55 MINUTES 44 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 776.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 55 MINUTES 44 SECONDS EAST ALONG SAID WEST LINE, 469.84 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 66 DEGREES 50 MINUTES 53 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 204.03 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 01 DEGREES 00 MINUTES 39 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 2, A DISTANCE OF 194.03 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE; THENCE NORTH 88 DEGREES 41 MINUTES 28 SECONDS WEST ALONG SAID EASTERLY LINE, 7.40 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE; THENCE SOUTH 00 DEGREES 58 MINUTES 28 SECONDS WEST ALONG SAID EASTERLY LINE, 50.04 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE; THENCE SOUTH 88 DEGREES 56 MINUTES 21 SECONDS EAST ALONG SAID EASTERLY LINE, 7.36 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE; THENCE SOUTH 01 DEGREES 00 MINUTES 39 SECONDS WEST ALONG SAID EASTERLY LINE, 148.90 FEET; THENCE NORTH 88 DEGREES 59 MINUTES 21 SECONDS WEST, 188.32 FEET TO THE POINT OF BEGINNING; IN DU PAGE COUNTY, ILLINOIS.

#### **PARCEL 2:**

NOT INCLUDED

#### **PARCEL 3:**

THE SOUTH 648.05 FEET OF LOT 1 OF MAX DIERKING'S ASSESSMENT PLAT OF PART OF THE WEST HALF OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 19, 1948 AS DOCUMENT 549696, AND CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT 701421, EXCEPT THAT PART DESCRIBED AS FOLLOWS;



BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 IN WYCLIFFE BIBLE TRANSLATORS NORTH CENTRAL REGIONAL OFFICE PLANNED UNIT DEVELOPMENT RECORDED AS DOCUMENT NUMBER R92-234322; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 21435.94 FEET, A CHORD BEARING OF SOUTH 00 DEGREES 33 MINUTES 05 SECONDS WEST, A CHORD LENGTH OF 255.41 FEET AN ARC LENGTH OF 255.41 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 36 SECONDS WEST TANGENT TO THE LAST DESCRIBED COURSE, 393.60 FEET TO THE SOUTH LINE OF SAID LOT 1 OF MAX DIERKING'S ASSESSMENT PLAT; THENCE SOUTH 88 DEGREES 30 MINUTES 55 SECONDS WEST ALONG SAID SOUTH LINE, 26.52 FEET TO THE WEST LINE OF SAID LOT 1 OF MAX DIERKING'S ASSESSMENT PLAT; THENCE NORTH 00 DEGREES 00 MINUTES 23 SECONDS EAST ALONG SAID WEST LINE, 648.98 FEET TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 1 IN WYCLIFFE BIBLE TRANSLATORS NORTH CENTRAL REGIONAL OFFICE PLANNED UNIT DEVELOPMENT; THENCE NORTH 88 DEGREES 40 MINUTES 58 SECONDS EAST ALONG SAID WESTERLY EXTENSION, 30.35 FEET TO THE POINT OF BEGINNING; IN DU PAGE COUNTY, ILLINOIS.

PARCEL 4:

LOT 1 IN WYCLIFFE BIBLE TRANSLATORS NORTH CENTRAL REGIONAL OFFICE PLANNED UNIT DEVELOPMENT OF LOTS 4 AND 5 IN KOEPKE'S ASSESSMENT PLAT OF PART OF LOT 1 IN MAX DIERKING'S ASSESSMENT PLAT OF PART OF THE WEST HALF OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID WYCLIFFE BIBLE TRANSLATORS NORTH CENTRAL REGIONAL OFFICE PLANNED UNIT DEVELOPMENT RECORDED DECEMBER 2, 1992 AS DOCUMENT NUMBER R92-234322 IN DU PAGE COUNTY, ILLINOIS.