

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

MINUTES

Development Committee – October 13, 2008

Approved – November 10, 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, Alan Murphy, and Rebecca Stout present. Absent were Aldermen H. Ronald Monroe, James Beifuss and Gregory Bunch. Quorum recognized.

Also in attendance was Community Development Director Joanne Kalchbrenner.

2. Approval of Minutes.

A. Development Committee, September 8, 2008. Alderman Murphy made a motion, seconded by Alderman Stout to approve the minutes of September 8, 2008 Development Committee Meeting. Voting yea: Chairman Pineda, Alderman Dzierzanowski, Alderman Murphy and Alderman Stout. Voting Nay: 0. Motion carried.

3. Public Participation.

Chairman Pineda read the procedures for public participation and asked that groups be represented by one speaker, noting that the time per speaker would be limited to 3 minutes. All public speakers addressed *Items for Consent, D: St. Andrews Golf Course Annexation Agreement Amendment and Rezoning.*

- **James B. Kussy** (2N640 Fair Oaks Road, West Chicago, IL 60185). Mr. Kussy represented the Association of Wayne Center. He voiced concern over the proposed change to R3 zoning, noting the loss of open space will change the “feel” of the neighborhood and will cause homeowners to lose their views of the golf course.
- **Cary Dittman** (745 Tanger Lane, West Chicago, IL 60185). Mr. Dittman represented the Friends of Klein Fen, an organization devoted to the preservation and adoption of watershed maintenance and storm water runoff. As president of the organization, he noted an upcoming storm water summit where government officials are invited to participate in improving flooding issues within the area.
- **Carolyn Pearson** (3N161 Timberline, West Chicago, IL 60185). Ms. Pearson, Vice President of the Association of Wayne Center, noted concerns regarding extra vehicular traffic and development of a natural flood zone west of Lakewood.

- **Brandi Ramundo** (30W115 Whitney Road, West Chicago, IL 60185). Ms. Ramundo, representing the St. Andrews Estates Home Owner's Association, sited concerns over property values and future tax assessments and asked that St. Andrews Golf Course wait to annex into West Chicago until 2011 while keeping the residential zoning at R1. She also noted concern over extra vehicular traffic along IL Route 59 in conjunction with future development plans by the Village of Bartlett at the intersection of IL Route 59 and Army Trail Road.

4. Items for Consent.

- A. Annexation – Southwest corner of North Avenue and Atlantic Drive
- B. Pearl Marziani – 500 Fenton Lane, Plat of Consolidation
- C. Rodolfo Mendoza – Highland Avenue, Plat of Vacation
- D. St. Andrews Golf Course – Annexation Agreement Amendment, Annexation, Rezoning, Special Use Amendment, Comprehensive Plan Amendment and Text Amendment.

Alderman Murphy motioned to move items A , B, C, and D to the October 20, 2008 City Council meeting, seconded by Alderman Stout. The motion carried unanimously.

5. Items for Discussion.

- A. City of West Chicago – Text Amendments

Ms. Kalchbrenner gave an overview of text amendments to the following city Zoning Codes:

- **Landscaping Requirements.** Landscaping regulations include adding required vegetation around retention and detention ponds and basins, building foundations and freestanding signs, as well as giving landscaping credit for perennial plants and ornamental grasses. Alderman Stout noted that this will be a nice addition to the code.
- **Dwelling Standards.** The text amendment will eliminate the requirement that the 2nd floor square footage must be more than 50% of the 1st floor square footage. Alderman Dzierzanowski questioned the origination of the current requirement. Ms. Kalchbrenner stated that staff was unable to document why the code was originally written as such.
- **Parking Regulations.** The committee directed staff to eliminate the requirement for bike racks at new developments and to provide additional information on elementary school parking at the November 10, 2008 Development Committee meeting.

6. Unfinished Business.

None.

7. New Business.

Alderman Dzierzanowski questioned whether the City still allowed signs carried by persons along the roadside to advertise for businesses. Ms. Kalchbrenner responded that a Temporary Sign Permit is necessary, which allows for a maximum of 8 weeks per year. She also noted that the issue can be revisited and that the item will be pulled to review at the next meeting. Alderman Dzierzanowski requested that issue be revisited to allow handheld signs without a permit.

8. Reports from Staff.

None.

9. Adjournment.

Alderman Stout motioned to adjourn, seconded by Alderman Murphy. The members unanimously agreed. Motion carried. The meeting adjourned at 7:30 p.m.

Respectfully submitted,

Krista Coltrin