

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

MINUTES

Development Committee

April 12, 2010

Approved – May 10, 2010

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 Joseph Gianforte, Nicholas Dzierzanowski, Rebecca Stout, H. Ronald Monroe and Alan Murphy present. Alderman James Beifuss arrived at 7:15 p.m.

Also in attendance was Community Development Director Joanne Kalchbrenner.

2. Approval of Minutes.

A. Development Committee, January 11, 2010. Alderman Murphy made a motion, seconded by Alderman Gianforte, to approve the minutes of January 11, 2010 Development Committee Meeting. Voting yea: Aldermen Murphy, Pineda, Gianforte, Stout, Dzierzanowski and Monroe. Voting Nay: 0. Motion carried.

B. Special Development Committee, March 29, 2010. Alderman Murphy made a motion, seconded by Alderman Stout, to approve the minutes of March 29, 2010 Development Committee Meeting. Voting yea: Aldermen Murphy, Gianforte, Stout, Dzierzanowski and Monroe. Chairman Pineda abstained. Voting Nay: 0. Motion carried.

3. Public Participation - None.

4. Items for Consent.

A. Proposed Amendment to Building Code, As-built Requirements

Alderman Monroe motioned to move consent item 4 A to City Council on Monday, April 19, 2010. Alderman Stout seconded the motion. Voting yea: Aldermen Pineda, Dzierzanowski, Gianforte, Monroe, Murphy and Stout. Voting nay: None. Motion carried.

5. Items for Discussion

A. Concept Review – Auto Zone, 106 S. Neltnor Boulevard, Amendment to PUD

Ms. Kalchbrenner provided an overview of the concept review. Mr. Vertanen is a developer interested in redeveloping the Anthony PUD, known primarily as the Sandpiper subdivision, to include an Auto Zone retail store and lot reconfiguration. The Planned Unit Development includes a specific list of permitted uses. An amendment to the PUD would be required to include the Auto Zone in the list of permissible uses and to reconfigure the lot. Additional parking variances may be required upon formal submittal of the engineering plans as well as plans for storm water detention.

A supplemental memo was e-mailed to committee members after the committee packet was distributed, addressing additional questions by committee members. Staff has recommended that façade improvements be made to the restaurant property prior to occupancy of the Auto Zone as well as additional on-site improvements such as landscaping and the retaining wall.

Mr. Vertanen presented his concept for the property at 106 S. Neltnor Boulevard. He began investigating site redevelopment approximately eighteen (18) months ago as a result of his ownership of the office building on the site and in response to the City's denial of locating a bank on the restaurant property. Lot number three is small, less than one-half acre. Due to requirements such as set-back, parking, fire lanes and truck access, Auto Zone's 2006 application for lot three was denied. (Ms. Kalchbrenner clarified that Auto Zone had not formally submitted an application in 2006.) Recently, Jeff Harris of the Community Development Department notified Mr. Vertanen that Auto Zone had expressed a renewed interest in the property as he was developing alternatives for the interior road layout through the property.

Mr. Vertanen referred the committee members to the copy of the site plan with the overlay of the lot lines in their packets. The northern entrance to the PUD runs straight north and south, creating a large parking lot north of the office building, well beyond code requirements. The Sandpiper restaurant parking is under code requirements. If the owner of lot one and lot three are the same, the restaurant has sufficient parking. A parcel of this size requires a new detention plan which meets DuPage County's specifications. In addition to changing the road to facilitate the enlargement of lot three, a balance between all truck, delivery and firetruck traffic as well as parking needs to be considered for the best possible good of the site. Mr. Vertanen met with City staff to consider the best alternatives for the site. To fix the site requires changing the road design and improving detention to match DuPage County standards while dealing with the topography, which presents a challenge due to the 27-foot elevation difference from north to south. After each lot has received new detention, the curb and gutter would be moved for the interior roads and the parking lots would be redefined and paved with an improved base.

The project is proposed to move forward in stages by lots. Financing is not available at this time to complete the entire project at once.

Alderman Beifuss stated that this was the best site plan yet proposed for this property in his ward. He verified that Mr. Vertanen would not ask the City for financing for the underground detention storage. Mr. Vertanen also responded that there are plans for retaining wall and landscaping improvements along IL Route 59 regarding lots one, two and three but not regarding lot four. Possible future plans involve raising the floor of the retail center on lot four to equal grade with the proposed Auto Zone, allowing for detention storage to be placed under the building without excavation.

Mr. Vertanen responded to Alderman Beifuss' question regarding façade improvements on the restaurant. The exterior lights would be retained with the lenses replaced, new paint, new signage, and considerable amount of rework on the interior to accommodate the Red Apple restaurant. A new dumpster enclosure, located closer to the street in the conceptual drawing, would be heavily landscaped and would match the current decor of the exterior. The new location would better accommodate refuse trucks.

Mr. Vertanen answered Alderman Beifuss' question regarding the center line of the proposed new driveway entrance to the center line of the nearest street, Oak Street. There would be a minimum of seventy five (75) feet between the center lines, which meets requirements. (Ms. Kalchbrenner clarified that there is no minimum between a driveway and a street, only between streets.) Mr. Vertanen is looking for the City's assistance with a cross-hatched approach to the driveway, so that eastbound traffic on Washington Street waiting to cross IL Route 59 does not block the driveway into the property, effectively causing westbound traffic to back up on Washington Street and possibly into IL Route 59 at the traffic light. Alderman Monroe noted that the Batavia Post Office has had success with a similar situation.

Alderman Murphy questioned the exact location of the underground storage. Mr. Vertanen used a map of the site to indicate how and where the vaults would be located. He also indicated to Alderman Beifuss that the size and depth of the vaults would be determined by civil engineers to county and city specifications. Ownership of the vaults would coincide with ownership of the respective lots. Construction of the vaults would consist of high density concrete that can sustain the weight of semi trucks.

Mr. Vertanen confirmed to Alderman Murphy that the only entrance to the property subject to relocation is that on Washington Street. The entrance/exit on IL Route 59 will remain the same.

Aldermen Monroe and Stout stated that they are encouraged by the proposal to redevelop this parcel. Alderman Stout continued that she hopes the redevelopment happens methodically.

Chairman Pineda asked for clarification on which lots are owned by Mr. Vertanen. Lot two is owned by Mr. Vertanen. Lots one and three are owned with Mr. Harry

Iannou. Lot four is owned by Mr. Iannou. Chairman Pineda noted that the timeline for construction seemed nearly impossible. Ms. Kalchbrenner asked for clarification on setting the closing date, which Mr. Vertanen confirmed as May 15, 2010. Ideally, the final engineering plan would be completed by fall 2010.

Ms. Kalchbrenner stated that the City cannot write an approval letter to the bank. Mr. Vertanen can use the minutes from the meeting. The approval process will require a public hearing and a submittal period for the Amendment for the PUD.

Chairman Pineda concluded that the timeline proposed is confusing but the concept proposed is the best to date for the property.

Alderman Beifuss stated he wants to continue a restaurant on the corner and properties that generate sales tax. The plan solves many problems and is good looking. However, he wants to see something done on lot four as it is an eyesore to the community. Mr. Vertanen stated that he has an agreement to buy the property but cannot yet afford it.

Ms. Kalchbrenner confirmed to Alderman Murphy that the proposed subdivision does not waive the PUD. Staff's recommendations are that significant improvements be made to the restaurant, the retaining wall, and the landscaping as part of this development as an overall amendment to the PUD, including lot four. She concluded that all improvements must be approved by all site owners.

Chairman Pineda added that staff's recommended improvements must be completed prior to final City approval for occupancy for the Auto Zone. Ms. Kalchbrenner added that there are certain items that will have to be completed prior to occupancy and certain items completed prior to building. She gave a copy of staff's memo to Mr. Vertanen.

Mr. Vertanen concluded that improvements on lot four are out of his control. He needs further direction on the City's requirements on this lot before moving forward.

Committee members unanimously agreed on the proposed concept.

B. Temporary Sign Regulations

Ms. Kalchbrenner reminded the committee that Alderman Beifuss had previously asked staff to research temporary signs. In addition to information already provided to the committee, Winfield allows temporary signs with no permit fee, a ninety (90) day maximum, one hundred (100) square feet maximum, ten (10) percent of wall space or seventy five (75) percent of window coverage, which is very liberal for most communities. She was not able to define the number of signs allowed per year.

Alderman Beifus questioned why the City allows four, thirty two (32) square foot signs as opposed to other communities which allow one (1) per frontage. Ms.

Kalchbrenner responded that businesses often ask to promote more than one item per event or use a banner, a balloon and a pennant for one event. Ms. Kalchbrenner also added that it would be unwise to limit banner usage based on content and that there is no limit on height. Poles or other devices used to display the banners should be removed after the banners are taken down.

Chairman Pineda stated that the City should more strictly enforce the fourteen (14) day limit on temporary signs to avoid unwanted situations such as deflated balloons and banners which are no longer appropriately displayed.

Alderman Dzierzanowski noted signs at businesses that are no longer open for business. Ms. Kalchbrenner replied that those are considered "defunct" signs which must be removed.

Alderman Murphy noted that a now-closed business previously commented that the City's sign policy is too restrictive.

Alderman Beifuss questioned the use of strobe lights at businesses. Ms. Kalchbrenner replied that strobe lights are prohibited if they are visible from the right-of-way.

The Development Committee members agreed unanimously to make no changes to the Temporary Sign Regulations per staff recommendation.

C. Play Structure Regulations

Chairman Pineda submitted information to the Community Development Department relating to a play structure constructed in a front yard within his ward. Ms. Kalchbrenner stated that staff surveyed other municipalities and found that permits for play structures are not required. However, there are limitations such as a minimum of three (3) feet from the property boundary and none in the front yard. Staff will present recommendations at a future Development Committee meeting.

6. Unfinished Business – None.

7. New Business - None.

8. Reports from Staff

A. Forming America

Ms. Kalchbrenner reported that she toured the site with Jeff Harris and met with the owners of Forming America. They are not doing well financially and have reduced their employees by one half. They will be asking for special consideration regarding the agreements that were reached last fall to start paving in April and be complete in November. The detention pond is complete. Ms. Kalchbrenner informed them that they must conceal some items which were visible from the right-of-way. They are still

working to dispose of a large brush pile and separate dirt pile. There is clay mixed into the dirt, which is making it difficult to dispose of.

Ms. Kalchbrenner noted that IL Route 59 from North Avenue to Batavia Road is scheduled for repaving until July 2010.

9. Adjournment

Alderman Beifuss motioned to adjourn, seconded by Alderman Stout. The members unanimously agreed. Motion carried. The meeting adjourned at 8:38 p.m.

Respectfully submitted,

Krista Coltrin