

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

MINUTES

Development Committee

June 13, 2011

APPROVED WITH CHANGES AT THE AUGUST 8, 2011 MEETING

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 Nicholas Dzierzanowski, H. Ronald Monroe, Ruben Pineda, John C. Smith, Jr. and Rebecca Stout present. Absent: Alderman Sandy Dimas. Alderman Beifuss arrived at 7:10 p.m.

Also in attendance was Community Development Director Joanne Kalchbrenner.

2. Approval of Minutes

A. **Development Committee of May 9, 2011. Alderman Stout made a motion, seconded by Alderman Monroe, to approve the minutes of the May 9, 2011 Development Committee Meeting as amended. Voting yea: Aldermen Stout, Monroe, Dzierzanowski, Pineda and Smith. Voting nay: 0. Motion carried.**

3. Public Participation – None.

4. Items for Consent

A. **Extension of Moratorium on Legal Non-Conforming Status of Elm Road**

Alderman Smith made a motion, seconded by Alderman Dzierzanowski, to move Ordinance No. 11-O-0033 to City Council on Monday, June 20, 2011. Voting yea: Aldermen Smith, Dzierzanowski, Monroe, Pineda and Stout. Voting nay: 0. Motion carried.

5. Items for Discussion

A. **West Washington Street – City Hall Consultant Proposal**

Chairman Pineda requested staff to provide a brief overview. Ms. Kalchbrenner stated that the City Council budgeted \$100,000 for the Washington Street/CityHall Redevelop-

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ment Project. She noted that Brad Winick prepared the Grandlake Boulevard Redevelopment Plan for the City several years ago. She added that City Council expressed support of that study and Mr. Winick's work. Ms. Kalchbrenner commented that a preliminary work summary has been done and that Mr. Winick is here this evening to answer any questions.

Mr. Winick stated that he was honored to be asked back to prepare a redevelopment plan for the Washington Street/City Hall project. He commented that the City is a good client because it is well organized, honest and straight forward. He noted that the message for the Grandlake Study was most likely not what City Council wanted to hear but needed to hear and as a result a candid conversation was held. He noted further that the Grandlake Study was completed by a team where the Washington Street/City Hall plan will be fully conducted in-house by URS Corporation. Mr. Winick stated that URS can do planning, designing, architecture, market analysis, environmental, stormwater, etc. He commented that he will still be the point person for the project and the one meeting with staff.

Mr. Winick stated that this is an interesting project. He added that he walked the site with Ms. Kalchbrenner and the project became much broader as they talked. He added further that he understands the City Council wants to strengthen the neighborhood, improve access and parking and address environmental and wetland conditions. He noted that the conceptual site planning will include building design, graphics, environmental services, real estate market analysis, visuals that the public can see, brainstorming and public meetings. He commented that he will have regular contact with Ms. Kalchbrenner throughout the project.

Alderman Beifuss commented that a study for a *the* City Hall Campus with *the* Star Line was done and it ~~showed~~ *concerned* a number of people *that use* ~~using~~ City Hall for different purposes. He asked if this study would go beyond that. Ms. Kalchbrenner responded that she believes the study Alderman Beifuss is referring to was a space needs study for the workings of City Hall only. She added that the space needs study looked at the number of employees in each department. Ms. Kalchbrenner stated that this plan would be much broader with more detail and looking at the big picture. She added that the consultant for the other study looked at three sites for the City Hall campus and decided the Washington Street site was the best.

Mr. Winick added that he has a copy of the space needs study and he has pulled the relevant information from that study to build upon it in his plan.

Chairman Pineda asked how often the City Council and public would be able to provide input. Mr. Winick responded that there are six meetings in the proposal: an early brainstorming session with the Development Committee, possibly a meeting with the Park District or its consultants, an open meeting with the public to seek input and comments on the preliminary site plan, a presentation of the draft final site plan/conceptual building design with the Development Committee and a final

presentation before the City Council. He added that they are flexible with meetings and if they need to be present at a meeting, they will be.

Chairman Pineda stated that parking in the downtown is an issue. Ms. Kalchbrenner commented that she has spoken at length with Mr. Winick about the need to address the parking issue. She added that parking is required as an incentive for desirable future tenants such as restaurants. Mr. Winick commented that parking will need to serve a specific site and support businesses downtown. He noted that Fremont and Washington is the best location but due to the topography will not work.

Chairman Pineda noted that the downtown development needs to mesh. Mr. Winick commented that there needs to be a gateway feature that serves multiple purposes.

Alderman Beifuss commented that he is hoping to have a public square in the area *as the earlier study indicated approximately one acre in size*. Mr. Winick stated that he asked Ms. Kalchbrenner where festivals were held and she responded that there is not one location for festivals. He added that the plan would include a gathering spot.

Alderman Beifuss made a motion, seconded by Alderman Monroe, to move Resolution No. 2011-R-0055 to City Council on Monday, June 20, 2011. Voting yea: Aldermen Beifuss, Monroe, Dzierzanowski, Pineda, Smith and Stout. Voting nay: 0. Motion carried.

B. Clear Channel LED Billboard Proposal

Chairman Pineda noted that representatives from Clear Channel were at the last meeting to answer questions. Ms. Kalchbrenner stated that staff is looking for direction concerning the billboards. She noted that the proposal is to eliminate the billboard at Roosevelt Road/Washington Street and upgrade the billboard on the south side of Roosevelt Road at Kress Road to a changeable copy LED display. She added that staff recommends removing additional billboards.

Alderman Beifuss stated that the current rules do not permit billboards whether it is LED or static. He added that it has been a consistent policy for the City for a very long time. He commented that there is no need to change the rules to allow billboards. He added that if the City allows one LED billboard, it could set a precedent instead of getting billboards removed. Alderman Beifuss noted that the existing billboards could go away depending on the leases and/or property owners. He commented that towns are eliminating billboards. He noted that the City's ads have been updated to 19,000 ten second flips per year. He added that he is not in favor of this specific proposal.

Ed Marcin, representative from Clear Channel, commented that 19,000 ten second ads is the minimum the City would be given. He noted that there are 8 ten second slots sold for advertising and if a slot is available, it could be used by the City. He stated that he provided the names of people from Joliet and Plainfield and suggested that the City

contact them because they are happy with the space for advertising. He added that the two cities advertise cruise nights, farmer's markets, festivals, concerts and the ads have been very successful for them.

Alderman Monroe stated that he is on the opposite side of Alderman Beifuss. He asked if the airport has any problem with LED billboards. Ms. Kalchbrenner responded that she did not know. Mr. Marcin stated that if LED billboards are within two miles of an airport, they have to file permits and let the airport know that the sign is going up. He added that the existing signs are 672 square feet and the proposed sign is 378 square feet.

Alderman Smith stated that he agrees with Alderman Beifuss.

Alderman Stout stated that she does not want to open Pandora's Box. She added that the City has taken a stand on billboards and she does not want to set a precedent by allowing LED billboards. She commented that she agrees with Alderman Beifuss.

Alderman Dzierzanowski noted that there are billboards on the borders of West Chicago that the City has no control over. He commented that those billboards might be switching to LED in the future.

Mr. Marcin stated that a box could be placed around the LED signs to create an additional corridor and make it more like a sign instead of a billboard.

Chairman Pineda commented that billboards are here to stay. He added that he would rather have a smaller, cleaner look. He noted that some of the existing billboards are pretty bad looking, weathered and have outdated information on them. He stated that he understands not wanting to add any new billboards but the existing ones could be cleaner. He added that he would like to see the billboard at Powis Road removed.

Alderman Monroe stated that the LED billboards look nice and promote the City as well as provide advertising.

Chairman Pineda noted that the LED signs do not flash and adjust to the light.

Chris Lupo, representative from Clear Channel, commented that there are two different types of billboards, poster plan and bulletin. He added that the billboards at McChesney are poster plan and cannot be removed. He added that they are willing to consider removing additional billboards.

Chairman Pineda commented that it appears there are four Committee members against the LED billboard and two for it. Ms. Kalchbrenner noted that if this item was forwarded to City Council, the attorney would have to review the contract and costs would be incurred to evaluate it. She added that Clear Channel has heard the comments from the Committee members and can choose to go forward by submitting a formal application. She added further that the concerns are: setting a precedent, surrounding communities

eliminating billboards, opinion from DuPage Airport Authority and additional signs being removed.

Mr. Marcin thanked the Committee for their time.

C. Residential Sprinkler Requirement

Chairman Pineda requested staff to provide a brief overview. Ms. Kalchbrenner stated that at the last Development Committee meeting additional information was requested regarding the costs, benefits and perceived problems with requiring residential fire sprinklers. She commented that the additional information was provided in a memo. She noted that the information varies depending on the source. She noted further that there are too many variables to determine cost. Ms. Kalchbrenner commented that the Home Fire Sprinkler Coalition and the Northern Illinois Fire Sprinkler Board estimate the cost to be \$1.61 per square foot. She added that the National Association of Home Builders claims the cost is closer to \$2.66 - \$6.88 per square foot. She stated that staff is recommending that fire sprinkler systems be required for all new duplexes, townhouses and multi-family structures. Ms. Kalchbrenner noted that when a sprinkler system is installed in a commercial structure, the City requires the builder to provide a separate tap to the watermain. She noted further that the City's plan review consultant indicated that most municipalities that require fire sprinkler systems for single-family homes do not require a separate tap to the watermain. Ms. Kalchbrenner commented that systems installed in compliance with National Fire Protection Association Standard 13D do not require an annual inspection. She stated that staff is seeking direction with respect to requiring sprinkler systems for single-family homes as part of the adoption of the 2009 building codes.

Alderman Beifuss asked if the City requires sprinklers and the water service is shut off, does that pose any problems for the City. Ms. Kalchbrenner responded that usually the water is shut off because the bill has not been paid so she thought the City would not be liable.

Alderman Beifuss noted that the costs range from \$4,025.00 to \$17,000.00, which is a fair amount of money. He noted further that the requirements would be for infill homes.

Alderman Dzierzanowski asked if a home is habitable if the water is shut off and Ms. Kalchbrenner responded no. He commented that he is 99% sure the cost is run by the pipefitters instead of home builders.

Chairman Pineda commented that requiring a fire sprinkler system increases the cost of a home and if homes cost too much here, builders will build elsewhere. He noted that 52 of the communities listed are at zero square feet but that most of them are not around here. He stated that fire sprinkler systems should be required for multi-family.

Alderman Smith stated that he supports requiring a fire sprinkler system for every new single-family home.

Alderman Stout stated that she agrees and added that it ensures a safety factor.

Alderman Beifuss questioned who would install the sprinkler system. Chairman Pineda responded that a licensed pipefitter would install it. He added that an annual inspection is not required.

Alderman Dzierzanowski noted that there was an article in the Daily Herald on May 22nd that illustrated how much damage could be done in a short period of time without a fire sprinkler system and how quickly a system could prevent damage.

Chairman Pineda stated that a sprinkler system will save lives, family, pets and memorabilia. He added that requiring sprinkler systems in new single-family homes may change the infrastructure of a neighborhood.

Alderman Stout commented that when a house in her neighborhood caught fire, houses around it were damaged also.

Chairman Pineda stated that it was the consensus of the Committee to move forward with fire sprinkler requirements for all new single family homes.

6. Unfinished Business

Alderman Dzierzanowski asked about the southwest corner of Atlantic and North Avenue. Ms. Kalchbrenner responded that Rob Flatter is working on a plan that will drain into a pond.

7. New Business - None

8. Reports from Staff

Ms. Kalchbrenner asked the Committee if they would like to see the rear yard lot coverage summary before it is sent to the Plan Commission. Chairman Pineda responded that the Committee would like to see the analysis.

9. Adjournment

Alderman Stout motioned to adjourn, seconded by Alderman Beifuss. The members unanimously agreed. Motion carried. The meeting adjourned at 8:25 p.m.

Respectfully submitted,

Linda Ericksen