

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved June 11, 2007.

MINUTES

DEVELOPMENT COMMITTEE

May 14, 2007 – 7:00 P.M.

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 Chairman Kwasman, and Aldermen Beifuss, Jr., Dzierzanowski, Murphy, Pineda and Stout present. Alderman Monroe was absent.

Also in attendance was Community Development Director Joanne Kalchbrenner.

2. Approval of Minutes.

A. Development Committee, April 9, 2007. Alderman Stout made a motion, seconded by Alderman Murphy to approve the minutes of the April 9, 2007 Development Committee Meeting with no changes. Voting Yea: Chairman Kwasman and Alderman Beifuss, Dzierzanowski, Murphy, Pineda and Stout. Voting Nay: 0. Motion carried.

3. Public Participation/Presentation. None.

4. Items for Consent.

Chairman Kwasman read the following items:

- A. Edward Malina – 101 E. Washington Street, Façade Grant
- B. Mapei Corporation – 530 Industrial Drive, Special Use and Variance
- C. Illinois Council of Safety – 1800 W. Hawthorne Lane, Special Use
- D. Dupage Airport Authority – Intergovernmental Agreement, Dedication of Right-of-Way and Various Easements, Tech Park
- E. Daniel Czuba - 130 W. Hazel Street, Appeal of Appearance Code

Alderman Beifuss stated that he wanted to remove Item D for further discussion.

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

Development Committee

Meeting Minutes of May 14, 2007

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CITY CLERK

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Michael L. Guttman
CITY ADMINISTRATOR

Chairman Kwasman advised that the remaining items would be placed on the May 21, 2007 City Council Agenda under Consent.

D. DuPage Airport Authority – Intergovernmental Agreement, Dedication of Right-of-Way and Various Easements, Tech Park. Chairman Kwasman requested a summary of the request, which was provided by Joanne Kalchbrenner. Alderman Beifuss requested a summary of the non-dedicated items. Jack Tenison from the DuPage National Technology Park advised that the irrigation system and upgraded landscaping are examples of the non-dedicated items that are within the public right-of-way. Alderman Beifuss asked if the signs would be dedicated and why West Chicago is so small. Mr. Tenison responded that it wasn't intentional and that CenterPoint is replacing the letters to make West Chicago and CenterPoint larger. Alderman Beifuss asked if the punchlist items have all been addressed. Ms. Kalchbrenner clarified that the proposal is to dedicate the rights-of-way, but not accept them yet. All punchlist items must be corrected prior to acceptance.

Alderman Pineda made a motion, seconded by Alderman Murphy to recommend approval of the Intergovernmental Agreement, plat of dedication and plats of easement for the DuPage National Technology Park. Voting Yea: Chairman Kwasman and Alderman Dzierzanowski, Murphy, Pineda and Stout. Voting Nay: Alderman Beifuss. Motion carried.

E. Daniel Czuba – 130 W. Hazel Street, Appeal of Appearance Code. Alderman Pineda indicated that he had made a motion to table the request until this meeting so that all the aldermen would have an opportunity to inspect the property. Chairman Kwasman asked for comments from the aldermen. Alderman Beifuss stated that most of the homes in the area are starter homes that would be updated and have additions but that the factory site may have adversely impacted the neighborhood's natural improvement. Tear downs have not occurred. Based on these factors the proposed home may be an exception to the appearance code and he would support the request, Alderman Stout indicated that she spoke with several neighbors who thought the improvement would be good for the neighborhood. Alderman Pineda advised that he believes that the proposed home would be an improvement to the neighborhood.

Alderman Pineda made a motion, seconded by Alderman Stout to recommend approval of the appeal of the appearance code for 130 W. Hazel Street. Voting Yeah: Aldermen Beifuss, Dzierzanowski, Murphy, Kwasman, Pineda and Stout. Voting Nay: 0. Motion carried.

5. Items for Discussion.

A. DuPage Airport Authority Proposed Text Amendments. When asked for a summary by Chairman Kwasman, Ms. Kalchbrenner advised that the DuPage Airport Authority proposed text amendments to the Airport zoning district to reduce the spacing of parkway trees from one per 20 feet to one per 50 feet, which conforms to the regulations for the remainder of the city. Additionally, they propose a reduction in the required landscaping

around detention ponds and to denote the high water line around the pond as the location to measure the distance around the pond. Although this is a reduction from the current Airport regulations, it is still greater than other developments in the city, where landscaping is not required around detention ponds. Alderman Pineda pointed out that the Plan Commission had recommended denial and a super majority of the City Council would be required to pass the proposed amendment. He asked if the DAA would be required to come back before the City Council for any additional changes and Ms. Kalchbrenner responded yes. Alderman Beifuss asked if the tree spacing is the same as that required in the ORI district and Ms. Kalchbrenner responded that parkway tree spacing is actually a subdivision code requirement for all zoning districts in the city.

Alderman Pineda made a motion, seconded by Alderman Murphy to recommend approval of the proposed text amendment to the Airport District. Voting Yeah: Aldermen Beifuss, Dzierzanowski, Murphy, Kwasman, Pineda and Stout. Voting Nay: Alderman. Motion carried.

B. Central Main Street Redevelopment Plan. Chairman Kwasman asked staff to summarize the status of the project. Ms. Kalchbrenner indicated that this is the second public meeting to receive input on the proposed Central Main Street Plan. Since the first meeting staff met with representatives from the church and two area property owners who are interested in working with the city on its redevelopment efforts. Additionally, staff has received inquiries from several developers interested in the project. Staff is seeking direction from the Development Committee to move forward with the project. She advised that the consultants are also present to provide a presentation or answer questions. Chairman Kwasman asked the consultant to provide a brief presentation for those who could not attend the previous meeting. Mr. Savoy from Teska and Associates said that the plan was designed to accomplish several goals. First that it be compatible with the existing neighborhood, second that it help form the connection between Route 59 and the historic district along Main Street and third that it would be a plan that could be implemented and not sit on a shelf. The plan also makes good use of city owned land. They hope to encourage owners to work with developers. Mr. Gruen from Gruen and Gruen added that the plan considered various land uses and found that townhomes would be feasible if properties are sold at a reasonable price and that commercial is feasible without adding the cost of parking, which is needed. When the necessary parking costs are added, commercial development is not feasible without additional funding.

Chairman Kwasman asked if there were any comments from the public. Mr. Shulen asked for clarification on the restaurant site. Mr. Savoy responded that the plan has various options that would compliment the neighborhood but be responsive to the neighborhood, so the restaurant uses are not definitive, but a potential option. Before any development can occur stormwater management would need to be provided. Mr. Czuba asked if stormwater management is really necessary and Ms. Kalchbrenner responded yes. He also asked the price of the townhomes and Mr. Gruen responded that they would likely start at approximately \$270,000.

Ms. Nigro asked about condominium development and Mr. Gruen responded that condominiums would not be viable without financial assistance due to a higher development cost and the current market for condominiums.

Mr. Shulen asked what is going to happen to the vacant land across the street and Alderman Beifuss advised him that it is planned to be an expansion of the Metra lot and the construction contract is currently out for bid. Mr. Boyd asked if signage has been considered to bring in business. Mr. Gruen responded yes and that the consultant has proposed some design. Chairman Kwasman added that the city has hired a consultant to work on a signage plan for the entire community. Mr. Czuba indicated that he believes the plan is great and will help improve the community.

Mr. Mahoney asked how much city money will be put toward the redevelopment. Chairman Kwasman responded that the Development Committee will meet with staff and then determine how much contribution would be necessary. The money would not come from the TIF district, but rather from the public benefit fund. It is premature to know how much contribution is necessary. Mr. Gruen added that the best alternative is to create a competitive situation with developers by being flexible about when to develop each site and with the final land use. This will reduce the incentives necessary. Chairman Kwasman advised that this plan is not on the fast track and that the city council will take its time to make sure there will be quality redevelopment and not a cement city or something else that needs to be fixed in the future. The worst case scenario is that we get to the end of the process and find that redevelopment won't work. Chairman Kwasman directed staff to schedule a special Development Committee meeting on May 30, 2007 at 7:00 p.m. so that the Committee can provide direction to staff on how to proceed.

Mr. Boyd noted that the plan is great but that he is concerned about signage since he lives on Colford Avenue and can see the Advance Auto signage. Chairman Kwasman noted that the City Council has walked the neighborhood twice to determine appropriate heights, buffers and open space to make sure that any redevelopment won't adversely impact the surrounding neighborhood. Alderman Beifuss added that they walked the area to get an idea of the elevation impacts and that three or four stories could adversely impact the area. He wants to make sure that the downtown remains a walking downtown. Chairman Kwasman concluded by asking staff to provide the Development Committee a summary of the developers who expressed interest at the May 30th meeting.

C. Hager Excavating – 180 W. Grandlake Boulevard, Concept Review. Ms. Kalchbrenner indicated that Mr. and Mrs. Hager propose to expand their existing excavating business on property they own on Elliot Street, which would require a special use permit. They purchased the property several years ago but then learned that the floodplain in the area had been mapped incorrectly and could impact the property and that the city instituted sunset clauses on other special use permits in the area. The Hagers existing business is legally nonconforming and they did not want to jeopardize the existing business by having a sunset

clause placed on it. Since that time, the City conducted the Grandlake and Elliot revitalization plan and found that it is not economically feasible to redevelop the neighborhood. The Hagers are now requesting conceptual review of the sunset clause provisions in the neighborhood. Ms. Kalchbrenner noted that those that already have sunset clauses would still be required to file an application to have their sunset clauses lifted. Chairman Kwasman asked if aldermen wished to continue having sunset clauses. Alderman Pineda responded that the study showed that redevelopment is not feasible at this time, so the city should not continue to impose sunset clauses since it should be many years before the area is redeveloped. Alderman Beifuss advised that he agrees. Chairman Kwasman advised that there have been too many years of uncertainty and he agrees with not imposing sunset clauses.

D. Barb Strayve – Spencer Street, Concept Review. Ms. Kalchbrenner summarized that Mrs. Strayve has owned this property for many years and has attempted to develop it, but that it is a very challenging piece of property due to the fact that it is almost completely surrounded by existing homes. Several months ago her consultant, Mr. Sabathne submitted a plan for flag lots on the property, and staff identified significant problems with allowing flag lots in West Chicago. Staff and Mr. Sabathne have discussed various site alternatives and Mr. Sabathne submitted the current proposal for a subdivision with a cul de sac that does not conform to the right of way requirements and several other potential deviations. Mr. Sabathne indicated Mrs. Strayve proposed a townhome development on the property in 1978 but put the proposal on hold. The property was rezoned to R-5 and the owner has had difficulty creating a plan for a single-family home subdivision. There is multi-family to the east, southeast and north of the property. The proposal would not have sidewalks, but many other subdivisions don't have sidewalks either, and the cul de sac pavement complies with city code, it is just the right of way width that doesn't comply. All lots would be above the minimum lot size, and homes would be sold near \$300,000.

Chairman Kwasman asked which lot doesn't appear to meet the minimum lot width and Ms. Kalchbrenner responded that it is the 11,011 square foot lot. Chairman Kwasman asked for comments from the aldermen. Alderman Beifuss advised that he understands that Mrs. Strayve wants to maximize the value of her property but that the neighbors want to maintain the value of their properties and the city will be responsible for maintaining the public improvements. He expressed concern with the lack of sidewalks and no parkway. The city would need to make sure that the cul de sac can be plowed and that garbage trucks and fire trucks will be able to maneuver on site. He is also concerned with the street pavement up against the existing lot 15. Alderman Beifuss indicated that he is fine with the lot size but is concerned with the shallow depth of the lots, cul de sac size and the potential intrusion into the required rear yard setback. Mr. Sabathne responded that the cul de sac pavement complies with the code and Ms. Kalchbrenner added that it is the parkway that would be missing. All utilities would be in the front yard rather than in the parkway. Typically there is a 15 foot parkway and a 25 foot front yard setback, but in this proposal there would just be the 25 foot front yard setback.

Alderman Pineda asked if there are other cul de sacs in West Chicago without sidewalks and Chairman Kwasman responded that the Arbors and Forest Trails do not have sidewalks. When asked about utilities, Mr. Sabanthe advised that they know how they can run the utilities and have the topographic survey. Alderman Pineda indicated that he does not know that it can work from an engineering perspective but that it can be analyzed. Alderman Murphy expressed concern with the existing lot 15 and advised that the cul de sac should be moved off the property line. He expressed concern with how the water main can be looped if the pavement is right on the property line. Alderman Murphy asked what the side yard setback requirement is and Ms. Kalchbrenner responded that it is 10% of the lot width, which is measured at the front yard setback line.

Alderman Beifuss indicated that the parkway between the existing lots 15 and 17 is not generous and the owners will now have a street on the side of their homes. He inquired if Mrs. Strayve has considered purchasing additional land to make development easier and Mr. Sabathne responded no.

Chairman Kwasman advised a this time that the options would be to move forward with a full application to the Plan Commission or abandon the project. Alderman Beifuss added that the owner may need to spend money on full plans to get a final answer on the project and Alderman Pineda advised that they could move forward with engineering plans and find out the project doesn't work. Mr. Sabathne responded that he is not concerned about that possibility.

Chairman Kwasman asked for final opinions from the aldermen. Alderman Dzierzanowski indicated that he is not in favor of the project. He would want sidewalks and would not approve a reduction in the right of way width. Alderman Stout advised that she has concerns that the project would work but that they may be able to tweak it. She would be okay with a reduced right of way. Alderman Murphy advised that neighborhood input is going to be important and he has significant concerns with the cul de sac right on the property line. He would be willing to approve a reduced right of way. Alderman Pineda advised that he would support the reduced right of way but wants to see the engineering plans. Alderman Beifuss indicated that he has not decided whether or not he would support a reduced right of way and has concerns about several issues. The plan is better than flag lots, but he still has concerns. Mr. Sabathne indicated that he may be able to shift the cul de sac and get four lots instead of five and install the sidewalk. He will explore that option. Chairman Kwasman advised that the sidewalks are not key but other issues need to be addressed.

6. Unfinished Business. None.

7. New Business. Chairman Kwasman advised the Development Committee that this is his last meeting before being sworn in as Mayor. He thanked the Committee members for their hard work in ensuring that development in West Chicago would be high quality and he looks forward to continuing to improve the community.

8. Reports from Staff. None.

9. Adjournment. Alderman Murphy made a motion, seconded by Alderman Beifuss, to adjourn. The members unanimously agreed. Motion carried. The meeting adjourned at 9:05 p.m.

Respectfully submitted,

Min051407/jk