

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

## MINUTES DEVELOPMENT COMMITTEE

February 12, 2007 - 7:00 p.m.

Approved as amended at March 12, 2007 Meeting

1. **Call to Order, Roll Call and Establishment of a Quorum.** Chairman Kwasman called the meeting to order at 7:00 p.m. Roll call found Aldermen James E. Beifuss, Jr., Nicholas Dzierzanowski, Michael B. Kwasman, H. Ronald Monroe, Alan Murphy and Rebecca Stout present. Alderman Ruben Pineda was absent.

Also in attendance were Aldermen Gregory D. Bunch, Lori J. Chassee, Gregory L. Kauth, and Russell Radkiewicz; Cultural Services Director LuAnn Bombard; Acting Police Chief Donald Goncher; Commander Laz Perez; City Administrator Michael Guttman; Community Development Director Joanne Kalchbrenner; and Administrative Secretary Linda Ericksen.

2. **Approval of Minutes.**

A. Development Committee of January 8, 2007. Alderman Murphy made a motion, seconded by Alderman Beifuss, to approve the minutes with no changes. The members unanimously agreed. Motion carried.

3. **Public Participation.** None.

4. **Items for Consent.**

Chairman Kwasman noted the agenda was revised to include consideration of a façade grant. He read the following items:

- A. Gloria Perez - 178 W. Washington Street, Façade Grant
- B. Guzaldo's Gourmet Coffee - Amendment to the Final PUD for 2013 Franciscan Way
- C. Zain Plaza - Final PUD for Lot 8 Franciscan Way

**Alderman Stout made a motion, seconded by Alderman Murphy, to place the Consent Items on the February 19, 2007 City Council Agenda under Consent. Voting Yea: Aldermen Stout, Murphy, Beifuss, Dzierzanowski, Kwasman and Monroe. Voting Nay: 0. Motion carried.**

## 5. Items for Discussion.

A. Stimmel and Pomeroy Streets - Proposed Alley Vacation - Chairman Kwasman requested staff to provide a brief update. Ms. Kalchbrenner commented that Habitat for Humanity is requesting to vacate an unimproved public alley for the property owner. She added that the proposed project known as Pioneer Prairie Subdivision borders the alley to the south and three single-family lots border the alley to the north. She noted that the questions are should the alley be vacated and if so, to whom should it go. She commented that the City contacted the property owners to the north asking if they were interested in acquiring an 8-foot wide strip if the alley was vacated. She noted that two responded no and one said he would be interested. Ms. Kalchbrenner stated that staff is of the opinion that the entire alley should be conveyed to the property owners to the south after it has been vacated so all of the proposed lots in the Pioneer Prairie Subdivision would be of an equal depth.

Ms. Sarah Brachle, DuPage Habitat for Humanity, commented that they would like the full alley vacation to go the Pioneer Prairie Subdivision lots.

Alderman Monroe commented that he is happy to go with staff's recommendation.

**Alderman Stout made a motion, seconded by Alderman Monroe, to place this item on the February 19, 2007 City Council Agenda under Consent. Voting Yea: Aldermen Stout, Monroe, Beifuss, Dzierzanowski, Kwasman and Murphy. Voting Nay: 0. Motion carried.**

B. Transitional Living Facility - Proposed Text Amendment - Chairman Kwasman requested staff to provide a brief overview. Ms. Kalchbrenner stated that the applicant is requesting a text amendment to allow transitional living facilities in the R-6 Zoning District as a permitted use. She noted that staff recommended the facility be listed as a special use with regulations and requirements that the City Council could review on a case-by-case basis. She noted further that staff recommended that no one on probation could reside in the facility. She added that the Plan Commission eliminated the probation condition. She added further that when the Development Committee considered the request, it reinserted the probation condition. She commented that at its January 15, 2007, the City Council remanded the proposal back to the Development Committee for further consideration of the probation issue and directed a representative from the Police Department to be present at the meeting. Ms. Kalchbrenner stated that Commander Perez was present to assist with the clarification of "probation" as well as provide additional comments on his research and to answer any questions.

Commander Perez stated that ChildServ currently operates group homes in Lisle, Downers Grove and Naperville. He added that he contacted the three law enforcement agencies having jurisdiction of the facilities and inquired about the number of calls for service from January 2004 until January

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Commander Perez stated that ChildServ currently operates group homes in Lisle, Downers Grove and Naperville. He added that he contacted the three law enforcement agencies having jurisdiction of the facilities and inquired about the number of calls for service from January 2004 until January

2007. He noted that the average was 250 hours per year. He noted further that the 250 hours only included first responder calls and not any additional investigation or follow-up time.

Ms. Jeanne Becker, from ChildServ, commented that they have a contract with Children Family Services to operate a transitional living facility until 2009.

Ms. Kerry LaValle, from ChildServ, commented that the statistics provided by Commander Perez were for group home facilities and not transitional living facilities. She noted that the group homes are a different population, usually age 12 to 17, and the behavior is different. She noted further that the residents are older in the transitional living facility and there are fewer difficulties. She added that residents are required to go through a review process before being placed in a transitional living facility.

Chairman Kwasman asked how many transitional living facilities does ChildServ operate now and Ms. LaValle responded none.

Alderman Beifuss commented that at the last meeting they were told there were no problems and per the report by Commander Perez there are hundreds of calls, which raises questions in his mind. He added that another issue is the lack of experience by ChildServ in operating a transitional living facility.

Ms. LaValle stated that residents from the group homes would go to a transitional living facility. She added that ChildServ is obligated to call the police for many reasons, including run aways and psychiatric situations.

Alderman Dzierzanowski requested statistics on juvenile residents on probation. Ms. Becker stated that the statistics were given to the City Planner. Ms. Kalchbrenner commented that only the percentage of residents was provided. She added that the reasons for residents on probation were not provided. Ms. LaValle responded that some of the reasons for probation include property damage, domestic battery, truancy from school or retail theft. Alderman Dzierzanowski stated that he would like to see a history, three to four years, of ages and reasons for being on probation. Ms. LaValle commented that some of the residents come in on probation but then age out. Ms. Becker noted Ms. LaValle has been with ChildServ approximately eight years and has seen only one resident on probation as a sex offender. Ms. LaValle added that there are transitional living facilities in Woodridge, Wheaton, Schaumburg, Des Plaines, Niles, Arlington Heights and Chicago.

Commander Perez asked what the ratio of supervisors would be to clients. Ms. Becker responded that during the day it would be 1 per 6 and in the evening it would be 2 to 6. She noted that there would also be a full-time therapist. She noted further that the clients are either in school or working during the day.

Ms. Kalchbrenner stated that staff attempted to contact towns with transitional living facilities and was not able to get much information.

Alderman Murphy questioned if the City could limit the probation to one class. Ms. LaValle commented that they have been talking to Commander Perez about limitations, possibly limiting it to misdemeanors.

Alderman Kauth commented that perhaps the probation could be limited to misdemeanors. He added that he would like to do something for the children. Chairman Kwasman asked if a sex offender is a misdemeanor and Commander Perez responded yes.

Chairman Kwasman stated that the Committee has two choices: 1) vote to allow residents on probation or 2) vote not to allow residents on probation.

Alderman Chassee commented that she would like to see the statistics of the children in a transitional living facility. She added that she would like to eliminate sex offenders but include non-violent offenders. She added further that some of the residents are wards of the state or no longer re able to participate in group homes and she would like to help them. She commented that she appreciated all the work Commander Perez has done. Alderman Chassee stated that she would like the Committee to consider limitations because 17-21 years old need a place to go after leaving foster homes.

Chairman Kwasman asked the applicant if they could work with a limitation on the types of probation. Ms. Becker responded that they could work with a definition. Chairman Kwasman stated that he would like staff to conduct additional research before making a decision.

Alderman Beifuss stated that he has concerns about the text amendment. He noted that if each facility is only 900 ft. apart, there could be a facility every two blocks. He noted further that such a facility could be a heavy burden on the police department.

Chairman Kwasman asked the applicant why they chose West Chicago. Ms. Becker responded that they have a willing owner and the units are near the high school, train and downtown. She added that the residents would be able to attend the high school or take the train and buses to attend College of DuPage. She added further that the residents could possibly work downtown or take the train to a job.

**Alderman Stout made a motion, seconded by Alderman Beifuss, to table this item to the March 12, 2007 Development Committee meeting. Voting Yea: Alderman Stout, Beifuss, Dzierzanowski, Kwasman, Monroe and Murphy. Voting Nay: 0. Motion carried.**

C. Central Main Street Study - Phase 2 - Chairman Kwasman requested staff to provide a brief overview. Ms. Kalchbrenner responded that Phase I of the study was completed in October 2006. She commented that Phase 2 includes a more detailed land use plan, storm water management and financial information for the redevelopment of the area. She added that the study consists of land use alternatives for key parcels. She noted that the consultant is seeking guidance on a few specific issues as well as direction to proceed with Phase 3. Ms. Kalchbrenner commented that Phase 3 would include conducting a meeting to obtain public input and refining the

final plan. Chairman Kwasman stated that he has requested staff to expand the public meetings to more than one in order to address all concerns.

Mr. Kon Savoy, Principal at Teska Associates, Inc., discussed the findings and directives of Phase 1. He noted that Phase 2 included utilizing the findings to establish site design principles, set the storm water and utility requirements and generate the real estate economics. He noted further that Phase 3 would include taking the plan to the public for community reactions. He added that Phase 4 would be a final product with an action plan and Phase 5 would be to take the project out to the market. Mr. Savoy made a presentation regarding the study, including products in other areas, restaurants, row houses, commercial development, parking structures and preserving existing buildings.

Mr. Todd Vanadilok, Associate at Teska Associates, Inc. made a presentation regarding the six development sites, transitions, parking, access, storm water, realistic site limitations, market conditions and community policies.

Mr. Mike Young, Project Manager at Pavia-Marting & Co., made a presentation regarding the storm water utilities, infrastructure and splitting the storm water detention. He noted that the detention must be in place and functional before any buildings permits are issued.

Mr. Aaron Gruen, Principal at Gruen, Gruen & Associates, made a presentation regarding the real estate economic analysis of residential and commercial developments and alternatives including costs versus revenues.

Alderman Beifuss thanked the group for the presentation. He added that the analysis is valuable. He noted that the redevelopment would take place in his neighborhood and there is a lot of information to absorb. He asked what is a row house, the price range and the type of construction. Mr. Savoy responded that it is typically 1,600 square feet, 19 to 26 feet wide and a two story. Mr. Gruen answered that the price range is approximately \$270,000 ~~\$170,000~~ and they met with builders and estimate it would be a high-quality product, with brick and two-car garages. He added that it would not be a product builder. Alderman Beifuss commented that he would like to see more green space. Mr. Gruen noted that in interviews the market showed there is a park within three blocks and it is a challenge to make the downtown exciting to live in. He added that the units per acre are much smaller. Mr. Savoy commented that a public plaza on a small scale could be done behind the buildings with a bench and waterfall. Alderman Beifuss asked about the cost of the storm water detention on Turner Court and Mr. Young responded that it is more expensive than aboveground detention. Alderman Beifuss asked if the City would pay for it and Mr. Gruen responded that the City does not have to pay for it but to make a project profitable, the City might pay for it. Alderman Beifuss noted that there was more extensive work on Chicago Street than he had expected.

Chairman Kwasman asked how many developers would be involved in the project and Mr. Gruen responded that it depends how it is implemented. He added that if a property owner cooperates, it could be one developer. He added that for the City-owned property it could be two or three developers. Chairman Kwasman noted that obviously developers needed to look into the costs

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versus the profits. He added that his interpretation is that the City does not want to see cement everywhere. He added further that some things might need to be rearranged to allow open space. He commented that input is still needed by potential developers and the public. He thanked the presenters for causing excitement for the downtown.

Ms. Kalchbrenner noted the five items on the Agenda Item Summary that seek specific guidance. The Committee agreed to move forward on Nos. 1, 2, 3, and 5. Chairman Kwasman noted that Item No. 4 was discussed and two public meeting will be scheduled at the next Development Committee meetings. He asked the members if they wanted to move forward.

Alderman Beifuss stated that he liked the analysis. He commented that he was concerned about the development on Chicago Street and more green space. He added that the next phase should be conducted.

Alderman Murphy commented that additional parking is needed for the storeowners and dwellers on Main Street near the bank.

Alderman Dzierzanowski stated that perhaps an open area could be created where the new City Hall will be located. Chairman Kwasman commented that there are a couple of studies being conducted at the same time and perhaps the two studies could be merged. He added that he would like to get the input from the community regarding the Central Main Street Study. He added further that he does not disagree with Alderman Beifuss as far as green space and some projects might need to be reduced.

Alderman Monroe commented that it might be early to talk to the bank. Chairman Kwasman responded that some discussion has already taken place.

Mr. Savoy commented that the Joliet Friends of Downtown could conduct a workshop to focus on the arts rather than starting from the ground up. He added it is a unique opportunity to bring to the next level.

6. **Old Business.** None.

7. **New Business.** None.

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 9:00 p.m.

Respectfully submitted,  
Linda Ericksen, Administrative Secretary