

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved April 14, 2014

MINUTES

Development Committee

March 10, 2014

1. Call to Order, Roll Call, and Establishment of a Quorum

Chairman Stout called the meeting to order at 7:00 p.m.

Roll call found Aldermen John Banas, James Beifuss, Laura Grodoski, Jim Smith, John Smith and Rebecca Stout present. Alderman Alan Murphy arrived at 7:04 p.m.

Also in attendance were Mayor Ruben Pineda, Director of Community Development John D. Said and City Planner Jeff Harris.

2. Approval of Minutes

A. February 10, 2014

Alderman John Smith made a motion, seconded by Alderman Banas, to approve the February 10, 2014 Development Committee Minutes as presented. There was no discussion. Voting aye: Aldermen Banas, Beifuss, James Smith, John Smith and Stout. Voting nay: None. Alderman Grodoski abstained. The motion carried.

3. Public Participation

None.

4. Items for Consent

A. Elm Road – Rezoning

Alderman Banas made a motion, seconded by Alderman John Smith, to place Consent Items 4A on the March 17, 2014 City Council Agenda. Voting aye: Aldermen John Smith, Jim Smith, Banas, Beifuss, Grodoski. Murphy and Stout. Voting nay: None. The motion carried.

5. Items for Discussion

5A. Pulte Holmes Smith Road Development – Conceptual Review

John Said stated that Pulte Homes has been working with staff on the development of 117 acres at the southwest corner of Smith and Powis Roads for a single family residential subdivision conceptually known as Churchill Preserve. The plan would include approximately 150 single family residential units separated into two sections due to the required preservation of an existing wetland located in the center of the development. The proposed R-3 Single Family Residential zoning would be comparable with that of the City's most recent large scale single family residential developments (i.e. Cornerstone Lakes and Prestonfield subdivisions). The proposed development will have two points of access; one at the intersection of Bainbridge Boulevard and Smith Road, which is one of the main entrances into Cornerstone Lakes Subdivision, and the other off of Powis Road, which would be realigned per the City's settlement agreement with the current landowner (Oliver Hoffmann).

The underlying zoning and Comprehensive Plan land use designation for the property is ORI, Office Research and Light Industrial; which is not compatible with the proposed single family residential use. Pulte Homes is seeking preliminary feedback from the Development Committee on a change in zoning and an amendment to the Comprehensive Plan for this development, so that it progresses forward and inevitably is considered by the City Council. Staff is of the opinion that industrial development consistent with the current zoning and land use designation is not likely for this area given the significant amount of wetlands on the property (approximately 40 acres) and their centralized location on the property.

City staff and Pulte Homes are aware of the traffic issues on Smith Road associated with Norton Creek Elementary School's operations and all parties are looking into solutions so that the proposed development will not amplify the situation. City staff and Pulte Homes have met with school district staff to discuss the matter and all parties acknowledge that a traffic study will be needed to help create the best possible solution.

Lastly, Pulte Homes is seeking direction from the City with respect on how to incorporate a thirty (30') foot landscape buffer along the south side of Smith Road into their development. Pulte Homes has already been provided feedback by staff on the need to increase the number of lots within the development that comply with the City's R-3 zoning district minimum lot area of 9,000 square feet. The attached plan currently depicts said landscape buffer as an outlot that would be maintained by the homeowners association (HOA) that would be created. Pulte Homes is considering eliminating the outlot and incorporating the landscape buffer into the adjacent lots, thus increasing their lot areas and providing more lots in compliance with the City's minimum lot area requirement. The proposed buffer would be placed in an easement and the maintenance responsibilities of said easement, if any, would be defined in the HOA's covenants. Staff acknowledges Pulte's attempt to increase their lot sizes, as directed, by eliminating the outlot, but has concerns with the long term impacts of the outlot's elimination, such as a

lack of unified maintenance of the landscaping and the development and use restrictions that would be imposed on the individual lots containing the landscape easement.

Mark Mastrocchio from Pulte Homes introduced his development team consisting of Matt Worline of Cemcon Engineering, Pete Pulawska of Pulte Homes and Attorney Kathy West. Mark stated that the property in question is very desirable to Pulte and the City provides all of the amenities that Pulte looks for when proposing a development. Mark also listed all of Pulte's most recent development projects.

Alderman Murphy asked staff what the lot sizes were in Prestonfield Subdivision.

Jeff Harris stated that staff would have to research the exact lot sizes that were approved as part of the planned unit development, but is of the opinion that they are comparable to what Pulte is proposing.

Alderman Murphy asked Pulte what was the average square footage of the residences being proposed.

Mark Mastrocchio stated that ranges from 2,600 square feet to 3,400 square feet depending on the options chosen with each model being provided. Mark also stated that these will be state of the art floor plans that focus on open floor plans and provide greater amenities such as large mud rooms off the garage with full basements and a minimum of four bedrooms.

Alderman Jim Smith asked if consideration has been taken into account for the adjacent airport use.

Mark Mastrocchio stated that staff has made Pulte aware of the situation and will consult with the DuPage Airport to address any concerns.

Alderman Beifuss asked how the Powis Road realignment was being incorporated into the development.

Mark Mastrocchio stated that the current property owner has a settlement agreement with the City to provide the realignment, which Pulte will assume with this development. The access off of Powis Road will be a full access point into the subdivision.

Alderman Beifuss asked if the intersection at Bainbridge Boulevard and Smith Road would become signalized.

Mark Mastrocchio stated that City staff is requiring a traffic study to be conducted to identify the improvements needed with that intersection.

Alderman Beifuss asked what the average lot depth was for those lots that backed up to Smith Road.

Mark Mastrorocco stated that the depth is one hundred twenty feet and the width is sixty-five feet.

Alderman Beifuss asked if the proposed outlot at the rear of these lots was to have a berm and be landscaped.

Jeff Harris stated that a berm approximately five feet high could be incorporated into the thirty foot wide outlot. He also stated that the Powis Road realignment engineering plans have already been drawn and approved by the City and are referenced in the settlement agreement with the current property owner. Lastly, he stated that staff envisioned requiring a rider on the property deeds indicating the proximity to the airport and the air traffic associated with it, which was required for the previous Cornerstone Lakes Subdivision development.

Alderman Banas stated that he lives in Cornerstone Lakes Subdivision and remembers seeing the required rider in his closing documents and is well aware of the amount of air traffic generated by the airport. He also commented on the traffic back-ups at Bainbridge Boulevard and on Smith Road during Norton Creek Elementary School's pick-up and drop-off times.

Alderman Stout stated that she feels this is a good location for a residential development and the current ORI zoning is not very suitable for the property.

Alderman Murphy asked what the school impact would be from this development.

Mark Mastrorocco stated that an analysis would be done to identify any impacts.

Jeff Harris stated that Pulte and City staff met with the school district and the superintendent indicated that Norton Creek Elementary School is nowhere near capacity and he was not concerned with the increase in school children generated from this development.

John Said asked the Committee their thoughts on the inclusion of the outlot along Smith Road.

Alderman Banas asked if the adjacent homeowners would be able to fence in this area as part of their lots.

John Said stated that the homeowners would only be allowed to fence in their property, not the common area outlot.

Jeff Harris stated that Pulte desires to eliminate the outlot and make the adjacent lots larger to bring more of the proposed lots into compliance with the City's minimum lot area.

John Banas stated that there is a similar situation in Cornerstone Lakes Subdivision and he recommends it remain an outlot.

Alderman Murphy stated that if the outlot was eliminated and placed in an easement the adjacent lots would become larger and it would give the homeowners more flexibility to place improvements like a pool on their lot and would increase their property taxes.

Alderman Banas asked if a homeowner's association would be created.

Mark Mastrorocco stated that Pulte would create a homeowner's association with a very detailed set of rules and regulations. The proposed development has a large amount of open space for wetlands and detention that would be maintained by the association.

Alderman Stout stated that the consensus amongst the Committee is to keep the outlot as proposed along Smith Road.

Joe Constantino stated that he is an underground contractor and warned against building in close proximity to the adjacent underground gas main.

Jeff Harris stated that all of the proposed development lies outside of the existing gas main easement.

Alderman Banas asked if Bainbridge Boulevard could be extended southward to connect to North Avenue.

John Said stated that staff evaluated that scenario and unfortunately it is not feasible due to the location of the existing wetlands on the property.

5B. Banners Across City Streets – Conceptual Review

John Said stated that City staff seeks Development Committee direction regarding possible amendments to allow banners across City streets.

At the January 2014 meeting of the Public Affairs Committee, City staff was directed to review options for allowing banners across City streets, how to handle such an amendment in the City Code, and possible concerns associated with such changes. Amendments would need to be addressed in the sign regulations, which are located in Article XII. of Appendix A of the City Code. This would include temporary sign provisions and other applicable sections, which would be detailed during the text amendment review process.

Staff has reviewed information from several surrounding communities. Geneva, Batavia and Carol Stream indicated that they do not allow such banners while Winfield and St. Charles do. Winfield and St. Charles maintain stringent controls on these types of banners. In Winfield, there is only one location for such banners along Winfield Road

(downtown area), using Village-installed poles. These are only allowed for non-profit or public events, with an application process and a fee. There are also size limitations and a hold harmless agreement requirement. In the case of St. Charles, their regulations are geared generally towards the smaller vertical light pole banners. They do allow banners across streets only when streets are closed. Like Winfield, there is an application process, a fee, size limitations and a hold harmless agreement requirement.

Even with tight regulations as to sign locations, sign size, hold harmless and other controls, City staff have expressed concerns for safety reasons and staffing availability (to install and remove such banners). Ultimately, should the City opt to approve street banners at a single location, the cost for providing and installing two poles has been estimated at approximately \$10,000.

Alderman Beifuss stated that this situation might make sense along Main Street and questioned the need for it.

Alderman Banas asked what type of advertising would be permitted.

John Said stated that this type of criteria would be subject to consideration.

Alderman Murphy stated that the City's existing LED sign provides a good amount of exposure to promote civic events.

Alderman John Smith stated that the banners would have to be very tall in order for the Fire Department's ladder truck to clear it.

Jeff Harris stated that the standard bridge clearance height is eighteen to twenty feet tall.

Alderman Stout stated that it seems like an unnecessary expense given the City's existing means of advertising special events and also feels it would not be aesthetically pleasing to the downtown area.

Alderman Jim Smith stated that the banners allowed across the street in Winfield do not look attractive.

Alderman Grodoski stated that it is a costly improvement and is not needed. The banners that are on the existing City light poles are a great asset to the community and banners across City streets would detract from the light pole banners.

Alderman Stout stated that the consensus of the Committee is to not provide banners across City streets.

6. Unfinished Business

None.

7. New Business

John Said stated that a draft ordinance will be presented at the City Council meeting to appoint an ex-officio member to the Plan Commission. The ex-officio member would be able to participate in any discussions, but would not be permitted to vote.

Alderman Banas asked what the point of the position is if this member cannot vote.

John Said stated that more input on proposals could be provided and when a vacancy occurs on the Commission then it could potentially filled quickly with the ex-officio member.

Alderman Murphy asked staff how many members are on the Plan Commission.

Jeff Harris stated that there are seven active members and that the current Commission members are very well suited for their role.

8. Reports from Staff

John Said stated that a new executive secretary for the Community Development Department has been hired and will begin later in March. He also stated that a zoning application has been submitted for the redevelopment of the Shell gas station at the corner of North Avenue and Route 59.

9. Adjournment

Alderman Banas made a motion, seconded by Alderman Grodoski, to adjourn the March 10, 2014 Development Committee meeting at 7:53 p.m. The Committee members unanimously agreed and the motion carried.

Respectfully submitted,

Jeff Harris
City Planner