

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

MINUTES

Development Committee

July 14, 2008

Approved with no changes at August 11, 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 Nicholas Dzierzanowski, H. Ronald Monroe, Alan Murphy, Rebecca Stout and Gregory Bunch present. Alderman James E. Beifuss, Jr. arrived at 7:42 p.m. due to mechanical problems on the Metra train.

Also in attendance was Community Development Director Joanne Kalchbrenner.

2. Approval of Minutes.

A. **Development Committee, May 12, 2008. Alderman Bunch made a motion, seconded by Alderman Stout to approve the minutes of May 12, 2008 Development Committee Meeting. Voting yea: Aldermen Murphy, Dzierzanowski, Pineda and Monroe. Voting Nay: 0. Motion carried.**

B. **Development Committee, June 9, 2008. Alderman Bunch made a motion, seconded by Alderman Stout to approve the minutes of June 9, 2008 Development Committee Meeting. Voting yea: Aldermen Murphy, Dzierzanowski, Pineda and Monroe. Voting Nay: 0. Motion carried.**

3. Public Participation. Item of concern: Development of North Atlantic Place on the southwest corner of North Avenue and Atlantic Drive.

- A. Victor Pietrobon requests a written statement, on behalf of his mother, that water runoff will not impact her 72 acre property at 2N600 Reque Road, which is adjacent to the proposed North Atlantic Place development.
- B. Dick Craig voiced concern regarding increased water runoff onto his property and requested appropriate water retention areas for the proposed North Atlantic Place development. He stated that he is watching the development process and knows how to stop the City from further development at the site.

4. Items for Consent.

- A. Vincente Azpilcueta – 334 S. Neltor Blvd., #G, Façade Grant. Motion to send item to July 21, 2008 City Council meeting motioned by Alderman Murphy and seconded by Alderman Stout.

B. Alderman Dzierzanowski motioned to remove Item B from consent.

Attorney Bill Ulrich spoke on behalf of the developer, requesting approximately 21 acres to be rezoned from ER1 to B2 with PUD plat to conform to all City requirements and will dedicate outlot 3. Alderman Dzierzanowski asked about the details of the proposed church. Ms. Kalchbrenner responded that the proposal is only for preliminary PUD approval and that a complete analysis of the site plan, engineering and traffic will be conducted when final plans are submitted. Alderman Monroe moved to move the item to the July 21st City Council meeting, where public hearing comments could be made. Alderman Bunch seconded the motion. Motion carried.

5. Items for Discussion.

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

Ms. Kalchbrenner informed the committee that all is going well. Forming America has submitted all necessary paperwork to DuPage County officials and expects another 30-60 days for their approval. It was suggested by the committee that Forming America send a letter directly to the DuPage County Forest Preserve District requesting approval of a Plat of Dedication along Prince Crossing Road, and then submit the plat if there is no response.

B. Harry Ioannou – 100 S. Neltnor Blvd., Preliminary PUD Plat

Ms. Kalchbrenner summarized that in 1980, the City Council approved the PUD at the site to include only restaurants on lot 1. Harry Ioannou purchased the restaurant property in 1987, followed by the shopping center in 1991.

Attorney George Maurides spoke on behalf of Mr. Ioannou. Mr. Maurides requests that the City change the PUD on the site to B2 zoning and lift the City moratorium on banks. By lifting the restriction on lot 1 from only restaurants to a mix of businesses, Mr. Ioannou could proceed with a sale of the property to Chase Bank, which would include additional site improvements to the adjoining shopping center and parking lot. An additional incentive would include an initial \$5,000 annually plus an increase of 3% annually from the financial institution to the City to replace the lack of sales tax on the property. He added that many restaurants, both chain and individually owned, are no longer expanding due to economic conditions and that no restaurant has been interested in developing the site after Mr. Ioannou's retirement.

Alderman Stout questioned the moratorium extension, which was 6 months in the fall of 2007 and is nearing a total of 2 years. Mr. Maurides stated that he believed that 2 years was the maximum legal length of a moratorium.

Alderman Beifuss, arriving at 7:42 p.m., stated that the PUD is situated at a gateway to the downtown TIF district and does not want a concentration of banks at key intersections

within the City. Additional arguments against the currently proposed redevelopment of the site included that residents within his ward have expressed a need for new and mixed businesses within West Chicago, marketing consultants have pinpointed the need for more restaurants within the city limits and he would prefer to see an attractive building on the corner as opposed to cars and drive thru lanes on the street side of the building. He concluded that allowing the construction of a bank on lot 1 of the PUD does not meet the medium or long-term goals of the City.

Alderman Murphy countered that Mr. Ioannou should have the right to sell his building to whom he chooses and that market conditions are taking care of the moratorium by slowing the growth of banks.

Alderman Dzierzanowski advised that he believes it is inappropriate to consider the proposed bank when there is a moratorium in place and that it gives the perception that the City is for sale. He cannot approve the proposal due to that concern.

Chairman Pineda was in favor of full B2 zoning so that Mr. Ioannou could develop business relations other than a bank. Alderman Dzierzanowski agreed, adding that if/when a bank closes, it is difficult to redevelop the building. Alderman Bunch was initially inclined to approve the bank development, but became hesitant after hearing opposing arguments.

Alderman Beifuss motioned to deny the rezoning of the PUD to lift restrictions on lot 1 from a restaurant-only site and to maintain the City moratorium on banks. Alderman Bunch seconded the motion. The motion carried unanimously.

6. Unfinished business. None

7. New business. None

8. Reports from staff.

NIU Proton Therapy Center – the site utility permit has been approved but has not yet been picked up.

Wheaton Academy – the permit for the new gym has been picked up and construction is underway.

Union Pacific – Permit for proposed bridge next to Kress Road at the Toyota facility.

St. Andrews Golf Course – Staff met with the owners today to discuss the proposed annexation agreement. They have asked for more time to finish an interior-remodeling project through DuPage County prior to annexing to the City. It is projected that the annexation agreement will come before the Planning Commission in September and before the Development Committee by October.

9. Adjournment.

Alderman Stout motioned to adjourn, seconded by Alderman Murphy. The members unanimously agreed. Motion carried. The meeting adjourned at 8:30 p.m.

Respectfully submitted,

Krista Coltrin