

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

## MINUTES

### Development Committee

July 12, 2010

Approved – August 9, 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 James Beifuss, Joseph Gianforte, Nicholas Dzierzanowski, H. Ronald Monroe, Alan Murphy and Rebecca Stout present.

Also in attendance were Community Development Director Joanne Kalchbrenner, Mayor Mike Kwasman and Alderman Lori Chassee.

#### 2. Approval of Minutes.

**A. Development Committee, May 10, 2010. Alderman Stout made a motion, seconded by Alderman Gianforte, to approve the minutes of May 10, 2010 Development Committee Meeting. Voting yea: Aldermen Pineda, Beifuss, Gianforte, Monroe, Murphy and Stout. Voting Nay: 0. Alderman Dzierzanowski abstained. Motion carried.**

Chairman Pineda reminded those in attendance that in order to have the opportunity to speak, persons must complete a Public Participation Form. Persons will be called to speak as their respective agenda items are discussed. Each person will be given three (3) minutes to speak in order to accommodate the large public attendance and asked that groups of people send one representative to speak for the group.

#### 3. Public Participation - None.

#### 4. Items for Consent.

- A. Mike Lee – 218 Main Street and 219, 221 and 223 Turner Court, Façade Funds**
- B. Murphy Ace Hardware – 319 S. Neltnor Boulevard, Amendment to Façade Grant**
- C. Faith Community Church – 910 Main Street, Variance and Subdivision**
- D. City of West Chicago – Text Amendment, Play Sets**
- E. City of West Chicago – Text Amendment, Temporary Uses**

Aldermen Beifuss and Dzierzanowski removed item 4D for discussion.

**Alderman Stout motioned to move consent items 4 A, B, C, and E to City Council on Monday, July 19, 2010. Alderman Beifuss seconded the motion. Voting yea: Aldermen Pineda, Beifuss, Gianforte, Dzierzanowski, Monroe, Murphy and Stout. Voting nay: None. Motion carried.**

#### **4D. City of West Chicago – Text Amendment, Play Sets**

Alderman Beifuss clarified the proposed ordinance as printed in the packet. He reminded the committee that there are some unusual circumstances regarding homes that have extremely deep setbacks, offering little or no back yard, stating that there should be some compromise for those residents. He also added that there is no provision for grandfathering pre-existing play sets in those categories and asked that the issue be deferred so that staff can do additional research on these issues.

Alderman Dzierzanowski stated that in newer subdivisions it may not be possible to place the play set more than three (3) feet from the set back line due to drainage topography and gave his home as an example.

Ms. Kalchbrenner responded to Alderman Dzierzanowski that there would not be a permit required. Research showed that surrounding communities do not require permits due to the non-structural nature and that the playsets can be moved. She also stated that Community Development would provide public education regarding the ordinance requirements. Alderman Dzierzanowski feels that it puts an undue burden on the residents to know the requirements before they build a play set.

Chairman Pineda asked if staff can look at the overall size of the front yard as compared to the size of the play set. He clarified that Alderman Beifuss wanted to defer this item to the next Development Committee meeting and verified that the remaining committee members agreed.

### **5. Items for Discussion**

#### **A. 535 Shingle Oak – Special Use**

Michael Sullivan, spoke on behalf of TCB and Westgate LLC, the current property owners. Mr. Sullivan displayed a rendering of the property as it exists, asking for sixty one (61) trailer spaces to be located along the west side of the property as the amendment to the PUD. Engineering and landscaping documents have previously been submitted. Area residents were unhappy with the existing exterior lighting on the east façade. As a result of the Plan Commission meeting, four (4) inch shield extensions have been added to the existing light fixtures to make the luminar of the bulb not visible from the property line. There is no foot-candle that leaves the property.

Ms. Kalchbrenner responded to Chairman Pineda that staff had not yet visited the property in the evening to monitor the updated lighting improvements as the work had not yet been completed at the time of her last phone conversation with the contractor.

Alderman Dzierzanowski stated that this has been an issue in his ward for several years and he would like to make sure that the lighting issues are addressed before the item is approved.

Chairman Pineda suggested that, since the owners were present at the meeting, the lighting issues could be addressed at this time and the proposed Special Use could be voted upon. Mr. Sullivan agreed that he would be willing to work with staff to create an amicable lighting solution, such as changing the color of the bulbs, so long as the parking lot was safe for employees.

Chairman Pineda reminded the committee that the building has been vacant with unkempt landscaping for some time. The applicant is willing to work with staff and neighbors to meet requirements.

Ms. Kalchbrenner stated that staff would be able to visit the site one evening during the upcoming week and develop a lighting plan based on existing foot candles.

**Alderman Murphy motioned to bring the item to a vote. Alderman Monroe seconded the motion. Voting yea: Aldermen Pineda, Beifuss, Gianforte, Monroe, Murphy and Stout. Voting nay: Alderman Dzierzanowski. Motion carried. Item 5A will be available for discussion at the July 12, 2010 City Council meeting.**

**B. West Chicago Elementary School District #33 – 851 Pearl Road, Rezoning, Special Use, Deviations and Subdivision**

Dr. Theresa Hawley from Educare presented a slideshow to the committee and the public, highlighting the following topics: Vision of West Chicago's Future, the Investment Needed in Young Children, Closing the Achievement Gap, Map of Proposed and Existing Sites, Educare's Oldest Location (Chicago's south side), Proven Model, Focus on Dual Language, Local Partnership, State of the Art Facility, Local Impact, Operating Budget, Contingency for Future Shortfalls, Traffic Patterns and Photometric (lighting) Plan.

Paul Stephanides, attorney for West Chicago School District #33, addressed items that were raised during the previous Plan Commission hearing on July 7, 2010. Evidence indicates that the highest and best use of the property is the current school proposal. There is a need in the community, as shown in the Educare presentation, in the interest of the public health, safety and welfare which is referenced in the City's Special Use and Rezoning Standards as stated in the zoning code. The school district's development proposal is in harmony with the goals and planning policies of

the City. The traffic concerns have been addressed by the proposal. No traffic study has been produced to refute that conclusion. The school district wants to be a good neighbor and will address community concerns and agrees to all of the City's conditions throughout the process as recommended by staff. The school district asks the Development Committee, and ultimately the City Council, to simply not follow the Plan Commission recommendations to deny the proposal, instead asking that the committee and City Council approve the applications pursuant to the provisions of the City Code. The School District and Park District will be entering into an intergovernmental agreement regarding the shared/overflow parking. A letter has been distributed.

Dr. Chris Scheck, current president of the West Chicago School District #33 Board of Education, spoke on behalf of the School District's proposal, mentioning multiple community and governmental education campaigns on the benefits and facts of Educare. After attending the Planning Commission/Zoning Board of Appeals meeting on Wednesday, July 7, 2010 where a decision was to be made regarding ordinances affecting the property which would house Educare of West DuPage, she recognized that not all of the past communication attempts had been successful after hearing the comments and final vote of commission members. Conversations and decisions were based on rumors, innuendoes and personal biases, not based on facts. She provided several facts to include:

1. Sixty (60%) percents of children that attend West Chicago School District #33 are classified as low income. Over the last five (5) years, there has been a sixteen (16%) percent increase in these numbers.
2. At risk children require remedial supplemental services to help them succeed in school, which costs the school district money, ultimately costing the tax payers money.
3. School District #33 has years worth of its own data showing the earlier educators work with these children prior to entering kindergarten, the less tax money is spent to ensure their success in school.

She urged the committee to make their decision based on fact. She also urged the committee to make their decision for the children of West Chicago, particularly those children that are most at risk for academic failure.

Mary Catherine Kosmach, a sixth grade teacher at Turner School, had instructed two students that participated in the early, at-risk program this year. Those children, as well as their parents, were active members in her class and were not lagging behind. The teachers in District #33 want this program as they have seen the positive impact the at-risk program has on the students.

Kristin Zimmerman, 314 Fulton Street, is a former teacher in School District #33. She spoke as an advocate of Educare, stating that if City Council members turn down the opportunity to build Educare, they will lose out on a research-based program that will provide low-income children the essential skills they need to develop into independent and contributing citizens. In addition, the City will lose out on

opportunities for construction jobs and staff positions for many local citizens. Some commissioners from the Planning Commission voted against the rezoning of the Educare site because of its impact on traffic, site lighting and safety. The neighborhood already faces traffic and lighting issues due to Pioneer School and the baseball fields and she questioned how the proposed Educare site would cause additional issues. She stated embarrassment at the commissioner's comment that neighboring horses would bite the children attending Educare and posed a safety threat. She was also embarrassed by the commissioner who voted no because he does not want to make West Chicago an attractive place for those who want to depend on public subsidies. The City of West Chicago could give back and help the less fortunate by supporting Educare. As a citizen of West Chicago, she would be proud of the City Council members if they said "Yes" to Educare.

Katherine Doremus, president of the Board of Education for Community High School District #94, spoke for the board which passed a resolution supporting Educare on March 2, 2010. The thought process behind this resolution was multi-faceted. They believe that Educare will assist both School District #33 and the City of West Chicago to achieve the core values they have in regards to their citizens, most specifically in the education of the children within the community which ultimately will benefit the high school. The investment in the youngest of citizens will provide a significant return in higher academic achievement, greater preparation for the global marketplace and greater ability to generate wealth – in other words, obtain jobs and contribute to the economic stability of this city. This program offers children a chance to break out of the cycle that they did not create but may possibly fall victim to. The numerous benefits include a cost savings to the taxpayers for an improved education process, a reduction in overhead to re-educate students that were not adequately prepared to enter kindergarten, an improved graduation rate at the high school level, reduced gang and criminal activity, improved test scores and increased property values. She urged the City to bring Educare to the community.

Miguel Hernández, a 1989 graduate of Community High School and a current teacher at West Chicago Middle School, spoke from a statistical standpoint. The community is underrated in terms of education because all students are lumped into one group, which skews the data. Each year over ninety (90%) percent of the white students scores are meeting or exceeding on their ISATs. The Hispanic students are behind and there is not enough time to get them caught up. As a history teacher, he used the example that previous immigrant groups used education to escape poverty. This is why Mr. Hernández came back to the community to teach.

Stephanie Drake, a kindergarten teacher for School District #33, stated that in the previous year, ninety five (95%) percent of her students took part in a preschool program and were as educationally prepared as English speaking students. Two children had never attended preschool. In September, they were learning to look at letters and hold a crayon. In October, they were learning the first letter of their last name. At the end of the school year, two of the students had learned to write their

name while the remainder of the class was learning to read. The Educare program is crucial so that those children can compare and compete with their peers.

Dale Crawford, a 27 year resident of the school district and a retired educator in another community, provided an analogy and context for the deliberations at hand. He stated that he is still in contact with a number of families from his teaching career and that each would have jumped at the opportunity for an Educare partnership. He asked the committee members to use the analogy "You can pay me now, or you can pay me later." Communities pay severely when they do not pay attention early on to their youngest members.

Lori Heipp spoke as a thirty four (34) year resident of West Chicago and an employee of DuPage County for the last thirty (30) years and can appreciate the difficult decision before the City. She is concerned that Educare is a grant-funded project. In these difficult economic times, especially in the State of Illinois, grants are drying up and funding is being cut. Education has been promised millions in this budget year that has yet to be paid. The State of Illinois is eleven (11) billion dollars in the red. On the county level, they do not know how to fund next year's budget. There are huge cuts in community service grants, which she feels this program falls under. She is concerned as to what happens when the grant funds run out. The City Council has done an excellent job in changing the City's image for the better and she does not feel that the Educare program fits the City's image and feels that this is too risky a project.

Robert Heipp stated that it was discriminatory that the Educare representatives were able to give a PowerPoint presentation and he was limited to three (3) minutes. As an automotive technician and trainer, he explained that he understood the need for education, returning for his GED at age thirty (30) and how the education system failed him. It was the work ethic instilled by his parents that allowed him to become who he is. Music, not just multiple languages, has the most positive ability to help people learn. The property could be sold for houses, which would bring in tax dollars to the community. He does not believe that the City of West Chicago should be in a position to facilitate low income families.

Fred Ringe can't image anyone saying that education is not a good idea. However, the schools are cutting the gifted program, library staff, and teacher's aides and increasing classroom sizes. He feels that public schools have sacrificed the k-8 mission to fund Educare, a private program. He also questioned why the program will be called Educare of DuPage instead of Educare of West Chicago.

Dave Barclay has been a resident of School District #33 for twenty (20) years and a school board member for eight (8) years. He sent a letter to the City Council stating the benefits of Educare to the community. He also stated that the program makes good economic sense for the City.

Len Mahoney is a sixteen (16) year resident of West Chicago. Several months ago, he had no idea what the Educare program was about. Today, he visited the first Educare facility at 5044 S. Wabash in Chicago. It was a great experience and a real eye opener and he feels that the program would be an asset to West Chicago.

Deborah Ramsey has served on the School District #33 School Board for eleven (11) years and a resident for twenty four (24) years. She no longer believes that the schools should only teach K-8. Data and research continues to support that early intervention, teaching parents to better parent and interact in their child's education, saves money later.

Tammy Gimre has been a citizen of West Chicago for twenty one (21) years and teaches kindergarten in School District #200 in Wheaton. Her children have been educated in West Chicago schools and she is very proud of the community. She would be embarrassed if Educare is turned down. If West Chicago says "no" to the program, another community will say "yes".

Margaret Bangert, and her husband, are seventeen (17) year residents of West Chicago. They have seven (7) children in the public school system with one on the way and are very impressed with the elementary schools. She has seen how some low income parents do not know how to educate their children, may have fears to walk into the school and may have a communication problem. Educare will have an impact on the whole family, not just the children. The City of West Chicago should not put on a façade that this is a good place to live, but show what the community is capable of. She urges the Development Committee to accept this gift to the community.

Lyman Kellstedt is a retired educator who taught political science at Wheaton College and has lived in West Chicago for twelve (12) years. He has two (2) grandchildren in the West Chicago school system. He thinks that the dual-language program at Gary School is truly amazing and the preschool program will give more kids the opportunity to succeed. He hopes Educare passes.

Joe Castelluccio and his wife have been residents of West Chicago for eight (8) years with children in the School District #33. They chose West Chicago for the diversity of the community. With the diminished funds from the federal and state governments, the district must continue to offer quality education through other means of funding.

Jan Bedard is the school board president for School District #25. The Educare program will not immediately benefit the students in her district. However, she recognizes the value of the program and realizes that it will directly benefit the students when they attend high school with children who had benefited from the early learning program as their peers, teammates, schoolmates.

Rita Berger has been a seventeen (17) year resident of West Chicago and an active member. She is a first generation Californian and chose West Chicago and the Community High School for their children instead of private school so that they would be part of the culturally and economically diverse community. She is proud of the school districts and the teachers and feels that the students are amazing. She questioned how the community could turn down the gift of Educare, and quoted "It takes a village...now go build one." She asked the committee not to pass on the opportunity of Educare.

Bob Vishanoff is a West Chicago taxpayer. His son attended the early child intervention program at Gary School and no longer requires those services entering kindergarten. This program matters to him and he questioned who would defend the preschoolers if City officials would not. It is unacceptable for any city in the United States to allow their preschoolers to fall through the cracks.

Sue Stibal stated disappointment with the Plan Commission's comments regarding Educare as they spoke frequently about non-related zoning issues and personal opinions regarding underprivileged children. The criteria for a public hearing was not adhered to. Data was presented during the hearing justifying the highest and best use of the property, but commissioners ignored the data. She was appalled at how the commissioners reached their conclusion and the dialogue between the audience and commissioners ended well after the Public Comment session. She has toured the Educare facility in Milwaukee and understands the value of the program. The benefits of early education have been demonstrated and appropriate land use is another reason to pass Educare.

Gary Saake is an eleven (11) year resident of School Districts #33 and #94 and vice president and treasurer of School District #94. Schools are faced with budget problems and ever-higher progress requirements. The community needs to provide underprivileged kids with the opportunity to start kindergarten with their peers so that the school districts are not constantly providing this type of remedial education throughout their academic careers.

Sherry Hammer has been a special education teacher at the Early Learning Center in School District #33 for the past three (3) years. Some of the children that attend the center fall into the category of at-risk children. Based on the data from the center's program, many of the children that have the benefit of interacting with their same-age peers also have the benefit of very intentional instruction to address their developmental and language needs. Many of those children leave their program and enter kindergarten with reduced levels of services or not receiving any special education services at all. Ms. Hammer stated that she is proud to be a part of a diverse community.

L.B. Norton, having lived in West Chicago for thirty (30) years and had two (2) children attend the school system, stated that he arrived at the Development



Committee meeting thinking that Educare was a good idea, but will leave thinking it is a fabulous idea.

Joel Beutke lives two (2) doors down from the proposed Educare location. He stated that there are beer bottles in the ditches and graffiti in the park. He would not send his son to Pioneer School and does not agree with the proposed Educare site.

Steve Pratapas spoke as the fundraising council for Educare. He has thirty (30) years of fundraising and campaign experience. He joined Educare a year and a half ago, when they were at \$3.4 million of the \$10 million needed. The fundraising strategy was divided into three areas: one-third from state and federal stimulus dollars, one third from a major contributor and one third from community funding. Fundraisers have been very successful at the state and federal levels and have been able to engage the Pritzker foundation, which has no ties locally. Venture capital financing is usually very difficult, but local businesses have stepped up to support this venture. Mr. Pratapas indicated that the only reason these businesses have not yet officially donated money is that they are waiting for the City of West Chicago to approve the proposed Educare site. Once the site is built, there will be annual support by a volunteer board raising dollars each year and the burden of support will not fall on the taxpayers going forward.

Michael Balmer has lived on Pearl Road for seven (7) years and has two (2) daughters in the dual language program in School District #33. He stated that Pearl Road is not a good location due to difficulties in accessing IL Route 38 and voiced his concern over safety and a proper traffic study. He believes that Educare is a good program but would like to find another location within the community.

Rick Petrozio, 805 Joliet Street, has been a resident of West Chicago for thirty three (33) years. He stated that the monies raised for Educare should be used to educate the children that are already in the local schools.

Dan Balzer has served on a homeowner's association board locally and understands the challenges of a diverse community. He works for a Fortune 500 company and looks at the return on investment regarding Educare. There is no mortgage on this facility and the community has an opportunity to contribute to this program.

Gina Steinbrecher stated that her family had moved their business from Wheaton to West Chicago because they felt it was important to live in the same community where they work. Their three (3) children attend West Chicago schools. After moving to the community, her preconceived notions changed and she found that the City had been proactive about addressing the problems that had given it a bad reputation, which made her feel confident that the City wasn't hiding things from the residents. She feels that Educare will have a minimal impact on the community financially and that the program will have a long term positive impact on the community.

DuPage County Representative Dirk Engers spoke to the committee in support of Educare. He stated that education is about commitment and moral obligation as opposed to the cost. He stated that seventy (70%) percent of property tax dollars fund education, yet Illinois is 49<sup>th</sup> out of 50 states in funding education. Special needs programs are being cut throughout the state and every district. DuPage County has a proud tradition of bringing in businesses because of the great educational system, which is currently in jeopardy. Representative Engers supports the Educare program and looks to the Development Committee and City Council to approve the proposal.

Chairman Pineda concluded the public participation and reminded those in attendance that any further discussion would be solely between the committee members.

Alderman Beifuss stated that there were five (5) basic questions (four ordinances and one resolution) in front of the committee:

- 1) Whether or not the City should rezone the subject property from ER1 to R3;
- 2) Whether or not to grant a Special Use for a school at 851 Pearl Road;
- 3) An ordinance to landbank twenty two (22) parking spaces;
- 4) An ordinance granting deviation to the storm sewer;
- 5) A resolution to approve the consolidation of Plat.

Alderman Beifuss addressed the first two items, which were not passed by the Plan Commission. The property was annexed into West Chicago in February 2009 under ER1, as a "holding" zoning as the property is not intended to remain at that zoning level. Rezoning to R3 is consistent with the comprehensive plan and is compatible and consistent with the surrounding zoning as the properties to the south and west are all zoned R3. To the east is the Canadian National railroad and to the north is the park. Alderman Beifuss outlined the standards by which the Plan Commission and the City Council are supposed to address the five basic questions. It was his opinion, based on the weight of the evidence presented, that the proposed Special Use for a School should be granted as it meets the requirements in the R3 district.

Alderman Beifuss addressed the traffic and safety issues as discussed by the Plan Commission. First, the petitioner plans to re-engineer the intersection at Forest and Pearl Road, which will help traffic flow. Second, the cost will be paid for by the petitioner. All of the parents must park their cars and walk the children into school as opposed to a drop off queue. Third, there is a staggered start and stop time for 150 students as opposed to 600 students at Pioneer School that arrive and depart at the same time. Alderman Beifuss does not see traffic as a problem.

Alderman Beifuss indicated no safety concerns after naming security cameras, lighting and substantial teacher-to-student ratio as deterrents. He stated that the weight of the evidence makes it consistent with the City's obligation to look out for the health, safety and welfare of the citizens of West Chicago.

Alderman Dzierzanowski questioned why the landbanked parking request was not less than twenty two (22) spaces. Ms. Kalchbrenner responded that Educare had analyzed the number of employees and students and that they would not need those spaces, even though they could be accommodated on the site. A shared parking agreement is being finalized with the West Chicago Park District because of the off-peak hours. Alderman Dzierzanowski reminded the committee of his angst regarding schools and landbanked parking after issues at a school within his ward. He indicated that he wanted the number of landbanked spaces to decrease.

Alderman Dzierzanowski questioned Educare as to why they chose West Chicago. Ms. Hawley replied that they wanted a community that had a history of partnership among those who serve the families in the community as opposed to a community with the most low income children. She stated that DuPage County is the least well served county in the state for early childhood services for low income children, and they felt that West Chicago would serve as a good roll model for communities within the county. She reminded Alderman Dzierzanowski that enrollment would be restricted to children in School District #33. Alderman Dzierzanowski also asked why the school would be named Educare of West DuPage as opposed to Educare of West Chicago. Dr. Hawley replied that although forty (40%) percent of low income children under the age of six (6) live in suburban communities, people think that low income families live in urban areas. All centers had previously been built in urban areas with the exception of a new site in rural Maine. As this is part of a national network, the name of the center could not reflect that the location was on the west side of Chicago. Alderman Dzierzanowski stated that he wanted to be proud of the facility and felt it should be name Educare of West Chicago.

Alderman Stout echoed the statements made by Alderman Beifuss that, based on the criteria necessary to make a decision, there is resounding evidence to support the proposal. With her background in education, she sees the positive impact with early intervention and she sees it as a win-win situation for West Chicago.

Alderman Monroe stated his approval for the proposal.

Alderman Murphy had no additional comments.

Alderman Gianforte stated that he was originally against the proposal and voted against the sale of the land. He is now glad to see the proposal moving forward after hearing the evidence provided to the Development Committee.

Chairman Pineda is excited to have Educare in his ward. His parents were Hispanic, migrant workers, but made sure that their children were well educated. Early intervention made a huge impact on his life as did dual language education. He referenced his agreement with Alderman Beifuss and the five (5) items before them for approval. Chairman Pineda likes the location and the proximity to Pioneer School. He feels that it is very important to help the low income children in his ward.

Alderman Dzierzanowski stated that he would like to see them add the nine (9) parking spaces on the east side of the property. It will be too difficult to have them added once the school is built should they be needed in the future.

Chairman Pineda and Dr. Hawley stated that there are approximately one hundred (100) parking spaces in the park district lot and reminded Alderman Dzierzanowski that an intergovernmental agreement was being drafted. Alderman Dzierzanowski reminded the committee that during rain and snow, families will not want to walk from the park district lot.

Alderman Murphy reminded the committee that this school would be for one hundred fifty (150) students as opposed to a grade school. Alderman Dzierzanowski stated that he is looking out for the people in that neighborhood so that traffic does not back up. Ms. Kalchbrenner indicated that there are also three (3) landbanked spots in the front that could be added.

Mayor Kwasman spoke as a member of the committee, stating Educare does meet the criteria for approval on the site. He was told that Educare would not open another center within DuPage County, but questioned why the center could not be named Educare of West Chicago. He named the DuPage Technology Park, DuPage County Airport and Community High School, which had previously been name West Chicago High School, as examples of how the community had been playing second fiddle regarding these great projects. He stated that it is a sore subject, but that he hoped it would not be enough to vote against the project. Mayor Kwasman also addressed Alderman Dzierzanowski's concern regarding the landbanked parking and reminded him that this scenario was very different than the issue he is currently disputing at Cornerstone Lakes School. Mayor Kwasman feels that the shared parking with the park district is a good short term solution, but hopes that there will be a better long term solution where they did not rely on the park district. He stated that the Plan Commission, having been appointed by three (3) previous mayors, had overstepped their boundaries. He spoke to the Development Committee members and stated that if this proposal is of a benefit to the City, then a "yes" vote would be in order and asked the members to look at the merit of the school itself.

Chairman Pineda stated that he had visited the Chicago Educare facility earlier in the day. Not only did the parents have to walk their children into the building, they must sign in at the door, walk them to their class and sign in again. The parents must greet the teachers, twice a day. He agreed with the Mayor that the facility must make the City proud.

Ms. Kalchbrenner clarified that staff typically does not prepare ordinances when the Plan Commission recommends denial. However, because this project had three (3) recommendations of approval and two (2) recommendations of denial, ordinances were prepared. If you choose to recommend approval, the committee will need to

adopt findings of fact in support of the special use, which were previously indicated by Aldermen Beifuss and Stout.

Alderman Chassee spoke as a guest of the committee, thanking all of the individuals that took time to speak during the evening. She also thanked the Development Committee members for their diligence in their decision making and for their willingness to be open to both the pros and the cons, and to reiterate that should and when this proposal go before the City Council, it will have her full support.

Chairman Pineda asked the committee members if anyone agreed with Alderman Dzierzanowski regarding reducing the landbanked parking spaces. There was no reply.

**Alderman Murphy motioned to move Rezoning Ordinance 10-O-0063 to City Council. Alderman Beifuss seconded the motion. Voting yea: Aldermen Pineda, Beifuss, Gianforte, Monroe, Murphy and Stout. Alderman Dzierzanowski abstained. Voting nay: None. Motion carried.**

**Alderman Monroe motioned to move School Special Ordinance 10-O-0064 to City Council. Alderman Beifuss seconded the motion. Voting yea: Aldermen Pineda, Beifuss, Gianforte, Monroe, Murphy and Stout. Alderman Dzierzanowski abstained. Voting nay: None. Motion carried.**

**Alderman Monroe motioned to move Landbank Parking Special Use Ordinance 10-O-0066 to City Council. Alderman Beifuss seconded the motion. Voting yea: Aldermen Pineda, Beifuss, Gianforte, Monroe, Murphy and Stout. Voting nay: Alderman Dzierzanowski. Motion carried.**

**Alderman Gianforte motioned to move Deviations Ordinance 10-O-0067 to City Council. Alderman Stout seconded the motion. Voting yea: Aldermen Pineda, Beifuss, Gianforte, Monroe, Murphy and Stout. Alderman Dzierzanowski abstained. Voting nay: None. Motion carried.**

**Alderman Monroe motioned to move Consolidation Plat Resolution 10-R-0066 to City Council. Alderman Stout seconded the motion. Voting yea: Aldermen Pineda, Beifuss, Gianforte, Monroe, Murphy and Stout. Alderman Dzierzanowski abstained. Voting nay: None. Motion carried.**

**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 9:33 p.m.

Respectfully submitted,

Krista Coltrin