

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

DEVELOPMENT COMMITTEE

Monday, July 8, 2024
6:00 P.M. - Council Chambers

AGENDA

1. Call to Order, Roll Call, and Establishment of a Quorum
2. Approval of Minutes
 - A. June 10, 2024
3. Public Participation

The opportunity to speak to the Development Committee is provided for those who have a question or comment on an agenda item or a City of West Chicago issue. The Development Committee appreciates hearing from our residents and your thoughts and questions are valued. The Development Committee strives to make the best recommendations for the City and public input is very helpful.

Respect for the duties of the Development Committee and for the democratic process will be adhered to – in this regard, civility and a sense of decorum will be strictly followed. All speakers must address their comments to the Chairperson. Comments that are personally condescending will not be permitted. Speakers shall be courteous and should not make statements that are personally disrespectful to members of the Development Committee or City staff.

Please use the podium in the center aisle. Please announce your name and address (if acceptable) before commencing – all public comments are limited to three (3) minutes and each citizen will be permitted to speak only once. It is the Development Committee's policy not to engage in dialogue during Public Comment. Any questions raised will be addressed by City staff or an elected official outside of the Development Committee meeting.

4. Items for Discussion
 - A. **Express Car Wash, Inc. (511 E Roosevelt Road)** – Request for a second extension to the expired Final Planned Unit Development and Special Use Permit to develop the site at 511 E Roosevelt for the operation of a car wash.
5. Unfinished Business
6. New Business
7. Reports from Staff
8. Adjournment – Next Meeting August 12, 2024

Draft

**MINUTES
DEVELOPMENT COMMITTEE**

June 10, 2024, 6:00 P.M.

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

Alderman Rebecca Stout called the meeting to order at 6:00 p.m.

Roll call found Aldermen John Banas, Melissa Birch Ferguson, Lori Chassee, Jayme Sheahan, and Rebecca Stout present. Alderman Stout announced a quorum.

Also in attendance was Community Development Director, Tom Dabareiner.

2. Approval of Minutes.

A. April 8, 2024.

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

3. Public Participation. None.

4. Items for Consent.

- A. Zoning Text Amendment regarding Indoor Recreation and Amusement – A** proposed zoning text amendment would allow Indoor Recreation and Amusement as a permitted use in the B-2 General Business District. Plan Commission recommended approval.

Alderman Chassee moved, and Alderman Birch Ferguson seconded a motion to approve the Item for Consent. Voting Aye: Aldermen Banas, Birch Ferguson, Chassee, Sheahan, and Stout.

5. Items for Discussion.

- A. BAP Power Corp d/b/a Cenergy Power (220 Kress Road) – Plan Commission** recommended approval with a 4-1 vote for a Special Use permit for a solar farm on Airport property.

Development Committee Minutes
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Mr. Dabareiner provided a staff update and explained that previous approval was granted in 2018. The project never moved forward, however, and the previous approval has lapsed. Approval is required again.

Ryan Kretschmer from Cenergy Power was recognized to speak and answered questions from the members. He explained the project was not completed due to a lack of lottery-based funding. He also stated that per the FAA, there are no reflectivity concerns from the panels that would interfere with flights.

Alderman Banas moved, and Alderman Birch Ferguson seconded a motion to approve the Item for Discussion. Voting Aye: Aldermen Banas, Birch Ferguson, Chassee, Sheahan, and Stout.

6. Unfinished Business. None.

7. New Business. None.

8. Reports from Staff.

Mr. Dabareiner briefly updated the members on some potential developments in the City.

9. Adjournment.

Alderman Birch Ferguson moved to adjourn the meeting at 6:08 p.m., and Alderman Chassee seconded the motion. With a voice vote of all ayes, the motion carried.

Respectfully submitted,

Jane Burke

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Second Extension to Final PUD and Special Use Permit
Approval
511 E Roosevelt Road
Express Car Wash, Inc.

Ordinance No. 24-O-0020

AGENDA ITEM NUMBER: 4.A**FILE NUMBER:** _____**COMMITTEE AGENDA DATE:** July 8, 2024
COUNCIL AGENDA DATE: _____**STAFF REVIEW:** Tom Dabareiner, AICP
(John Sterrett, Assistant Director)**SIGNATURE**  _____**APPROVED BY CITY ADMINISTRATOR:** Michael Guttman**SIGNATURE** _____**ITEM SUMMARY:**

On September 20, 2021, the City Council approved Ordinance 21-O-0022 granting a Final Planned Unit Development (PUD) and Special Use Permit (SUP) for the development and operation of a car wash at 511 East Roosevelt Road in the B-2 General Business District. The petitioner, Dan Gunsteen of Express Car Wash, Inc., applied for a building permit on August 19, 2022 to develop the site and construct the facility. The ordinance approving the Final PUD and SUP did not establish a deadline for when construction must begin. In cases such as this, the Zoning Code stipulates that the Final PUD approval shall expire one year from the date of approval if construction has not commenced, per Section 15.5 (A)(2), and that the SUP approval shall expire one year from the date of approval if the use has not become operational, per Section 5.5-8. Section 15.5 of the Zoning Code, however, provides the City Council the ability to grant an extension to an SUP, including the SUP for a Final PUD and car wash. After filing a request for an extension in September of 2022, the City Council granted a one-year extension to complete the project.

The building permit application and plans were approved by City staff in Spring of 2023. The approved permit, however, has not been picked up nor paid for. The construction, therefore, has still not yet begun. In June of this year, the applicant indicated to staff of the desire to pursue the project and has submitted a request for a second one-year extension of the approval for the Final PUD and SUP. If the second extension is approved, the applicant has signaled they will obtain their permit and begin construction in a quick manner.

Staff recommends that the approval for the Final PUD and SUP be extended until July 15, 2025 to develop the site, construct the building, and become operational.

ACTIONS PROPOSED:

Approve a second extension requested by Dun Gunsteen of Express Car Wash, Inc. for the previously approved Final PUD and SUP to develop and operate a proposed car wash at 511 E Roosevelt Road for one year.

COMMITTEE RECOMMENDATION:

Draft Ordinance 24-O-0020
Extension Request

ORDINANCE NO. 24-O-0020

AN ORDINANCE GRANTING A SECOND EXTENSION FOR A FINAL PLANNED UNIT DEVELOPMENT AND SPECIAL USE PERMIT APPROVAL 511 E WEST ROOSEVELT ROAD

WHEREAS, on September 20, 2021, Dan Gunsteen of Express Car Wash, Inc. (the "APPLICANT"), was granted approval for a Final Planned Unit Development and Special Use Permit to the develop and operate a car wash facility with respect to the property legally described in Exhibit "A" attached hereto and incorporated herein (the "SUBJECT REALTY"), pursuant to Ordinance 21-O-0022; and,

WHEREAS, Section 15.5(A)(2) of the Zoning Code states that a Final Planned Unit Development Approval shall expire in one (1) year if construction has not commenced and Section 5.5-8 of the Zoning Code states that special use permits shall expire in one (1) year if they do not become operational; and

WHEREAS, as of August 31, 2022, construction for the facility had not yet begun on the SUBJECT REALTY; and

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

WHEREAS, on or about August 31, 2022 the APPLICANT filed a request for an extension of the approved Final Planned Unit Development and Special Use Permit; and

WHEREAS, on September 19, 2022, the APPLICANT was granted a one (1) year extension of the approval for a Final Planned Unit Development and Special Use Permit to the develop and operate the car wash facility, pursuant to Ordinance 22-O-0034; and,

WHEREAS, as of June 21, 2024, construction for the facility had still not yet begun on the SUBJECT REALTY; and

WHEREAS, on or about June 21, 2024 the APPLICANT filed a request for a second extension of the approved Final Planned Unit Development and Special Use Permit.

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 extension to the approved Final Planned Unit Development and Special Use Permit for the SUBJECT REALTY granted by Ordinance 21-O-0022 until July 15, 2025, at which time the Final Planned Unit Development and Special Use Permit shall expire if the use has not become operational.

Section 2. That all conditions contained in Section 1 of Ordinance 21-O-0022 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 _____, 2024.

Alderman D. Beebe	_____	Alderman L. Chassee	_____
Alderman J. Sheahan	_____	Alderman H. Brown	_____
Alderman A. Hallett	_____	Alderman C. Dettmann	_____
Alderman M. Birch-Ferguson	_____	Alderman S. Dimas	_____
Alderman J. Smith, Jr.	_____	Alderman C. Swiatek	_____
Alderman R. Stout	_____	Alderman J. Short	_____
Alderman J. Morano	_____	Alderman J. Banas	_____

APPROVED as to form: _____
City Attorney

APPROVED this _____ day of _____, 2024.

Mayor Ruben Pineda

ATTEST:

Executive Office Manager Valeria Perez

PUBLISHED: _____

EXHIBIT "A"

Subject Realty Legal Description

LOT 2 IN THE BLUESTONE SINGLE TENANT PROPERTIES SUBDIVISION IN PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 28, 2016 AS DOCUMENT R2016-1-5618, IN DUPAGE COUNTY, ILLINOIS.

Tax ID Number: 04-15-301-007



June 21, 2024

**City of West Chicago - Department of Community Development
475 Main Street
West Chicago, Illinois 60185
Attn: John Sterrett - City Planner**

**RE: PUD Extension Request
Reference #22080070
Proposed Extreme Clean Car Wash
511 East Roosevelt Road
West Chicago, Illinois**

Mr. Sterrett,

Please accept this letter on behalf of Dan Gunsteen of CWD of West Chicago request a PUD approval extension per **Section 15.5(A)(2)** of the City Zoning Code for a period of one year. Construction would commence within a year of approval and proper paper work is completed.

We are grateful for your time and attention to this matter, please feel free to contact me should you have any questions.

Sincerely,

**THE W-T GROUP, LLC
Christopher M. Starke
Project Manager**

Cc: Dan Gunsteen