

## MINUTES

### Development Committee

**April 14, 2008, 7:00 P.M.**

**Approved with no changes at May 12, 2008 Meeting**

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

Chairman Pineda called the meeting to order at 7:00 P.M. Roll call found Aldermen James E. Beifuss, Jr., Nicholas Dzierzanowski, H. Ronald Monroe, Alan Murphy, and Rebecca Stout present. Alderman Gregory Bunch was absent.

Also in attendance were Plan Commission member Steven Jarolin, Community Development Director Joanne Kalchbrenner, and Planning Assistant David DeGroot.

#### 2. Approval of Minutes.

**A. Development Committee, February 11, 2008. Alderman Dzierzanowski made a motion, seconded by Alderman Stout, to approve the minutes of the February 11, 2008 Development Committee Meeting. Voting Yea: Aldermen Beifuss, Dzierzanowski, Murphy, Pineda, and Stout. Voting Nay: 0. Abstaining: Alderman Monroe. Motion carried.**

3. **Public Participation.** There was no public participation.

#### 4. Items for Consent.

Chairman Pineda asked if any aldermen wanted to remove an item from the consent agenda. Alderman Dierzanowski requested that item C. Anthony Armocida, 220W. North Avenue, minor subdivision. Chairman Pineda read the following item for Consent:

- A. Jel-Sert – 501 Conde, Plat of Consolidation
- B. Jel-Sert – 501 Conde, Stormwater Deviation
- D. West Chicago Park District – Pioneer Park, Annexation and Annexation Agreement

**Chairman Pineda advised that the item would be placed on the April 21, 2008 City Council Agenda under Consent.**

#### 5. Items for Discussion.

**C. Anthony Armocida – 220 W. North Avenue –Minor Subdivision.** Alderman Dierzanowski indicated that he asked that the item be removed from the consent agenda because

he wanted to ask the applicant when he planned to finish the driveway to connect to Heritage Woods Drive. Mr. Armocida responded that it would be completed by mid-summer. Alderman Dierzanowski advised that the driveway is critical to help reach the traffic warrants to obtain a traffic signal at the intersection of Route 59 and Heritage Woods Drive. He reviewed the traffic accident data for the intersection to demonstrate the importance of the signal. Mr. Armocida advised that he needs to make some changes to the alignment due to storm water management, but wants to complete the driveway as soon as possible. Alderman Dierzanowski then asked when Mr. Armocida plans to fix the pot holes and signage within the shopping center, as it is currently hazardous. Mr. Armocida responded that he would repair the signage immediately and plans to repair the pot holes as soon as the asphalt plants open. He doesn't want to make a temporary repair, just to remove and repair them again in a few weeks. Chairman Pineda asked for a motion on this item.

**Alderman Dierzanowski made a motion, seconded by Alderman Monroe, to approve the proposed minor subdivision at 220 W. North Avenue.**

**Voting Yea: Aldermen, Dzierzanowski, Monroe, Murphy, Beifuss, Stout and Pineda.  
Voting Nay: 0. Motion carried.**

### **Items for Discussion**

**A. Forming America – 1200 Prince Crossing Road – Special Use Permit Update.** Ms. Kalchbrenner provided an update of the status of the progress on compliance with the conditions of the special use permit. She advised that the owner had resubmitted the proposed civil engineering plans to the City and Dupage County, they obtained comments from the Fire District on the dip tank but have requested a meeting to clarify the comments, and obtained a variance from the Building Board of Appeals in regard to the requirement to provide a sprinkler system in the basement due to the basement finish. The owner has been advised what information is required to be submitted for a complete permit for the basement finish. Alderman Murphy indicated that it appears that the owner is making progress and needs to keep it up. Alderman Stout indicated that there needs to be a firm deadline to provide the fire alarm. Alderman Pineda agreed and indicated that the owner needs to submit a complete building permit for the basement finish within 30 days. He asked the owner if that is feasible and Mr. Langkamp responded that it would be tight, but that he could get it done. Alderman Pineda asked for a status update at the next meeting

**B. City of West Chicago – Proposed Amendments to Sign Regulations.** Chairman Pineda requested that staff provide a summary of the proposal. Ms. Kalchbrenner provided an introduction, advising that staff has been working on the proposed amendments to the sign code for several years, and David DeGroot has worked on the amendments since he started working for the City. Mr. DeGroot explained that the proposed amendments do not include amortization provisions, and that any business with an existing sign may keep but would be required to comply for new signage or if the existing sign is destroyed more than 50%. The proposal includes deletions to the existing code as well as new provisions. Staff has made significant effort to make the sign regulations more user friendly, such as moving the definitions from within the sign section, to the overall definition of the zoning code, so that all definitions would be together. He asked if the Committee wanted to review each amendment, or receive a summary and the Committee requested a review of each amendment. Alderman Dierzanowski

advised that it is his opinion that the sign regulations need to be user friendly. The Committee had no objection to the proposed revisions to the calculation of sign area, electronic message board or landscape requirement. Alderman Beifuss expressed concern with allowing illumination of wall signs when they are abutting residential areas. Similarly, he expressed concern with the minimal setback for free standing signs if adjacent to residential districts. Alderman Stout wanted to make sure that the free standing signs would not block visibility and Mr. DeGroot responded that the vision triangle must be kept clear with any signage. The aldermen did not reach consensus on whether or not to allow projecting signs within the Turner Junction Historic District. Alderman Pineda expressed concern with the liability to the City of a sign that projects into the City right-of-way. Alderman agreed with special provisions for signs based on use. There was significant discussion about temporary sign regulations, particularly related to those that are exempt from the regulations such as holiday signs that would be difficult to define, public interest signs regarding the number of days before and after an event, and the size of political signs. The Committee directed staff to work on the temporary sign provisions. There was also significant discussion in regard to prohibited signs. Aldermen did not have a concern with manual changeable copy signage, and advised that signs painted directly on walls must be able to be removed. They directed staff to work on the definition of mobile portable signs, because they were not comfortable with the proposed definition. Additionally, the Committee directed staff to review the percentage of window coverage that should be permitted. Several grocery stores cover more than 20% of the windows with signage.

The Development Committee directed staff to work on the sections of the regulations that they were not able to reach consensus or gave specific direction and the provisions would be reviewed again at the next Development Committee meeting.

**6. Unfinished Business.** None.

**7. New Business.** None

**8. Reports from Staff.** Ms. Kalchbrenner advised that staff is working with CenterPoint Properties in the regard to the NIU Cancer Treatment Facility and that they are hoping to submit full application within the next several weeks. NIU is required to be operational within twenty-four months of receiving its approval, which was already two months ago. Alderman Pineda and the Committee agreed that they would have a special meeting to review the proposal if necessary.

**9. Adjournment.** Alderman Monroe made a motion, seconded by Alderman Murphy, to adjourn. The members unanimously agreed. Motion carried. The meeting adjourned at 9:30 p.m.

Respectfully submitted,

Joanne L. Kalchbrenner  
Community Development Director

Min041408/jk