

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

## MINUTES

### Development Committee

August 11, 2008

Approved with no changes at September 8, 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.

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

#### 2. Approval of Minutes.

A. **Development Committee, July 14, 2008. Alderman Bunch made a motion, seconded by Alderman Stout to approve the minutes of July 14, 2008 Development Committee Meeting. Voting yea: Aldermen Murphy, Dzierzanowski, Pineda and Monroe. Voting Nay: 0. Motion carried.**

#### 3. Public Participation.

Janet Hale began speaking regarding the proposed text amendments to the Sign Regulations. Chairman Pineda suggested that she speak during the *Items for Discussion* later in the meeting.

#### 4. Items for Consent.

A. West Chicago Fire Protection District – 506 Lyman Street, Special Use Alderman Stout motioned to move the item to the August 18, 2008 City Council meeting, seconded by Alderman Murphy. The motion carried unanimously.

#### 5. Items for Discussion.

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

Ms. Kalchbrenner updated the committee on current events regarding Forming America. Mr. Stark has provided a copy of the letter presented to the DuPage County Forest Preserve District requesting concurrence on the Plat of Dedication. Staff recommends giving Forming America another month and, if the Forest Preserve District does not respond, that they should move forward. Also, staff has been informed that they are moving forward with construction of the basement and will be requesting inspections. The City and Forming America have agreed on a ventilation

system incorporating the dip tank. The City has approved the engineering review, contingent on DuPage County's approval.

Chairman Pineda questioned the submission for a fire alarm system permit for the building. Ms. Kalchbrenner will verify that the fire alarm company responsible for installation has submitted paperwork to the West Chicago Fire District for approval.

**B. City of West Chicago – Proposed Text Amendment, Sign Regulations**

Mr. DeGroot updated the committee on the proposed amendments to the Sign Regulations, which were presented to the Development Committee at the April, May and June 2008 meetings. The committee made recommendations and directed staff to present those changes to the Plan Commission. He informed the committee members that the Plan Commission has made recommendations and, if changes are made tonight, the ordinance will need to be revised.

The following clarifications were made to the proposed sign regulations:

**Section 12.3 (A) Construction Signs.** Remain with the original recommendation that commercial sites will be allowed to have 1 sign per street frontage, as opposed to 1 sign per lot.

**Section 12.3 (G) Holiday Signs.** Remain with original recommendation that *holiday signs shall not be displayed more than thirty (30) days prior to a holiday and no more than ninety (90) days after a holiday when the date of the holiday is between December 1<sup>st</sup> and March 1<sup>st</sup>.*

**Section 12.3 (L) Political campaign signs.** Remain with original recommendation that *political campaign signs in residential districts shall not exceed sixteen (16) square feet in area, except for properties having frontage along Neltnor Boulevard (IL Rt. 59), North Avenue (IL Rt. 64), or Roosevelt Road (IL Rt. 38), in which case such signs shall not exceed thirty two (32) square feet and shall be limited to one (1) per candidate and/or political issue.*

**Section 12.7-2 Flush-mounted signs (A).** *The sign area allowance per unit for facades having street frontage shall be computed according to the following formula: One and one-half (1 ½) square feet of sign per every one (1) foot of linear street frontage for the first one hundred (100) feet of such frontage, plus one (1) square foot of sign area per every one (1) foot of frontage in excess of one hundred (100) feet.*

Ms. Kalchbrenner discussed the difficulties of writing sign codes and cited the historic district vs. Menards as an example. The discussed text applies mostly to strip malls.

Alderman Murphy suggested limiting the size of signs but allowing the businesses to allocate their overall square footage based on their needs. Chairman Pineda recommended that the frontage sign should remain the main sign with secondary signs on additional building facades.

Janet Hale presented the idea that there is too much clutter if the City allows all sides of a building to have equal signage. The front façade should be larger with smaller signs on secondary facades.

The committee agreed to remain with the staff's original recommendation, as cited above.

**Proposed List of Definitions. Article IV. Freestanding sign.** Remain with original recommendation that *any sign anchored to the ground or supported by two (2) or more posts, columns, or other vertical structures or supports, and not attached to or dependent for support from any building.*

Alderman Stout motioned to approve the Proposed Text Amendment to Sign Regulations with changes, seconded by Alderman Murphy. The motion carried unanimously.

**6. Unfinished business.** None

**7. New business.**

- A.** Permeable Pavers – Alderman Dzierzanowski suggested the use of paver bricks for fire lanes within West Chicago. Alderman Stout commented on the improvement of landscaping at sites outside of the City where pavers are used. Chairman Pineda agreed, noting that the use of the bricks would need to follow strict code guidelines to facilitate the weight requirements of the fire trucks.
- B.** Chairman Pineda commented on the unsightliness of several unincorporated lots that are surrounded entirely by the City of West Chicago near the intersection of Stimmel and Lyman Streets. He suggests the City move to annex the properties so that general maintenance can be enforced and the committee discussed the proposal that all vacant lots must be seeded and regularly mowed within the city limits.

**8. Reports from staff.**

Permits have been issued for demolition of the houses next to Burger King on S. Neltnor. IDOT has yet to issue the permit to allow the owner to access the mains in the right of way, and verification of electrical disconnection must be made.

**9. Adjournment.**

Alderman Stout motioned to adjourn, seconded by Alderman Murphy. The members unanimously agreed. Motion carried. The meeting adjourned at 7:58 p.m.

Respectfully submitted,

Krista Coltrin