

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

MINUTES

Development Committee – July 13, 2009

Approved – August 10, 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 James Beifuss, H. Ronald Monroe, Alan Murphy, Rebecca Stout, Joseph Gianforte and Nicholas Dzierzanowski present.

Also in attendance was Community Development Director Joanne Kalchbrenner.

2. Approval of Minutes.

A. Development Committee, March 9, 2009. Alderman Stout made a motion, seconded by Alderman Murphy to approve the minutes of March 9, 2009 Development Committee Meeting. Voting yea: Aldermen Murphy, Pineda, Beifuss, Gianforte, Stout, Dzierzanowski and Monroe. Voting Nay: 0. Motion carried.

3. Public Participation.

None.

4. Items for Consent.

- A. Michael Lellios – 223 Turner Court, Façade Grant**
- B. American Legion Post #300 – 123 Main Street, Façade Grant**
- C. Ralph and Patricia Schlick – Near Roosevelt and Pearl Roads, Annexation & Rezoning**
- D. City of West Chicago – Driveways Text Amendment**
- E. City of West Chicago – Wood Street, Between Blair and Pomeroy Streets, Plat of Consolidation and Plats of Vacation**

Alderman Murphy motioned to move the consent items to City Council on Monday, July 20, 2009. Alderman Stout seconded the motion. Voting yea: Aldermen Pineda, Beifuss, Dzierzanowski, Gianforte, Monroe, Murphy and Stout. Voting nay: None. Motion carried.

5. Items for Discussion

- A. Concrete Company – 701 Church Street, Concept Review**

Ms. Kalchbrenner provided an update. Mr. Joe Kramer owns the property and is attempting to lease or sell the property after recently moving his tree care business to Charles Court. He is requesting a Concept Review of a concrete company as a possible tenant for the site. The site was originally zoned manufacturing, but was rezoned to R5 residential sometime in the 1990s as part of a comprehensive rezoning in the community. In order to establish another business on the property, it would need to be rezoned back to a manufacturing district, along with a special use permit for outdoor storage. Staff would then recommend property improvements to include new fencing with opaque screening and parking improvements, which would be reviewed when a specific use is proposed.

Alderman Murphy commented on the need for fence repairs on the property and noted previous businesses that were located there.

Alderman Stout noted that with General Mills located behind the property, it would be difficult to place housing on the property.

Mr. Kramer responded to Alderman Beifuss' question regarding the total size of the property at approximately one thousand (1,000) feet east/west by one hundred five (105) feet north/south, confirming that the majority of the parcel is black-top paved with the property abutting a railroad spur. A portion of the property is rented from BNSF Railroad, which provides additional parking and street access, which Mr. Kramer intends to continue renting.

Alderman Beifuss recalls neighbors complaining about the noise and dust from the previous business. He suggested that this parcel of property would best be used as a buffer between manufacturing and R5 residential, with the possibility of R6 zoning and townhomes. He also commented that if the property is rezoned to manufacturing and the concrete company moves, any permitted business can move in and that the truck noise and traffic would be a nuisance to the neighbors. He also stated that the City would be ignoring the residents of the neighborhood by rezoning the property back to manufacturing. Good city planning would allow for a buffer zone and he suggested that may have been the original intent of the previous commission by zoning the property R5.

Alderman Dzierzanowski agreed with Alderman Beifuss and stated that he would like to hear from the residents that live near the property prior to making a decision.

Chairman Pineda questioned the ability to keep the truck traffic off of Church Street by using the west entrance on Town Road. Mr. Kramer reminded the committee that there would be no concrete trucks on the property, only forms trucks. Miller Concrete is the company interested in renting the property, as they have outgrown their current facility on Washington Street.

Ms. Kalchbrenner reminded Mr. Kramer that a permit is required to replace the current fence and that staff would recommend that all stacked forms be kept below

the height of the fence. She also recommended that Mr. Kramer discuss his future plans with staff prior to investing money into fencing and other improvements.

Chairman Pineda stated that Mr. Kramer has continued to be a good neighbor and was responsive to neighborhood complaints regarding his business in the past. Alderman Russell Radkiewicz, in attendance as a representative of Ward 3, confirmed Chairman Pineda's statement. Chairman Pineda further stated that during the current economic downturn it was not reasonable to ask Mr. Kramer to continue paying taxes on vacant property while waiting for a housing developer to purchase the property.

Mr. Kramer noted that there will be approximately fifty thousand dollars (\$50,000) worth of rehabilitation to the property prior to occupancy of any new business and that the traffic pattern can be designed so that the concrete company can use the west entrance on Town Road. Mr. Kramer reminded the committee that Miller Concrete would not be using the site for concrete work, but only for the storage of forms.

Alderman Monroe stated that he is in favor of the rezoning so that the property could be in use now. The zoning of the property could be revisited in the future should a developer be interested in residential use.

Ms. Kalchbrenner and Chairman Pineda reminded the committee that Mr. Kramer was in attendance only on a conceptual basis to determine whether or not to apply for rezoning. No vote will be taken.

B. Forming America – 1200 Prince Crossing Road, Special Use Permit Update

No representatives from Forming America were present. Ms. Kalchbrenner stated that there may have been a miscommunication and provided the committee with an update on their status. In a recent e-mail, Forming America had advised that they are having difficulties during the current economic downturn and have had layoffs within the business. The detention pond and storm sewers are complete but the as-built plans have not yet been submitted to show capacities. Once it can be determined that the water can properly flow to the detention pond, a permit will be issued for paving, which has not yet begun. Forming America's agreement with the City states that all outdoor storage will be on pavement by the end of the year, which could prove difficult due to their current financial situation.

Ms. Kalchbrenner confirmed Alderman Murphy's question that the paving is the greatest percentage of the overall cost of the project. Ms. Kalchbrenner will contact Forming America to see where they stand on the project.

Chairman Pineda asks that they be in attendance at next month's Development Committee meeting.

6. Unfinished Business – None.

7. New Business - None.

8. Reports from Staff

Ms. Kalchbrenner replied to Alderman Dzierzanowski that there have been no updates on the parking situation at Norton Creek School, which was to have been in progress over the summer.

Ms. Kalchbrenner replied to Alderman Beifuss that there has been no contact with Jim Madden from Gateway Centre Development. Chairman Pineda stated that Mr. Madden had previously asked for an extension and that the City would not be able to ask him to erect another building during these economic times without putting him out of business.

Ms. Kalchbrenner had received a call from Northern Illinois University (NIU). Mr. Lewis asked about the Certificate of Occupancy process and stated that they are working on getting financing. However, there is no way that they can reach their deadline of being operational by February 2010. NIU would need to ask for an extension to the certificate of exemption.

Jim Cross from Centerpoint Properties has approached Ms. Kalchbrenner about amending the airport regulations, which differ from the City. They would like to revert back to City code for landscaping and sign regulations. Prospective users are questioning why the codes are different, particularly with the landscaping requirements as more people are moving toward environmental design.

9. Adjournment

Alderman Murphy motioned to adjourn, seconded by Alderman Beifuss. The members unanimously agreed. Motion carried. The meeting adjourned at 7:40 p.m.

Respectfully submitted,

Krista Coltrin