

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

MINUTES

Development Committee

September 10, 2007, 7:00 P.M.

Approved with no changes at October 8, 2007 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. Alderman H. Ronald Monroe was absent.

Also in attendance were Mayor Michael Kwasman, Alderman Sandy Dimas, Alderman Matt Fuesting, Alderman Greg Kauth, City Treasurer Don Earley, City Administrator Michael Guttman, Community Development Director Joanne Kalchbrenner, and Planning Assistant David DeGroot.

2. Approval of Minutes.

A. Development Committee, August 13, 2007. Alderman Murphy made a motion, seconded by Alderman Bunch, to approve the minutes of the August 13, 2007 Development Committee Meeting. Voting Yea: Aldermen Beifuss, Dzierzanowski, Bunch, Murphy, Pineda, and Stout. Voting Nay: 0. Motion carried.

3. Public Participation. Chairman Pineda announced that the meeting is not a public hearing but anyone who is interested may speak as part of public participation. Marlene Wall stated that approval of the proposed St. Andrews property annexation and R-3 zoning would be an embarrassment to the City, a misuse of land, not fair to the neighbors and would bring down property values. Andrew Skypor indicated that he had spoken at the Plan Commission meeting and that development would not help West Chicago. The children would attend U46 schools and not West Chicago schools. He would prefer the open space to remain. John Roman advised that he decided not to speak. Jim Burns stated that smaller lots are appropriate to property that has water and sewer service and larger lots are more appropriate for well and septic systems. Chairman Pineda asked if anyone else from the audience wished to speak. Lois Griffin indicated that she lives in West Chicago and that taxes keep going up. Additional development of the St. Andrews property would help spread out the taxes and added that from what she understood there wouldn't be a fen if the field tiles on the property are broken. Marilyn Congna asked what the tax benefit of development would be and would there actually be tax relief. If there is not tax relief then the development should not be approved. Chairman Pineda asked if there were any other members of the public who wished to speak and there was no response.

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Michael L. Guttman
CITY ADMINISTRATOR

4. Items for Consent.

Chairman Pineda asked if any aldermen wanted to remove an item from the consent agenda. Alderman Beifuss requested that item A. Antonio Ceja subdivision and item B. Gateway Centre Development extension be removed from the Consent agenda. Chairman Pineda read the following item for Consent:

C. Tom Perez – 206 S. Neltnor Boulevard, Appearance Code

Chairman Pineda advised that the item would be placed on the September 17, 2007 City Council Agenda under Consent.

5. Items for Discussion.

A. Antonio Ceja – 363 Fremont Street – Setback Variances and Minor Subdivision.

Alderman Beifuss advised that he asked that the item be removed from the consent agenda because he wanted to make sure everyone understood that the Plan Commission recommended denial of the proposed request for variances from the setback requirements and the minor subdivision. Ms. Kalchbrenner confirmed that consideration was to concur with the Plan Commission recommendation. Chairamn Pineda asked for a motion on this item.

Alderman Beifuss made a motion, seconded by Alderman Murphy, to concur with the Plan Commission recommendation of denial for the proposed setback variances and minor subdivision for the property at 363 Fremont.

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

B. Gateway Centre Development – 487 Main Street, Development Agreement Timeline Extension. Alderman Dzierzanowski asked Mr. Madden when the temporary sidewalk would be installed. Mr. Madden responded that it would be done by October 15th in accordance with his agreement but that Ms. Kalchbrenner had requested that it be completed as quickly as possible. Alderman Dzierzanowski noted that the sidewalk should be installed as soon as possible.

Alderman Beifuss made a motion, seconded by Alderman Stout, to approve the proposed extension of the timeline to construct the PHASE 2 building at Gateway Centre.

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

C. St. Andrews Golf & Country Club – Route 59, Annexation, Annexation Agreement and Rezoning to the R-3 District. Chairman Pineda requested that staff provide a summary of the proposal. Ms. Kalchbrenner summarized that the applicant proposes to enter into an annexation agreement, annex and rezone property to the R-3 single-family residential district approximately 200 acres north of the existing St. Andrews Golf Course. The Plan Commission unanimously recommended approval of the proposed rezoning. The proposed annexation would include provisions requiring the owner to apply for a Planned Unit Development as part of any development application. The Mayor has also recommended a revision to the annexation agreement as follows:

“Immediately after the passage and approval of the Ordinance annexing the Subject Realty, the Corporate Authorities of the City shall amend the City Zoning Map to classify the Subject Realty as R-3 Residential pursuant to Appendix A (the “Zoning Ordinance”) of the City Code of Ordinances (the “Code”). The Parties acknowledge and agree that Owner shall submit the Subject Realty for consideration as one or more Planned Unit Development(s) when it determines to develop any or a portion of the Subject Realty, and that, as part of the Planned Unit Development(s), any lots proposed immediately adjoining an existing residential development shall bear the lot size characteristics (12,000 square foot minimum) of the R-2 Single Family Residential District, unless the Owner provides reason for departure from this requirement which is acceptable to the City. In exchange for this requirement, the City shall provide a density credit for the remaining Subject Realty substantially equal to the number of lots lost by the Owner following the R-2 lot size characteristics along any existing residential development rather than the R-3 lot size characteristics. A copy of the Ordinance to be passed rezoning the Subject Realty as herein provided is attached hereto and incorporated herein as Exhibit “C”. The City is aware that the Subject Realty is currently farmed and that after annexation the Subject Realty can continue to be farmed as a legal permitted use.”

Chairman Pineda called for a motion.

Alderman Bunch made a motion, seconded by Alderman Beifuss, to approve the proposed Annexation and Rezoning to the R-3 District and consider the proposed Annexation Agreement.

Chairman Pineda asked for any discussion of the issue. Alderman Dzierzanowski noted that R-3 zoning is not an embarrassment to the City and in fact the Cornerstone Lakes subdivision is zoned R-3 single-family residential with 12,00 square foot lots adjacent to Wayne and St. Charles and 9,000 square feet within the subdivision and it is a high quality subdivision. Similarly, children in the Cornerstone Lakes subdivision do not attend West Chicago Schools and there is no adverse impact on the city because of that. Alderman Dzierzanowski added that he is the District 6 representative to the DuPage County Storm Water Management Committee and that the City of Chicago is paying the DuPage County Forest Preserve \$10 million dollars to mitigate wetlands for the O’Hare Airport expansion and that they plan to flood a portion of the West Branch to accommodate the mitigation, which could very well be this parcel. He also did some research on the fen and was advised that the area that is being called a fen cannot be certified as a fen because it is too dry. There have been no soil samples that would confirm a fen

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and DuPage County would allow development of all but a few acres that are actual wetlands. Alderman Dzierzanowski added that if indeed there is a fen offsite that it could be protected, even with development. Lake County is experimenting with “bottomless detention” which allows storm water to flow underground into a fen. The Forest Preserve wants to acquire the property so that it can sell 136 acres for wetland mitigation.

Alderman Murphy noted that this is a unique situation. The owner acquired the land over many years and wants to zone it for future development and to protect his investment. The neighbors want it to remain open space to protect their investment in their homes and is requesting their investment be preserved over the owner’s investment, and the Forest Preserve is threatening condemnation to sell wetland mitigation.

Alderman Beifuss noted that the request is purely an annexation and zoning question. It is important to evaluate the proposal on the impact to the neighbors and to know the density. The surrounding area is zoned ER, R-2 and some R-3. The R-2 district requires a 12,000 square foot lot and the R-3 district requires a 9,000 square foot lot. The setbacks for both districts are similar. The annexation agreement now includes language that provides for 12,000 square foot lots adjacent to existing subdivisions as a buffer to address compatibility. The total number of developable lots is still unknown but less than what some speakers identified. Any development would require an open space donation, storm water management facility, which cannot be the same as the open space donation, and a 66-foot right-of-way with a street. There would not be as much development as one would think. Alderman Murphy added that there is no current plan for development and that a PUD would be proposed and requires public input. The land could even include an expansion of the golf course. Chairman Pineda requested any additional comments and called for a vote.

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

6. Unfinished Business. None.

7. New Business. Chairman Pineda advised that a Vice Chair needs to be appointed and recommended Alderman Stout.

Alderman Dzierzanowski made a motion, seconded by Alderman Murphy, to appoint Alderman Stout as Vice Chair of the Development Committee. The members unanimously agreed. Motion carried.

8. Reports from Staff. None.

9. Adjournment. Alderman Murphy made a motion, seconded by Alderman Dzierzanowski, to adjourn. The members unanimously agreed. Motion carried. The meeting adjourned at 7:35 p.m.

Respectfully submitted,

Joanne L. Kalchbrenner
Community Development Director

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