

CITY OF  
**WEST CHICAGO**

WHERE HISTORY & PROGRESS MEET

**MINUTES  
DEVELOPMENT COMMITTEE**

**April 9, 2007 - 6:30 p.m.**

**Approved as is at May 14, 2007 Meeting**

**1. Call to Order, Roll Call and Establishment of a Quorum.** Chairman Kwasman called the meeting to order at 6:30 p.m. Roll call found Aldermen James E. Beifuss, Jr., Nicholas Dzierzanowski, Michael B. Kwasman, Alan Murphy, Ruben Pineda and Rebecca Stout present. Alderman H. Ronald Monroe was absent.

Also in attendance were Alderman Nanette Connelly and Community Development Director Joanne Kalchbrenner.

**1a. Walking Tour of Central Main Street Redevelopment Area.** The members walked around the Central Main Street Redevelopment Area.

The meeting recessed at 7:00 p.m.

The meeting reconvened at 7:05 p.m. Roll call found Aldermen James E. Beifuss, Jr., Nicholas Dzierzanowski, Michael B. Kwasman, Alan Murphy, H. Ronald Monroe, Ruben Pineda and Rebecca Stout present.

Also present were Alderman Sandy Dimas, Community Development Director Joanne Kalchbrenner and Administrative Secretary Linda Ericksen.

**2. Approval of Minutes.**

A. Development Committee of March 12, 2007. Alderman Stout made a motion, seconded by Alderman Monroe, to approve the minutes. The members unanimously agreed to approve the minutes with no changes. Motion carried.

B. Development Committee of March 26, 2007 (Special Meeting). Alderman Murphy made a motion, seconded by Alderman Pineda, to approve the minutes. Alderman Dzierzanowski noted that the minutes stated he was absent; however, he was at the meeting. The members unanimously agreed to approve the minutes as amended. Motion carried.

**3. Public Participation.** None.

**4. Items for Consent.**

Chairman Kwasman read the following items:

- A. Michael Dieter - 705 E. Roosevelt Road, Revocation of Special Use Permit
- B. Suburban Teamsters - 1171 Commerce Drive, Appeal of Appearance Code
- C. Daniel Czuba - 130 W. Hazel Street, Appeal of Appearance Code

Alderman Pineda stated that he wanted to remove Item C for further discussion.

**Alderman Stout made a motion, seconded by Alderman Pineda, to place Consent Items A and B on the April 16, 2007 City Council Agenda under Consent. Voting Yea: Aldermen Stout, Pineda, Beifuss, Dzierzanowski, Monroe, Murphy and Kwasman. Voting Nay: 0. Motion carried.**

**5. Items for Discussion.**

- C. Daniel Czuba - 130 W. Hazel Street, Appeal of Appearance Code

Chairman Kwasman requested staff to provide a brief overview. Ms. Kalchbrenner noted that the applicant is applying for a waiver of the Design Standards for a two story single family home. She noted further that the proposed home complies with lot coverage. She added that the issue is the Appearance Code. She commented that the proposed home is not similar to other homes in the area, which are predominately single story and raised ranch homes. She noted that pictures of homes in the neighborhood were submitted.

Alderman Pineda stated that he looked at the existing homes in the area. He noted that the design standards state, "The design of structures should display a sensitivity to the best aspects of character, quality and scale of those structures already existing in the area of a proposed project." He commented that his interpretation is that the proposed home should be as good as or better than what exists. He added that this would improve the neighborhood. He added further that the aldermen should take a look at the neighborhood.

**Alderman Pineda made a motion, seconded by Alderman Stout, to table this item to the May 14, 2007 Development Committee meeting. Voting Yea: Alderman Pineda, Stout, Beifuss, Dzierzanowski, Monroe, Murphy and Kwasman. Voting Nay: 0. Motion carried.**

**6. Unfinished Business. None.**

7. **New Business.** Ms. Kalchbrenner stated that public input regarding the Central Main Street Redevelopment Plan has been scheduled for the May 14, 2007 Development Committee Meeting. She noted that she was meeting with representatives from the West Chicago Bible Church this evening.

8. **Reports from Staff.** None.

9. **Adjournment.** Alderman Stout made a motion, seconded by Alderman Beifuss, to adjourn. The members unanimously agreed. Motion carried. The meeting adjourned at 7:12 p.m.

Respectfully submitted,

Linda Ericksen, Administrative Secretary

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