

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

MINUTES

Development Committee – February 9, 2009

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

Also in attendance was Community Development Director Joanne Kalchbrenner.

2. Approval of Minutes.

A. Development Committee, January 12, 2009. Alderman Bunch made a motion, seconded by Alderman Stout to approve the minutes of January 12, 2009 Development Committee Meeting. Voting yea: Aldermen Murphy, Pineda, Bunch, Stout and Monroe. Alderman Dzierzanowski abstained. Voting Nay: 0. Motion carried.

3. Public Participation.

Mike Ferguson, 30W276 Pomeroy Street, West Chicago, spoke regarding the Habitat for Humanity Recapture Agreement and provided a written list of questions ranging from their connection options to final cost and payment plans. (See attached document).

Sarah Brachli, 213 S. Wheaton Avenue, Wheaton, IL, Executive Director of DuPage Habitat for Humanity stated that she was available to answer any questions regarding the proposed recapture agreement.

4. Items for Consent.

A. Habitat for Humanity – Proposed Recapture Agreement

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

Alderman Bunch moved to remove item 4A for discussion.

Alderman Dzierzanowski moved to remove item 4B for discussion.

A. Habitat for Humanity – Proposed Recapture Agreement.

Ms. Kalchbrenner provided an overview of the Recapture Agreement. Habitat for Humanity had already obtained an approved recapture agreement. After the fact, the West Chicago Park District approached Habitat for Humanity, asking them to consider re-routing the proposed sanitary sewer alignment to service Pioneer Park.

Habitat for Humanity agreed to the proposal as a cost saving measure as well as a good will gesture toward the Park District. The re-routing of the sewer then necessitated the rewriting of the recapture agreement.

Habitat for Humanity is required to install the sanitary sewer for the lots in their subdivision. However, hook-up for properties along the sewer line is strictly voluntary. There is a cost to residents choosing to connect to the sanitary sewer. Property owners receiving City services would also be required to annex into the City of West Chicago, per City ordinance. Construction of the sanitary sewer will begin soon and should be completed this year, confirmed by Ms. Brachli who gave an expected completion date of August 2009. If residents choose to connect post construction, there is a five percent increase in the cost per year. There is no plan for low-cost loans because connection to the line is voluntary. Residents would be able to maintain use of their private water wells.

Alderman Murphy questioned if residents could spread payment of the connection over the course of paying their monthly sewer bills to the City. Ms. Kalchbrenner stated that there is currently no plan for that because the sewer hook-up is not a mandatory requirement.

Alderman Dzierzanowski questioned a Special Service Area designation. Ms. Kalchbrenner responded that this could only happen if the area is incorporated into the City limits. She added that the increase in taxes is typically between four and six percent when accounting for the municipal segment, in referring to Mr. Ferguson's earlier question regarding increased taxes. She also stated that the cost would be the responsibility of the property owner and that connection to the sanitary sewer line would not be a requirement prior to the sale of the property.

Alderman Bunch questioned the probability that the properties adjacent to the sanitary sewer line might be forcibly annexed in the near future, anticipating that some of the residents in the area would be surprised by annexation. A map was brought into the room for viewing. Ms. Kalchbrenner noted that State law requires sixty acres or less surrounded by one or more municipalities and that it would be possible in this area. Pearl Street, the only access into this unincorporated area, has recently been annexed with Pioneer Park. Forcible annexation would be a City Council decision. Ms. Kalchbrenner commented that the City has previously forced annexation but not required hook-up to City services. Annexation would be on a per-property basis and taxes would be applied accordingly.

George Carlos, 30W418 Brown Street, owns 2 properties adjacent to Pioneer Park that are currently connected to City water but not sanitary sewer hook up. Ms. Kalchbrenner clarified that these properties will not be required to connect to sanitary sewer. Chairman Pineda reminded Mr. Carlos that the cost to connect will increase with each passing year.

Alderman Murphy motioned to move item 4A to City Council on February 16, 2009, seconded by Alderman Bunch. The motion passed unanimously.

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

Alderman Dzierzanowski moved to defer this item to the next meeting, as no one was present to represent Mr. Soto. Alderman Monroe seconded the motion. The motion carried unanimously.

5. Items for Discussion

A. Concept Review – Arbor Avenue Antiques, 100 Arbor Avenue, Dwelling space on first floor

Arbor Avenue Antiques has retail space on the first floor and residential space on the second floor, as is concurrent with B1 zoning. The applicant is requesting to move some residential space to the first floor, as is permissible with a special use permit. Staff recommends that the residential be tied to the retail unit so that it cannot be turned into a rental in the future.

Alderman Stout noted that Arbor Avenue Antiques is in the historic district and must comply with standards for the district.

Steve and Francis Spear, spoke as owners of the business, clarifying Alderman Bunch's concern that the kitchen would be purely for family use and not to serve the public. Chairman Pineda reminded the Spear's to contact Ms. Kalchbrenner should they have any additional questions and noted that he had no concerns over the proposed concept as long as the residential space did not become a rental.

6. Unfinished Business

Alderman Dzierzanowski reminded the committee of previous discussions regarding the traffic safety issues at Norton Creek Elementary School in his district and produced a letter from the school district dated September 27, 2002 which stated that the original 99 parking spaces were considered more than adequate at that time. The letter also states that the school will complete additional parking when the City deems it necessary to do so. Alderman Dzierzanowski produced a map, detailing the 197 land banked parking spaces on the school property. Alderman Dzierzanowski has repeatedly been asked by his constituents to resolve the safety issues on Smith Road in front of the school. The Police have handed out fliers and Smith Road has already been designated as "No Standing, No Stopping, No Parking." Alderman Dzierzanowski now asks the committee to move forward with requesting the school to add land banked parking spacing, moving the staff parking away from the building to create an open lane for cars in the lot in front of the building.

Staff will begin proceedings, culminating in a letter to the school district, directing them to install land banked parking spaces if necessary. Ms. Kalchbrenner recommends

visiting the school at drop off and pick up time to obtain factual data to back up the City directive.

7. **New Business** - None.

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 7:27 p.m.

Respectfully submitted,

Krista Coltrin