

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

DEVELOPMENT COMMITTEE

**Monday, January 10, 2022
7:00 P.M. - Council Chambers**

During the COVID-19 Pandemic, City Hall is closed for public meetings due to distancing restrictions, though interested people may 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 found on the City's website, email Jane Burke at 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.

**** Attendance by Zoom ****

Zoom Meeting ID: 812 8537 5653
Zoom Passcode: 755268

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. December 13, 2021
3. Public Participation
4. Items for Consent
 - A. **1850 W Roosevelt Road** – The petitioner requests approval of a Special Use Permit to allow outside storage on the property ancillary to the permitted use of a contractor's office.
 - B. **Suncast Phase II** – Suncast requests Final Development Plan approval to construct its second industrial facility in the DuPage Business Center.
5. Items for Discussion
 - A. **Draft Comprehensive Plan Land Use Map Changes** – Committee members requested an opportunity to see the revised map before the Draft Plan goes to City Council for consideration.

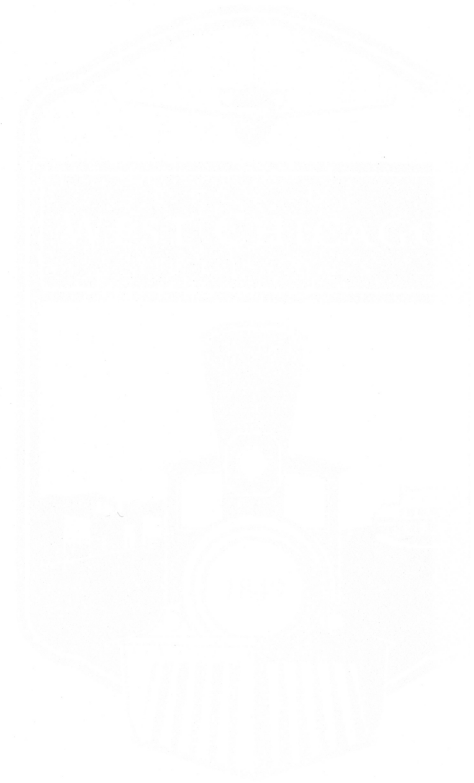
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Ruben Pineda
MAYOR
Nancy M. Smith
CITY CLERK

Michael L. Guttman
CITY ADMINISTRATOR

6. Unfinished Business
7. New Business
8. Reports from Staff
9. Adjournment



Draft

MINUTES

DEVELOPMENT COMMITTEE

December 13, 2021 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, Melissa Birch-Ferguson, Christine Dettmann, Jayme Sheahan and Rebecca Stout present.

Also in attendance was Community Development Director, Tom Dabareiner.

2. Approval of Minutes.

A. October 11, 2021.

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

3. Public Participation. None.

4. Items for Consent.

A. 327-329 Wilson Street Minor Subdivision - The petitioner requests approval of a Minor Subdivision to perform a two-lot split on a 19,600 square foot commercial space.

Alderman Beifuss moved, and Birch Ferguson seconded the motion to approve Items for Consent 4. A. Voting Aye: Aldermen Beifuss, Birch Ferguson, Dettmann, Sheahan and Stout.

5. Items for Discussion.

A. Gravel Driveway Zoning Code Amendment - In October, Development Committee discussed gravel driveways and provided Staff direction to amend the existing Ordinance with one that declares gravel driveways and parking areas as legal non-conforming. A draft Ordinance is provided for consideration and recommendation.

Mr. Dabareiner updated the members. Staff was given direction to write a new ordinance to make gravel driveways legal non-conforming. The Plan Commission and Zoning Board of Appeals (PC/ZBA) wanted to add language so that change of property ownership would require a surface upgrade. However, staff believes this is not feasible because staff did not uphold the ordinance for many years while properties changed hands and were not required to make surface upgrades. Legal concurs that this cannot be added. The new ordinance makes gravel driveways legal non-conforming structures that cannot be expanded and only maintained.

Alderman Stout stated this is the direction staff was given at their last meeting, and that adding that requirement would not be legal. Alderman Dettman agreed this is the best course of action considering the history.

Alderman Dettman moved, and Alderman Beifuss seconded the motion to approve Item 5. A. Voting Aye: Aldermen Beifuss, Birch Ferguson, Dettmann, Sheahan and Stout.

B. Draft Comprehensive Plan Discussion - For about one year Staff has worked with Muse Community Design, the community and the Plan Commission to draft an updated Comprehensive Plan for the City. The Plan Commission hosted the Public Hearing on the draft Plan on December 7, 2021, which was unanimously supported. A representative from Muse will present an overview of the process and the draft Plan for discussion.

Tom Dabareiner stated that representatives from Muse were in attendance to present, and he distributed a draft copy to the members. He introduced Courtney Kashima, the owner and Founding Principal of Muse Community Design. Ms. Kashima addressed the Committee. She gave a brief background on her firm and the process for embarking on the draft Plan. She mentioned that the Plan was discussed at the public hearing last week and many audience members contributed to the discussion. Ms. Kashima began with Process Highlights, emphasizing that once they came to know West Chicago, they observed a tremendous collaborative spirit, which they wanted to incorporate and build upon in the Plan. Their process was bilingual and multicultural and it includes customized strategies/recommendations. They engaged the public through both in-person and virtual means, and they found a way to engage youth as well. They also created an Action Kit. She reviewed the Plan timeline from inception to draft and touched on a few highlights. They created a project website in both English and Spanish and used the City's social media to reach out. She touched on the themes they read about in past Plans and the themes they heard about through community engagement. She shared pictures from and described the in-person, virtual and youth engagement sessions held in English and in Spanish. Overall, they had over 1,000 touch points including one-on-one interviews, a broad survey via online and by mail, visioning sessions, workshops and open houses at two small, local businesses. That entire process turned into the draft Plan. They wanted to create a modern Comprehensive Plan that builds upon a more traditional Plan and yet makes it more clear and accessible. They established a vision statement first and then organized the

Plan by three topic areas: People, Places and Economy. Then goals, policies and implementation strategies were added. She turned over the presentation to her colleague, Kathryn Faydash.

Ms. Faydash reviewed the Plan goals of overarching goals and focused goals for each of the three topic areas. She touched on several specific goals for each. She then discussed the Plan's Big Ideas, which are ideas that were connected from both what they learned from past Plans and from their community engagement efforts. They know residents are excited about the Plan and so they wanted to create something splashy and inspirational to depict what West Chicago could look like. She shared some examples of the artistic renderings to illustrate the ideas of a revitalized downtown, being more connected across the community and small business incubation and support. Next came the Plan recommendations, where Ms. Faydash discussed the sources used such as past Plans, community and stakeholder engagement, looking at best practices from similar-sized communities and analysis of City data. She also provided examples for each of the three topic areas.

Ms. Kashima concluded the presentation by discussing implementation of the Plan. She shared a matrix and described its different elements. She mentioned the Action Kit, and indicated how they see it being made available and used. She invited the members to ask questions.

Alderman Beifuss stated the Plan represents good work, ideas and engagement. It is also in an easy-to-follow format. He asked about short-term leases, and how the City would promote them. Ms. Kashima responded that this is not something the City would require nor legislate, but rather support through permitting and zoning. Alderman Beifuss asked if they considered any sites for a business incubator. Ms. Kashima clarified they focused more on business incubation in general and not on establishing one sole incubator site. A small discussion ensued about university-community partnerships.

Alderman Beifuss asked about the Future Land Use Map and the areas where they have added multi-family residential to areas that are currently zoned for single family. One such area is what they refer to as "Old Heidelberg." Ms. Kashima stated they were trying to simplify some of the zoning categories. Almost half of the zoning districts are single family. She asked if West Chicago needs seven different residential districts? They looked at where things should stay the same and where there are opportunities for change. To support the downtown, they looked for opportunities for density nearby. This is one of those areas. Alderman Beifuss stated he is not comfortable with that area being multi-family. He inquired about another area on Colford Street, and asked if that area is considered part of downtown. Ms. Kashima stated they are not prescribing wholesale change of that area. Rather, if the members buy into the benefit of fewer zoning categories, there has to be some wiggle room within those categories. There is nothing prohibiting new single family or existing to remain in an area such as this they have identified as multifamily. Tom

Dabareiner reinforced the notion that land use and zoning are different things. He gave the example that the land use may suggest an opportunity to enhance the mix of uses or improve the linkages between areas. Zoning ordinances would follow in prescribing how to do it. Alderman Beifuss said he understands the distinction. They use the Comprehensive Plan as a tool for planning and for discussions with developers as to what is appropriate or not.

Alderman Beifuss then asked about the notion of moving away from bulk requirements. Ms. Kashima replied that this was suggested under Implementation Strategies to consider residential zoning by form rather than use and density and to allow for greater density in the B-1 District. Their intention was to help guide land-use decision making in the future. The Plan represents where they believe change might occur. To make a thriving downtown, it means keeping the population up and making it easy to get to if you live nearby and want to walk, bike or drive. Some opportunities for density near downtown might mean adding a two-flat or adding an accessory dwelling unit.

Alderman Beifuss expressed concern about changing the neighborhood that he lives in, as he knows the streets and the people who live there. Alderman Dettman asked if these changes would improve the quality of their living experience in town. A resident expressed to her wanting accessibility to the downtown for folks who live on the other side of Rte. 59. Ms. Kashima stated that it is not just the distance but also the quality of the walk. She asked the Aldermen what they would want to have happen if someone purchases two lots. Their data supports the need for more housing, but given the constrained geography, she asked them where else could appropriately scaled housing go. If the Plan suggestions are not right, they should change them.

Alderman Beifuss stated that it seems odd to go include both sides of Colford Street the way they have. He walks this neighborhood and feels invested in this street, and the idea of buildings being torn down for redevelopment bothers him. He does not see it as part of the downtown per se. Tom Dabareiner agreed that crossing the street is a mistake. Ms. Kashima stated that a motion tonight could be made subject to map editing.

Alderman Beifuss indicated he accepts the idea of having more types of housing. He likes the idea of trail connectivity, especially across Rte. 59 for pedestrians. He has seen underpasses in other town. He is not sure the best place for one to go, but he would like to have this.

Alderman Birch Ferguson asked Alderman Beifuss if he still had concerns about “Old Heidelberg” being multifamily. He said he did. She stated she does as well. She grew up there and it is an established single-family neighborhood. Alderman Stout asked if this area includes the old General Mills site, which could be torn down and become more dense residential. Discussion ensued among the members, staff and Ms. Kashima about defining multifamily, the best areas for it, and the redevelopment of

the old train depot. Alderman Birch-Ferguson stated she would accept housing no greater than four-flats for the “Old Heidelberg” neighborhood, but not apartment complexes. Tom Dabareiner indicated they should mark the area as single family and based on tonight’s discussion, staff would know what they find to be tolerable multifamily or not. He offered to collect any changes the members are considering tonight so Muse can make the changes and provide a revised draft Plan to the Committee in January.

Alderman Stout surmised for the Committee that with these revisions in mind, and with the members seeing the draft Plan back again, they are granting a conditional approval.

Alderman Birch Ferguson moved, and Alderman Sheahan seconded the motion to approve Item 5. B. Voting Aye: Aldermen Beifuss, Birch Ferguson, Dettmann, Sheahan and Stout.

6. Unfinished Business.

Alderman Beifuss asked about the status of the downtown TIF. Mr. Dabareiner stated the draft Plan has been written, but it has to be made available to the public. Alderman Beifuss asked about the timeframe. Mr. Dabareiner responded they are looking at March for adoption. Alderman Beifuss asked about the funds that remain in the TIF and the façade grants. Mr. Dabareiner stated that a lot of what was in the current TIF got shifted to the general fund. Once they have sufficient funds in the new TIF, the funds can be shifted back.

7. New Business.

Alderman Dettman expressed concern on behalf of some residents who have indicated concerns about the new apartment building downtown. They dislike the number of units, the scope of it and the potential traffic concerns. Some of the concern is also that apartment complexes start out as a grand idea, but 20 years later, they are vacant, rents drop and become more of an eyesore. There may even be criminal activity. She asked why not townhouses instead. Mr. Dabareiner replied that without the greater density that a large apartment complex would bring in the downtown, the City would never be able to revive the downtown. They went through a lengthy planning process to get to this point, which was well publicized, and there is nothing new. They are still working through the details with one developer. Alderman Dettman stated she likes the idea of apartments across from the train, but her concern is the height and the amount of units. Mr. Dabareiner replied that a certain number of units are needed to make it work financially. The Zoning Ordinance does allow for four stories, and they would open themselves up for legal issues if they were to lower that. High quality construction and investment requires a minimum number of units to make the development financially feasible. Alderman Dettman stated she does not like the idea of a non-bedroom or efficiency unit. Alderman Beifuss stated he has received similar feedback. The problem is that a

newsletter went out stating they are doing this, but they are still only discussing it. The perception is that it is happening. Mr. Dabareiner agreed with Alderman Beifuss. Alderman Stout added it is important to offer housing for people at different stages in their lives, such as empty nesters. This is a plan in progress and nothing is set in stone. Alderman Dettman stated she likes the overall plan to revitalize the downtown and get people out walking around. Some discussion followed among the members regarding some of the positive changes they are seeing already with people attending City-sponsored events and getting out and about.

8. Reports from Staff. None.

9. Adjournment.

Alderman Beifuss moved, and Alderman Sheahan seconded the motion to adjourn the Development Committee meeting at 8:45 p.m. Voting Aye: Aldermen Beifuss, Dettman, Sheahan and Stout.

Respectfully submitted,

Jane Burke

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Peerless Enterprises, Inc.
1850 W Roosevelt Road
Special Use Permit for Ancillary Outside Storage

Ordinance No. 22-O-0001

AGENDA ITEM NUMBER: 4.A.**FILE NUMBER:** _____**COMMITTEE AGENDA DATE:** Jan. 10, 2022**COUNCIL AGENDA DATE:** _____**STAFF REVIEW:** Tom Dabareiner, AICP**SIGNATURE** **APPROVED BY CITY ADMINISTRATOR:** Michael
Guttman**SIGNATURE** _____**ITEM SUMMARY:**

Dean R. White of Peerless Enterprises, Inc. has petitioned for approval of a Special Use Permit to allow outside storage at 1850 West Roosevelt Road, ancillary to the permitted principal use of the property as a fencing contractor's office. The subject property is located in the M Manufacturing District on the south side of Roosevelt Road, approximately one-quarter mile west of Fabyan Parkway, and consisting of 0.82 acres. The site received multiple special use permits in 2019 for a motor vehicle care center, motor vehicle repair shop, internet based auto sales, and ancillary outside storage. That use never became operational and the special use permits expired last May. The site also received multiple variances in 2019 that are in still in effect, including reduction of the front yard setback for parking from 20 feet to five feet, elimination of the required 15-foot west side yard setback for parking, and elimination of the required 15-foot rear landscape yard.

The petitioner is proposing to use the property as a fencing contractor's office with ancillary outside storage for a fencing company known as Peerless Fence. The petitioner currently owns and operates a fencing contractor's office at multiple locations in the City and will use the subject property as an additional location. The petitioner intends to demolish an existing accessory building and will use the existing 3,700 square foot building only. The existing gravel area that will be used for outside storage will be paved with bituminous asphalt. The petitioner proposes to screen the storage area with an 8-foot tall privacy fence. The storage area will be located in the rear yard.

At its January 4, 2022 meeting, members of the Plan Commission voted unanimously with 7-0 in support of the Special Use Permit.

ACTION PROPOSED:

Approval of the requested Special Use Permit for Peerless Enterprises, Inc. to allow outside storage ancillary to the permitted principal use of the property as a fencing contractor's office at 1850 W Roosevelt Road.

COMMITTEE RECOMMENDATION:

ORDINANCE NO. 22-O-0001

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR OUTSIDE STORAGE ANCILLARY TO A PERMITTED USE 1850 WEST ROOSEVELT ROAD

WHEREAS, on or about October 7, 2021, Dean R. White of Peerless Enterprises, Inc. (the "APPLICANT"), filed an application for a special use for outside storage ancillary to a permitted use for the property located at 1850 W Roosevelt Road and legally described on Exhibit "A", which is attached hereto and incorporated herein as the "SUBJECT REALTY"; and,

WHEREAS, Notice of Public Hearing on said application was published in the Daily Herald on December 20, 2021, all 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, commencing on January 4, 2022, 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 of West Chicago have received the recommendation of the Plan Commission/Zoning Board of Appeals for the special use and final PUD which contains specific findings of fact, pursuant to Recommendation No. 2022-RC-0001, 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, DuPage County, Illinois, in regular session assembled, as follows:

Section 1. A special use permit for Outside Storage ancillary to the permitted use of a Contractor's Office, in conformance with Section 5.5 and Section 11.2-4(T) of the Zoning Ordinance, is hereby granted for the SUBJECT REALTY, subject to compliance with the following conditions:

1. The site shall be developed in substantial compliance with the Site Development Plan (Sheet 3) prepared by Engineering Resources Associates, dated September 24, 2021 with a final revision date of November 23, 2021.
2. All storage shall be located within the fenced storage area.
3. No stored materials may be stacked in a manner allowing them to be visible from any property boundary.

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 _____, 2022.

Alderman Beifuss _____

Alderman Chassee _____

Alderman Sheehan _____

Alderman Brown _____

Alderman Hallett _____

Alderman Dettman _____

Alderman Birch-Ferguson _____

Alderman Dimas _____

Alderman Swiatek _____

Alderman Garling _____

Alderman Stout _____

Alderman Short _____

Alderman Jakabcsin _____

Alderman Morano _____

APPROVED as to form: _____
City Attorney

APPROVED THIS _____ day of _____, 2022.

Mayor Ruben Pineda

ATTEST:

City Clerk Nancy M. Smith

PUBLISHED: _____

EXHIBIT "A"

LEGAL DESCRIPTION

That part of the southwest quarter of the northwest quarter of Section 8, Township 39 North, Range 9, East of the Third Principal Meridian, described as follows: beginning at a point on the south line of said southwest quarter of the northwest quarter 200 feet west of the northeast quarter corner of the west 60 acres of the southwest quarter of said Section 8; said point of beginning being the southwest corner of the schoolhouse lot conveyed by George McCauley and wife to School Trustees by deed recorded April 13, 1857 in Bool 20 of Deeds, Page 430, as Document 11308, thence running north 92 feet to the south line of the highway; thence north 73 degrees 20 minutes west along the south line of said highway 441.7 feet to the east line of the highway running southerly; thence south 22 degrees 54 minutes west along the east line of the highway 208 feet to the south line of said southwest quarter of the northwest quarter; thence east to the point of beginning; (except therefrom land conveyed to Trustees of Schools, District 27 by quit claim deed recorded May 14, 1921 as Document 148351 and excepting therefrom the westerly 185 feet as measured along the south line of Roosevelt Road and the south line of said southwest quarter of the northwest quarter of Section 8) in DuPage County, Illinois.

P.I.N. 04-08-103-009

EXHIBIT “B”

RECOMMENDATION NO. 2022-RC-0001

TO: The Honorable Mayor and City Council

SUBJECT: PC 21-19
Special Use Permit for Outside Storage Ancillary to a Permitted Use
Peerless Enterprises, Inc.
1850 West Roosevelt Road

DATE: January 4, 2022

DECISION: With a vote of seven (7) “yes” and zero (0) “no”, the motion to recommend approval of the Special Use Permit for Outside Storage Ancillary to a Permitted Use was unanimously approved.

RECOMMENDATION

After review of the requested special use for a car wash for the SUBJECT REALTY, the Plan Commission/Zoning Board of Appeals (PC/ZBA) recommended approval 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 or not the use itself is *needed* there).

The proposed contractor’s office with ancillary outside storage is best suited for an industrial area such as the subject property. The subject property is located within one of the City’s primary commercial corridors and is compatible with the existing commercial and industrial uses that surround it.

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

The proposed use of the subject property will not adversely impact the public health, safety and welfare of the community. It is consistent with the former use of the property with relatively minor modifications proposed to the site. Improvements will be made to the site including paving all storage area with a hard surface and enhancing the existing fencing for the storage area.

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

The proposed ancillary outside storage will not cause substantial injury to the value of other property in the neighborhood in which it is located because the proposed use is best suited for a commercial or industrial area and the subject property is located within one of the City's primary commercial corridors. The proposed use is compatible with the existing commercial and industrial uses that surround it including the auto repair facility to the west and the landscape contractor's yard to the south.

- (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:*

The proposed outside storage ancillary to the permitted use of a contractor's office is a special use per Section 11.4-2(T) of the Zoning Code.

Respectfully submitted,

Barbara Laimins
Chairperson

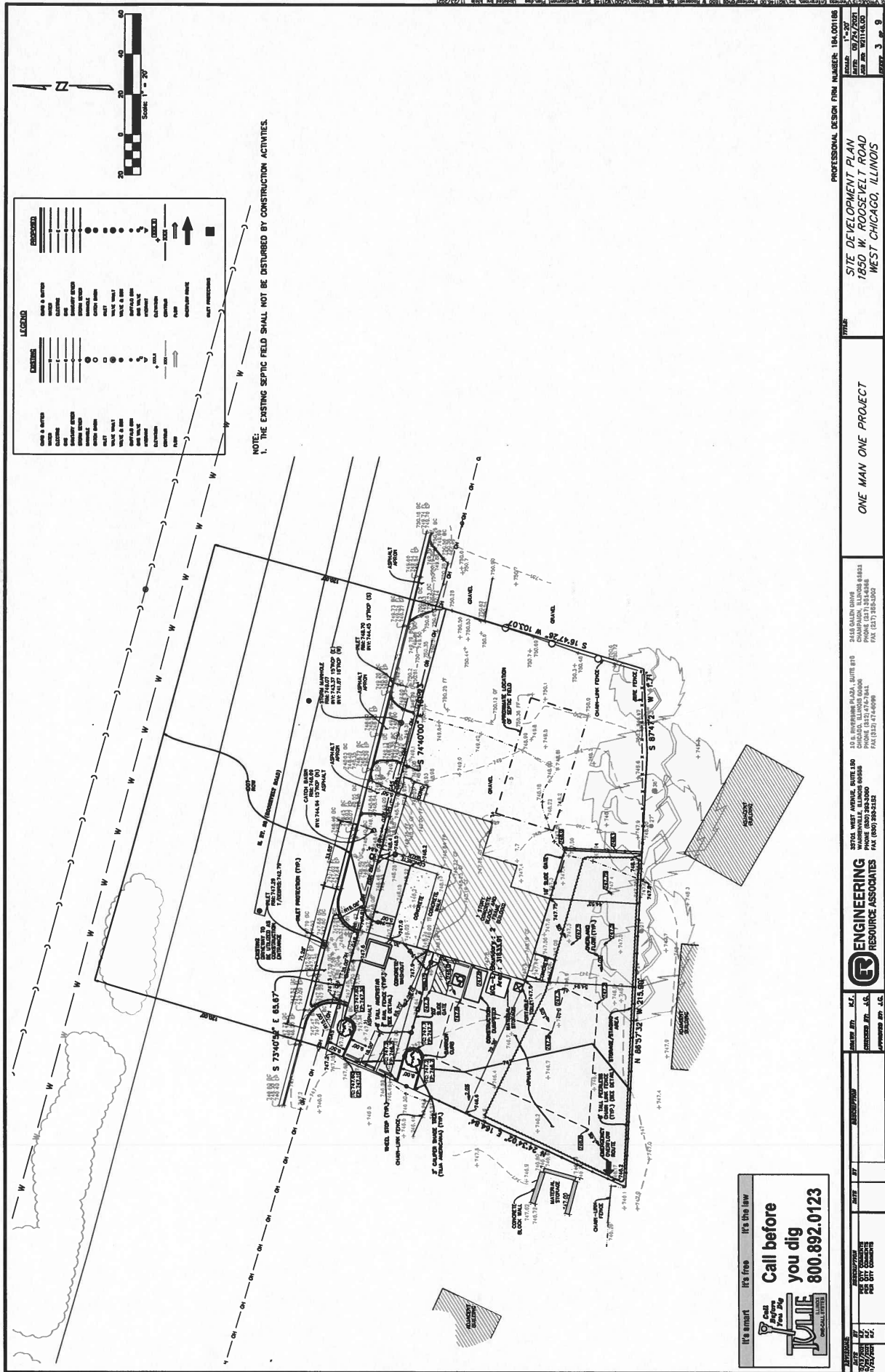
VOTE:

<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Laimins			
Henkin			
Kasprak			
Banasiak			
Devitt			
Hale			
Billingsley			

EXHIBIT “C”

(Insert Demolition Plan and Site Plan here)

Exhibit "C"



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800.892.0123

JULIE
ON-CALL SERVICE

PROFESSIONAL DESIGN FIRM NUMBER: 184.001108 DATE: 11/22/2021 SCALE: 1" = 20' SHEET NO.: 184.001108	TITLE: SITE DEVELOPMENT PLAN 1850 W. ROOSEVELT ROAD WEST CHICAGO, ILLINOIS
OWNER: 1850 W. ROOSEVELT ROAD CHICAGO, ILLINOIS 60608 TEL: (312) 744-0000 FAX: (312) 744-0000	ONE MAN ONE PROJECT
ENGINEERING RESOURCE ASSOCIATES 1850 W. ROOSEVELT ROAD, SUITE 210 CHICAGO, ILLINOIS 60608 TEL: (312) 744-0000 FAX: (312) 744-0000	2415 CALLEO DRIVE CHICAGO, ILLINOIS 60608 TEL: (312) 744-0000 FAX: (312) 744-0000
DESIGNED BY: J.C. CHECKED BY: J.C. APPROVED BY: J.C.	DATE: 11/22/2021 SCALE: 1" = 20' SHEET NO.: 184.001108

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Final Development Plan
805B Discovery Drive
Pritzker Realty Group/Suncast Corporation

Resolution No. 22-R-0007

AGENDA ITEM NUMBER: 4.B.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: Jan. 10, 2022

COUNCIL AGENDA DATE: _____

STAFF REVIEW: Tom Dabareiner, AICP

SIGNATURE 

APPROVED BY CITY ADMINISTRATOR: Michael Guttman

SIGNATURE _____

ITEM SUMMARY:

Pritzker Realty Group, representing Suncast Corporation, requests Final Development Plan approval to allow construction of an industrial building, along with related site improvements, at 805-B Discovery Drive in the DuPage Business Center. This is the second phase of a two-phase effort for Suncast, with the construction for Phase 1 at 805-A Discovery Drive completed in 2019.

The new building is 716,769 square feet. The building will be cross-docked with truck docks facing away from the public rights-of-way of Discovery Drive and Fabyan Parkway. The size of the building as well as the proposed industrial/office uses require 408 parking stalls. Documentation has been submitted by the applicant demonstrating that the initial parking needs of Suncast will be no more than 208 parking stalls. The applicant intends to land bank 255 parking stalls to allow for a total of 463 parking stalls on the site once they are needed, 55 more than required.

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 Final Development Plan at its November 17, 2021 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 805-B Discovery Drive.

COMMITTEE RECOMMENDATION:**ATTACHMENTS:**

Draft Resolution
Plans and Elevations

RESOLUTION NO. 22-R-0007

A RESOLUTION APPROVING THE FINAL DEVELOPMENT PLAN FOR PRITZKER REALTY GROUP, 805B DISCOVERY DRIVE 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 Pritzker Realty Group development by Resolution 2021-2480 on November 17, 2021; and,

WHEREAS, the City Council of the City of West Chicago has determined that the proposed Final Development Plan for the Pritzker Realty 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 Pritzker Realty 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 14, 2021 with a last revision date of December 15, 2021.
2. The Landscape Plans prepared by Kathryn Talty Landscape Architecture dated September 8, 2021 with a last revision date of December 17, 2021.
3. The Building Elevations prepared by Cornerstone Architects, Inc. dated September 15, 2021.

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

Section 3. 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 _____ 2022.

AYES: _____

NAYES: _____

ABSTAIN: _____

ABSENT: _____

Mayor Ruben Pineda

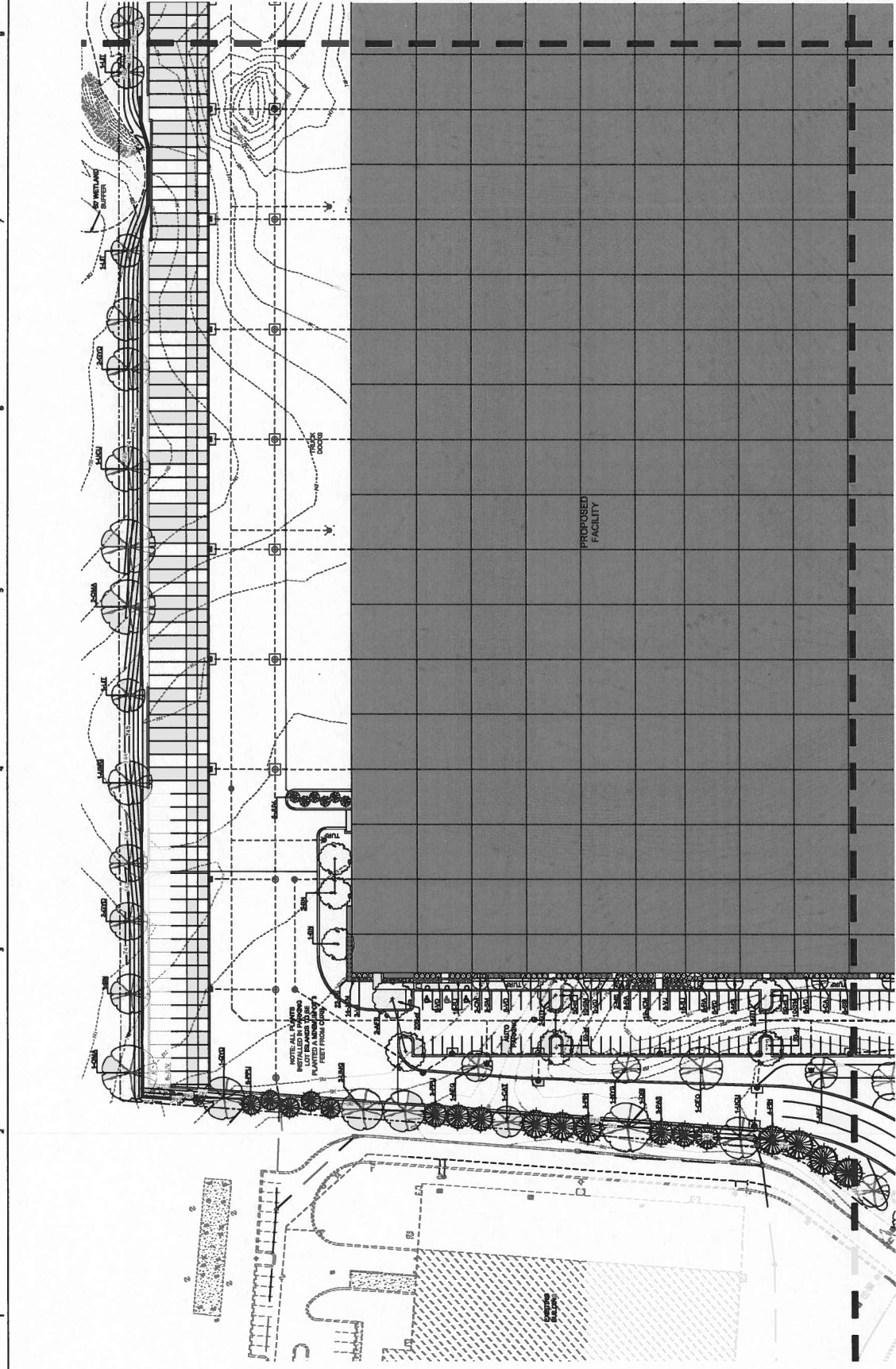
ATTEST:

City Clerk Nancy M. Smith

Exhibit “A”

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

[illegible]



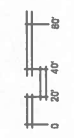
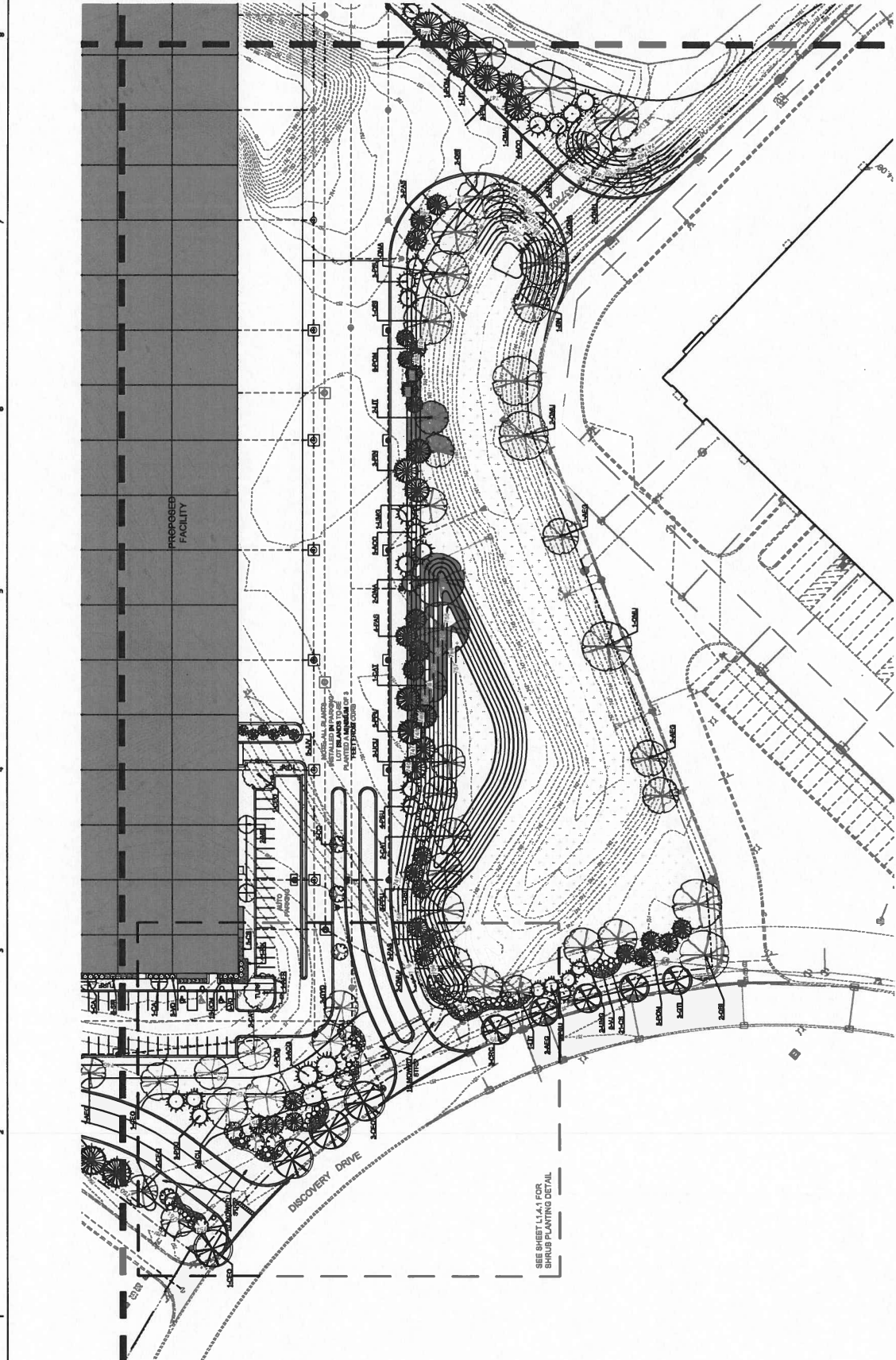
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NORTHWEST LANDSCAPE PLAN

PROPOSED DEVELOPMENT
SUNCAST PHASE II
705 DISCOVERY DRIVE
WEST CHICAGO, ILLINOIS

DATE	10-10-11
BY	W. J. JONES
CHKD	W. J. JONES
APP'D	W. J. JONES
DATE	10-10-11
BY	W. J. JONES
CHKD	W. J. JONES
APP'D	W. J. JONES

Kathryn Tally
landscape architecture
www.kathryntally.com
Westfield, Illinois 60090
630.222.5554



SOUTHWEST LANDSCAPE PLAN
SCALE: 1" = 10'-0"

L 1.4.0

21360

DATE	2/1/14
BY	KL
CHECKED	KL
APPROVED	KL

SOUTHWEST LANDSCAPE PLAN

PROPOSED DEVELOPMENT
SUNCAST PHASE II
705 DISCOVERY DRIVE
WEST CHICAGO, ILLINOIS

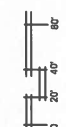
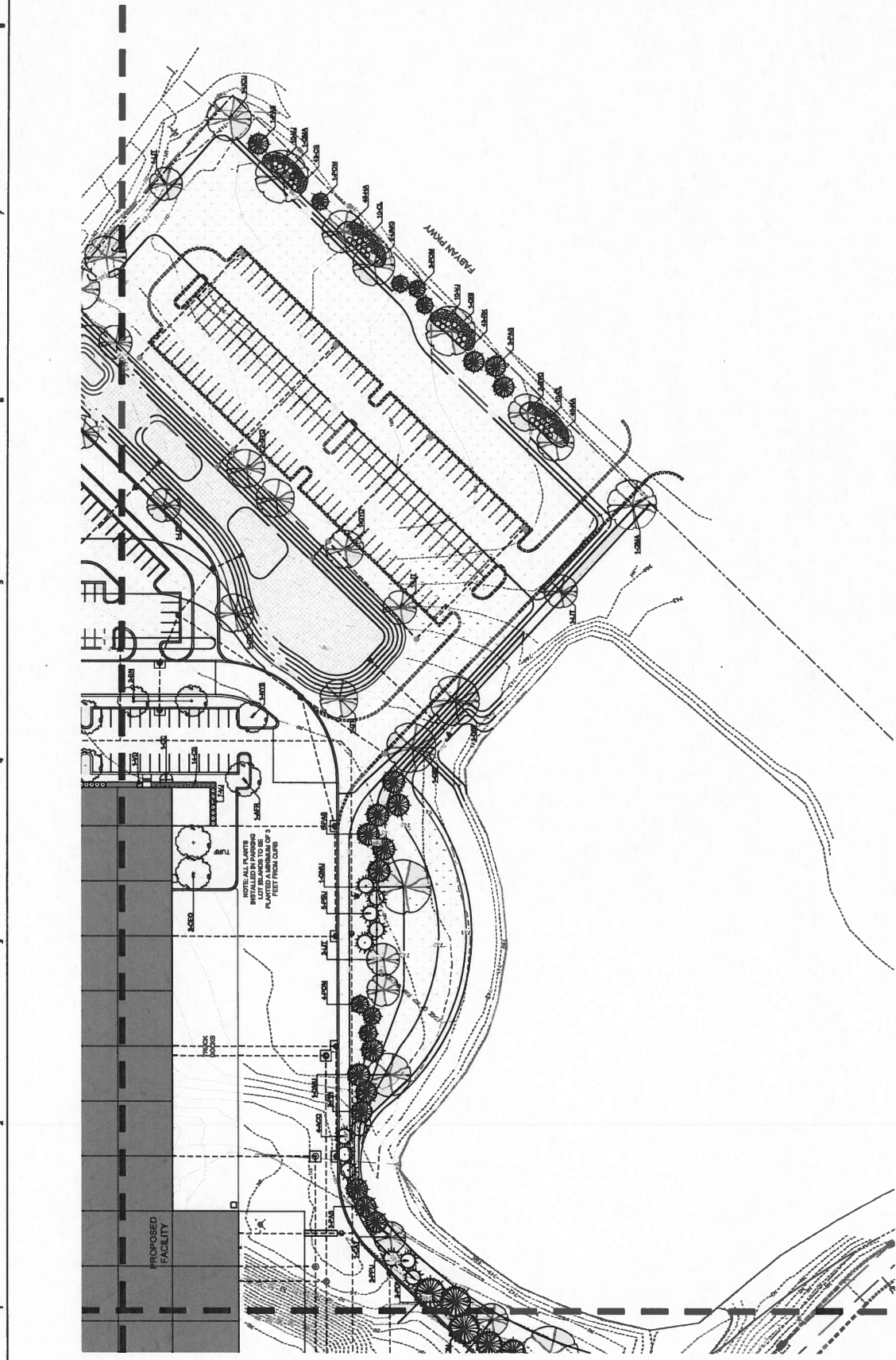
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DATE	12/1/13
BY	KL
CHECKED	KL
APPROVED	KL



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Westfield, Illinois 60090
630.232.5154

ENTRY SHRUB PLANTING PLAN

SCALE: 1" = 20'-0"



SOUTHEAST LANDSCAPE PLAN
SCALE: 1" = 10'-0"

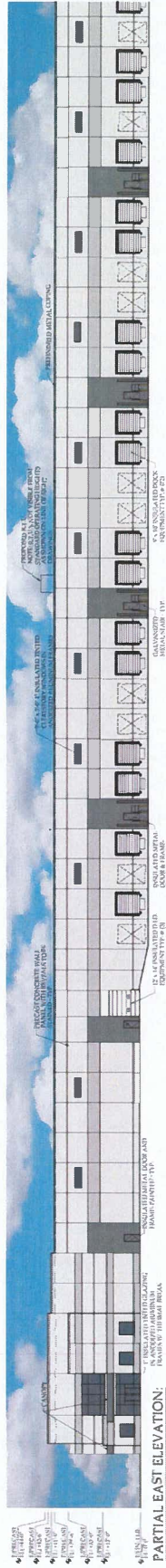
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SOUTHEAST LANDSCAPE PLAN

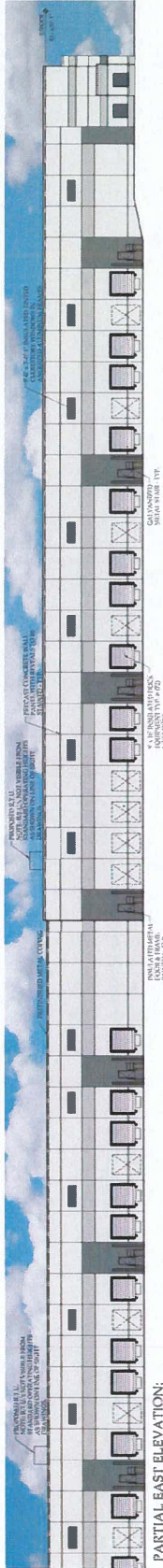
PROPOSED DEVELOPMENT
SUNCAST PHASE II
706 DISCOVERY DRIVE
WEST CHICAGO, ILLINOIS

No.	Revision Description	Date
1	ISSUED FOR REVIEW	09-12-21
2	REVISED	11-02-21
3	REVISED	12-17-21

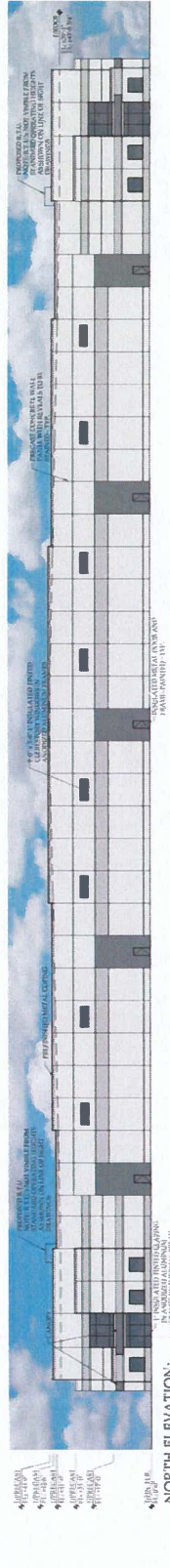
Kathryn Talty
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Landscape Architecture
300 N. LaSalle, Suite 2000
Chicago, IL 60610
www.kathtalty.com



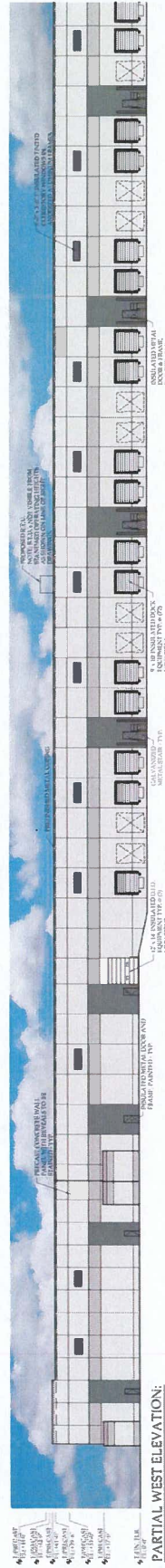
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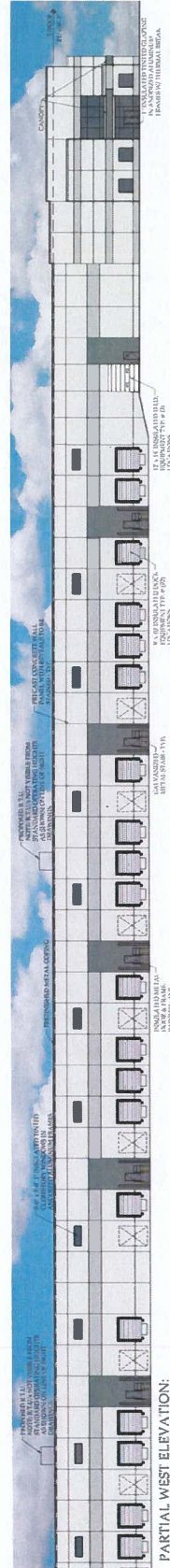
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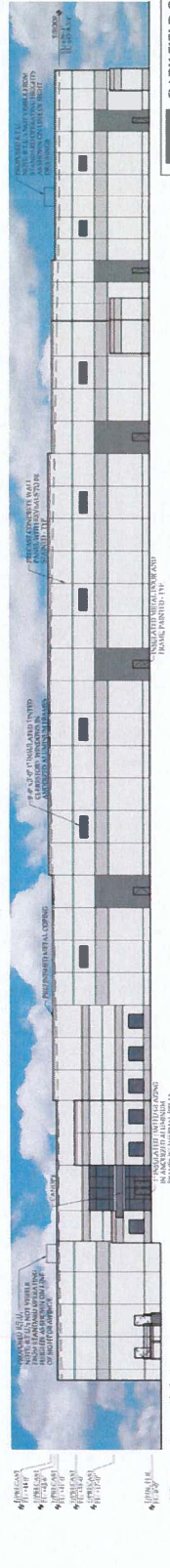
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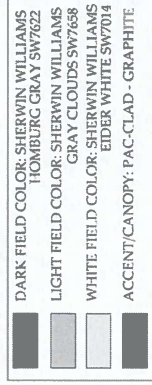
PARTIAL WEST ELEVATION:



PARTIAL WEST ELEVATION:



SOUTH ELEVATION:



CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Draft Comprehensive Plan Follow-up
MUSE Community+Design

Draft Future Land Use Map

AGENDA ITEM NUMBER: 5. A.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: Jan. 10, 2022

COUNCIL AGENDA DATE: _____

STAFF REVIEW: Tom Dabareiner, AICP

SIGNATURE 

APPROVED BY CITY ADMINISTRATOR: Michael Guttman

SIGNATURE _____

ITEM SUMMARY:

During the Development Committee's last meeting, the Draft Comprehensive Plan was reviewed and recommended for approval conditioned on certain changes to the Future Land Use Map. The consultant, MUSE Community+Design, made those changes, which are represented in the revised and attached Draft Map.

Two primary changes were made. The "Old Heidelberg" area has been changed to reflect the predominant single family housing that already exists there. Also, the downtown area was removed from the north side of Colford Avenue, which was originally colored in error. A handful of random single-lot coloring errors were also corrected.

Staff believes that with the changes made to the Draft Future Land Use Map, the Draft Comprehensive Plan is ready for consideration by the City Council.

ACTION PROPOSED:

Consideration of the revised Draft Future Land Use Map.

COMMITTEE RECOMMENDATION:

Pc: Draft Future Land Use Map

Future Land Use

Legend

- Parks and Open Space
- Single-Family Residential
- Multi-Family Residential
- Institutional
- Industrial
- Corridor Commercial
- Downtown
- DuPage Airport
- Municipal Boundary

