

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

MINUTES

Development Committee – January 12, 2009

Approved – February 9, 2009

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 James Beifuss, H. Ronald Monroe, Alan Murphy, Rebecca Stout and Gregory Bunch present. Alderman Nicholas Dzierzanowski was absent.

Also in attendance was Community Development Director Joanne Kalchbrenner.

2. Approval of Minutes.

A. Development Committee, November 10, 2008. Alderman Stout made a motion, seconded by Alderman Bunch to approve the minutes of November 10, 2008 Development Committee Meeting. Voting yea: Aldermen Murphy, Pineda, Bunch, Stout and Monroe. Voting Nay: 0. Motion carried.

3. Public Participation.

Dave Sabathne spoke on behalf of Developer Ray Soto, who is requesting a revision to the Bishop Place Final PUD at 275-285 E. Roosevelt Road. Due to the slow economy and the moratorium on strip malls, the City should grant Mr. Soto the remaining 4 residential building permits prior to requiring the completion of the commercial lots. He stated that Mr. Soto is a reputable housing developer in the community and that it does not make sense to restrict or penalize him.

4. Items for Consent.

- A. Annexation – Stimmel Street**
- B. West Chicago Park District – Manville Oaks Annexation**
- C. Dunkin Donuts – 110 E. Roosevelt Road, Landbank Parking Special Use**
- D. West Chicago Park District – Reed Keppler Park, Sign Variance**
- E. Ray Soto – 275-285 E. Roosevelt Road, Amendment to the Bishop Place Final PUD**

Alderman Beifus removed item 4D for discussion.

Alderman Monroe removed item 4E for discussion.

Alderman Bunch motioned to move items 4A, 4B, and 4C to the January 19, 2009 City Council meeting, seconded by Alderman Murphy. The motion carried unanimously.

D. West Chicago Park District – Reed Keppler Park Special Use

Alderman Beifuss reviewed the Plan Commissions recommendations as follows:

1. Only the lettering for the name of the park will be illuminated on the top portion of the sign. Alderman Beifuss suggested that it is reasonable to allow the Park District logo to be illuminated as well as “Reed Keppler Park”.
2. The Park District is required to adopt a resolution acknowledging safety concerns for an LED sign at the intersection of National Street and Arbor Avenue. Alderman Beifuss suggested that this is not a reasonable request and asked that the condition for approval be removed.
3. The entire sign be turned off at 10:00 p.m. each night. Alderman Beifuss suggested that this is a reasonable request.
4. Alderman Beifuss requested that the City add the condition that the LED portion of the sign has amber lettering with a dark background.

Gary Major, Executive Director of Parks and Recreation for the West Chicago Park District was in attendance to answer questions.

Alderman Stout motioned to accept the motion as revised by Alderman Beifuss and move the item to the January 19, 2009 City Council meeting, seconded by Alderman Beifuss. The motion carried unanimously.

E. Ray Soto – 275-285 E. Roosevelt Road, Amendment to the Bishop Place Final PUD

Alderman Monroe stated on record that Mr. Soto is building beautiful homes in his ward and that it would be of benefit for the vacant lots to be completed, which would then allow the City to complete repairs to Augusta Street.

Mr. Soto’s request to receive the additional 4 residential building permits without completion of the commercial properties was not highlighted as an open issue for consideration during tonight’s committee meeting. Therefore, Chairman Pineda suggested that the item be tabled for discussion until the next Development Committee meeting. Ray Soto was in attendance and confirmed that he could wait another month.

Alderman Bunch motioned, seconded by Alderman Stout, to table item 4E to allow for discussion of Mr. Soto’s request to receive the remaining 4 residential building permits without completion of the remaining commercial lot. The motion carried unanimously.

5. Items for Discussion

A. Apostolic Assembly Church – 134 Main Street, Church Special Use

Ms. Kalchbrenner provided an overview of the Plan Commission’s recommendation to deny a special use permit to the Apostolic Church based on fire safety concerns and noted staff’s opinion that the denial was inappropriate. The applicant will be required to submit a building permit to make changes to the inside of the building and will only receive an occupancy permit if they are able to conform to the requirements of that permit. The City is the authority of jurisdiction regarding occupancy. The church is a

special use in the B-1 zoning district and discussion is to revolve around whether there would be any adverse impact by allowing a church in this location. Therefore, the Plan Commission denial was not relevant to the proposed special use.

The overall concern of locating a church downtown revolved around the limited availability of parking. Alderman Monroe stated that downtown restaurants are currently struggling with limited parking on weekends. Chairman Pineda asked that a representative of the church come forward to answer questions.

Janet Rivera, 325 Myrick Street, spoke on behalf of the church. She stated that their church currently has about 40 members and that not all members are present at each of the 2 or 3 weekly services. Most of the members do not drive and, therefore, would receive rides by church van or other members. Ms. Rivera also mentioned that John Fincham explained to her in detail what needed to be done to resolve the fire safety issues. She stated that the church does not want a significant financial investment as this is meant as a temporary location.

Chairman Pineda clarified that the church understands that there is an occupancy limit of 50 persons and that additional financial obligations might be necessary to meet all necessary building requirements prior to receiving an occupancy permit. Ms. Rivera stated that she/they understood and sighted the possible need for an elevator to meet state ADA requirements as one such expense.

Mr. Isaac Chavez, building owner, was also present. Chairman Pineda emphasized the need for Mr. Chavez and the church to remain in close contact with City staff regarding all aspects of the required permits.

Chairman Pineda requested that the City add the condition to special use approval that all church members use Turner Court and the adjacent parking lot for parking during services. Ms. Kalchbrenner noted that Alderman Dzierzanowski had called her, questioning where church vans would load/unload. In response to his question, Ms. Kalchbrenner recommended including van loading/unloading on Turner Court as a condition of approval to keep vans from blocking traffic on Main Street. Handicapped accessibility will be part of the analysis of the building permit.

Alderman Bunch motioned to move item 5A to the January 19, 2009 City Council for approval with the condition that all parking and van loading and unloading will occur on Turner Court and the adjacent parking lot. Alderman Beifuss seconded the motion. The motion carried unanimously.

(Prior to exiting the room, Mr. Chavez suggested that City officials look at possible abandoned or disabled cars that have been parked in the City parking lot along Turner Court for excessive periods. Ms. Kalchbrenner made note.)

B. City of West Chicago – Text Amendments

At the last Development Committee meeting, members asked staff for additional research regarding parking at schools. Staff's recommendations are for 2 parking

spaces per classroom with an additional 1 loading space for every 2 classrooms. Ms. Kalchbrenner reminded the committee that schools require special use permits and should a new school be proposed, the parking can be specifically modified for that location.

Alderman Bunch motioned to move the item to the January 19, 2009 City Council with the condition that the additional 1 loading space per 2 classrooms be marked with specific hours for regular parking and hours for loading/unloading. The motion was seconded by Alderman Stout. The motion carried unanimously.

6. Unfinished business. None

7. New business. None

8. Reports from staff. None

9. Adjournment.

Alderman Stout motioned to adjourn, seconded by Alderman Beifuss. The members unanimously agreed. Motion carried. The meeting adjourned at 7:40 p.m.

Respectfully submitted,
Krista Coltrin