

CITY OF
WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

MINUTES

Development Committee - September 8, 2008

Approved – October 13, 2008

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, James Beifuss and Gregory Bunch present. Quorum recognized.

Also in attendance was Community Development Director Joanne Kalchbrenner.

2. Approval of Minutes.

A. Development Committee, August 11, 2008. Alderman Stout made a motion, seconded by Alderman Murphy to approve the minutes of August 11, 2008 Development Committee Meeting. Voting yea: Chairman Pineda, Alderman Beifuss, Alderman Bunch, Alderman Dzierzanowski, Alderman Monroe, Alderman Murphy and Alderman Stout. Voting Nay: 0. Motion carried.

3. Public Participation.

None.

4. Items for Consent.

- A. Extra Value Liquors – 334 S. Neltnor Boulevard, #C-E, Façade Grant**
- B. Mac Airhart and Preston Scroggins – Roosevelt and Pearl Roads, Zoning Map Amendment**
- C. Lennar Homes – Proposed Recapture Agreement**

Alderman Dzierzanowski removed Item B for consent.

Alderman Stout motioned to move items A and C to the September 15, 2008 City Council meeting, seconded by Alderman Bunch. The motion carried unanimously.

- B. Mac Airhart and Preston Scroggins –
Roosevelt and Pearl Roads, Zoning Map Amendment**

Alderman Dzierzanowski questioned that the Committee had previously seen this item several years ago. Joanne Kalchbrenner noted that Kramer Tree Specialists had previously been interested, but raised concerns regarding truck traffic exiting on Roosevelt Road. Chairman Pineda mentioned that improvements have been made to the site since it was previously before the committee. Mac Airhart was

present to speak on the preliminary plans and stated that a church has agreed to purchase the property. He also noted the need to redirect traffic from the property, with future plans including right-in and right-out only traffic, redirecting an access lane toward the west and the possible future access to the property from Topsoil Drive.

Ms. Kalchbrenner stated that staff will suggest a complete traffic study at the time the church is proposed.

Alderman Bunch motioned to move items B to the September 15, 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.

Joanne Kalchbrenner provided an update, stating that DuPage County approved the plans, which allows for the Site Development Permit to be issued. The necessary Letter of Credit will take several weeks to secure prior to the issuing of the permit. The DuPage County Forest Preserve District is amenable to signing the Plat of Dedication, which should be submitted prior to the next committee meeting.

The current Special Use Permit states that there can be no outside storage after November 1, 2008. James Langkamp spoke regarding the need for additional time to resolve the storage issues. Ms. Kalchbrenner suggested meeting in the next week to discuss their options, possibly amending the Special Use Permit, since it is nearly impossible to finish the paving prior to the November 1, 2008 deadline due to the necessary completion of detention plans. Chairman Pineda expressed the need for a meeting between staff and Forming America during the current week so that a schedule could be presented to the Development Committee at the next meeting.

Chairman Pineda questioned the permit issued on July 9, 2008 for the basement and whether or not there had been any construction activity to date. Mr. Langkamp stated that only demolition on one wall, electrical wiring and the installation of the fire protection system had been completed. They are not ready for an inspection at this time and confirmed to Chairman Pineda that they are not currently operating out of the basement.

6. Unfinished Business.

None.

7. New Business.

Alderman Dzierzanowski visited ???? dealing with a residents complaint, which backs to the Prestonfield Industrial Park. The City has contracted to have the grass mowed for the developer and should continue to do so throughout the remainder of the growing season. Also, there are a number of dead landscaping trees which need to be

replaced. Adjacent residents have complained that the lights are too bright. Ms. Kalchbrenner stated that staff can test the foot candles with a light meter to verify that they are within City allowances.

TCB is the developer on the property and they are extremely interesting in forward progress at the site. Due to a turnover in personnel, the property sat for 10 months with no activity. They are paid to date on the fees for landscape maintenance.

Alderman Dzierzanowski also requested a weight limit sign be posted on Shingle Oak Drive at the start of Atlantic Drive to prevent semi trucks from driving on residential streets in the Crescentfield neighborhood, as noted by area residents.

Alderman Monroe questioned the status of the Texan Bar-B-Q restaurant. Ms. Kalchbrenner stated that they will not be occupying the space in Gateway Center and that she recently spoke with Jim Madden and verified that the developer will continue enclosing the building.

Alderman Bunch questioned the status of Sandpiper Restaurant and Chase Bank. Ms. Kalchbrenner informed the committee that Chase Bank has been sent a notice regarding the payment of outstanding fees prior to the next City Council meeting, where the item will be listed as an Ordinance to Deny on the agenda.

8. Reports from Staff.

Ms. Kalchbrenner reported that the Plat of Annexation for the unincorporated property on Stimmel Street is in development. Staff is researching the code to prepare an ordinance prohibiting property owners of vacant lots from poisoning grass and weeds as opposed to cutting it.

Chairman Pineda presented Joanne Kalchbrenner with a cake in honor of her birthday, with the committee providing a standing ovation and a heartfelt rendition of "Happy Birthday to You."

9. Adjournment.

Alderman Bunch motioned to adjourn, seconded by Alderman Stout. The members unanimously agreed. Motion carried. The meeting adjourned at 7:23 p.m.

Respectfully submitted,

Krista Coltrin