

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

MINUTES

DEVELOPMENT COMMITTEE
Monday, February 11, 2008, 7:00 p.m.

Approved as presented at April 14, 2008 meeting

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

Chairman Pineda called the meeting to order at 7:02 p.m. Roll Call found Aldermen James E. Beifuss, Jr., Nicholas Dzierzanowski, Gregory Bunch, Alan Murphy and Rebecca Stout present, and Alderman H. Ronald Monroe absent. Quorum recognized.

Also in attendance were Community Development Director Joanne Kalchbrenner and Planning Assistant David DeGroot.

2. Approval of Minutes.

Development Committee meeting of November 12, 2007. Alderman Stout made a motion, seconded by Alderman Dzierzanowski, to approve the minutes of the November 12, 2007, Development Committee meeting. Voting Yeah: Aldermen Stout, Dzierzanowski, Beifuss, Bunch, Murphy and Chairman Pineda. Voting Nay: 0. Motion carried.

3. Public Participation.

Chairman Pineda asked if there was anyone from the public who wished to make any comment in regard to any items on the consent agenda. No public participants identified.

4. Items for Consent.

Chairman Pineda asked if any aldermen wanted removal of any item from the consent agenda. There was no response.

A. City of West Chicago – Text Amendments:

Staff presented staff report PC 07-20 Report to the Development Committee, proposed Text Amendments to the Zoning Code Regulations, dated February 11, 2008, which were the 11 proposed amendments as the Development Committee recommended changes to, and was presented to the Plan Commission. Ms. Kalchbrenner explained that the Development Committee had given staff directions. Staff prepared a memo which went to the Plan Commission, which is the February 11, 2008 staff report. Plan Commission recommended approval in part with some additional revisions. The ordinance before the committee is the

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original staff recommendations based on the Development Committee direction; it does not include the changes made by the Plan Commission. Therefore, if the Development Committee wants to stay with the original direction with the minor corrections, that would be in the ordinance. Alderman Beifuss questioned the amendment regarding Structures, Patios (page 6 of PC 07-20) in regard to 20 foot setback from front lot line. Clarification was made by Ms. Kalchbrenner that the portion Alderman Beifuss was questioning was actually in the existing ordinance. She said the new ordinance has a separate definition for “patios” and that the additions that were being made were, essentially, to prevent the parking of vehicles in front yards.

Alderman Murphy made a motion, seconded by Alderman Bunch, to approve the proposed text amendments to the Zoning Code Regulations, Ordinance No. 08-O-0010. Voting Yeah: Aldermen Stout, Dzierzanowski, Beifuss, Bunch, Murphy and Chairman Pineda. Voting Nay: 0. Motion carried.

B. CenterPoint Properties – Smart Building, 680 Innovation Drive, Approval:

Chairman Pineda asked for motion regarding consent item 4.B, CenterPoint Properties – Smart Building, 680 Innovation Drive. Motion made to move to council by Alderman Stout, seconded by Alderman Dzierzanowski. Voting Yea: Murphy, Beifuss, Bunch, Dzierzanowski, Stout and Chairman Pineda. Voting Nay: None. Motion carried.

5. Items for Discussion.

A. Forming America – 1200 Prince Crossing Road – Special Use Permit Update:

Chairman Pineda requested an update from Ms. Kalchbrenner. She stated that in the past few months, Forming America has been making progress. She stated that there are two items that need to be resolved:

Dip Tank: Forming America agreed and was willing to submit the building permit application. This was reviewed by the City’s consultants who commented. Forming America resubmitted. There was a delay on coordination between the City and the Fire District; therefore, Forming America is now waiting for comments from the City on the dip tank, which should be received in several days.

Basement Finish: The Development Committee directed Forming America to cease use of the basement. Forming America did cease using the basement. They were to remove the construction of the basement, and they hired a consultant, who evaluated the construction and gave an opinion in regard to a sprinkler. The City maintains its position that a sprinkler system is required and the applicant’s consultant believes that a sprinkler system is not required. The owner must now decide whether to appeal the building official’s decision, remove all construction in the basement or provide a sprinkler system.

Ms. Kalchbrenner indicated that that they had received comments from the County which were not lengthy but they were substantial and had requested a meeting with the County to discuss the issues of the wetland boundary.

She said there was also an issue in regard to revising the Plat of Dedication. She stated the engineer had advised her today that additional research had been done and the findings show that the plat needs to be revised.

Chairman Pineda invited Forming America owner, Mr. Jim Langkamp, to come up to the podium to discuss the situation. Mr. Langkamp said he had not yet met with the County due to scheduling problems and absences at County. Ms. Kalchbrenner stated that Forming America would not comply with the deadline for resubmission of the engineering plans as required by the Special Use Permit, which was 30 days, and that the letter from the County was dated January 15, 2008, and that she could not imagine that Mr. Langkamp would be able to accomplish this by the end of the week. She also pointed out to Mr. Langkamp that whenever the City or the County gives him comments in regard to the permit, he is required to resubmit within 30 days. Mr. Langkamp said he would try to accomplish this. Ms. Kalchbrenner said at any point, he was technically in violation of the Special Use permit because of no Certificate of Occupancy. Mr. Langkamp stated that they have a consultant and they are researching what their options are with the basement, in regard to sprinkling it or what. Chairman Pineda asked Mr. Langkamp if he was using the dip tank currently and Mr. Langkamp stated he was. Mr. Langkamp stated that there were differences in using a dip tank when there are flammable liquids, that you need fire extinguishers, a cover over it, etc., but based on his consultant's recommendations, none of the restrictions really apply because they are not using flammable liquid. Chairman Pineda reiterated that they still need a permit for the dip tank and that they are not supposed to be using the dip tank until they get one, regardless what consultants or anyone else says; the City is the authority. Chairman Pineda clarified that legally, Forming America is not supposed to be using the dip tank with a permit. Ms. Kalchbrenner said that the dip tank issue is being resolved, that the equipment is not at the level they initially thought. Chairman Pineda asked the status of the basement, in regard to sprinkling and if required. Mr. Langkamp said he did not know if the well that was on site was sufficient to provide water for a sprinkling system. Chairman Pineda stated that both parties' consultants need to meet, and determine if they are either going to install sprinklers or not use the basement, and that Mr. Langkamp needs to meet with the county, to accomplish this by the next committee meeting. Mr. Langkamp acknowledged.

Alderman Dzierzanowski asked Mr. Langkamp what was his plan if he was told he had to install sprinklers. Mr. Langkamp replied he did not know since that he had not priced out the cost of installing a sprinkling system. Alderman Dzierzanowski stated he thought that pointed to a lack of concern, if Mr. Langkamp did not have a plan in the event that it was required. Alderman Dzierzanowski also stated that this would be the last time he would vote for allowing Forming America to continue to the next meeting. Chairman Pineda stated he accepted the statement.

6. **Unfinished Business:** None.

7. **New Business:** None.

8. **Reports from Staff:**

Ms. Kalchbrenner reported that the NIU Cancer Treatment Center is hoping for an answer by the end of the month, and they would then know if it was moving forward or not. She said they desire to build in the Tech Park and if they get approval from the state, plans will be drawn, permits issued, construction occur and they would anticipate seeing the first patients in 24 months. Alderman Beifuss and Alderman Murphy questioned if it was a neutron versus proton treatment center, of which Ms. Kalchbrenner indicated that it was her understanding that it is a proton therapy center and had not heard that it was a neutron therapy. Ms. Kalchbrenner stated that in general, business development is picking up a little bit. She reported that Jigged Ventures, which was approved last month, was making a lot of good improvements. She added that the bowling alley had been sold and it appears the new owners would like to work with the community.

9. Adjournment: Alderman Stout made a motion, seconded by Chairman Pineda, to adjourn. The members unanimously agreed. Motion carried. The meeting was adjourned at 7:38 p.m.

Respectfully submitted,

Pamela Weiler
Weiler Transcription Service

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