

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

MINUTES

Development Committee

August 10, 2009

Approved – September 14, 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, July 13, 2009. Alderman Stout made a motion, seconded by Alderman Gianforte, to approve the minutes of July 13, 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. Guadalupe Perez – 118 Main Street, Façade Grant
- B. Domingo Rodriguez – 216 W. Blair Street, Variance for Front Yard Setback
- C. Jel Sert – 444 Charles Court, Amendment to Special Use to Landbank Parking
- D. City of West Chicago – Text amendments relating to banks and financial institutions

Alderman Dzierzanowski requested that item 4B be removed for discussion.

Alderman Murphy motioned to move consent items A, C and D to City Council on Monday, August 17, 2009. Alderman Stout seconded the motion. Voting yea: Aldermen Pineda, Beifuss, Dzierzanowski, Gianforte, Monroe, Murphy and Stout. Voting nay: None. Motion carried.

B. Domingo Rodriguez – 216 W. Blair Street, Variance for Front Yard Setback

Alderman Dzierzanowski asked for further clarification to information included in the agenda packet. Ms. Kalchbrenner stated that there is an existing porch that intrudes into the front yard setback. The variance is for a full addition that comes out from the side of the house, forward to the same setback as the existing porch. Ms. Kalchbrenner also confirmed that the proposed two-story addition has not been contested by neighbors as there have been no calls and no one attended the public hearing. Alderman Monroe stated that he visited the neighbors next door and they are fine with the proposed addition.

Alderman Murphy motioned to move consent item B to City Council on Monday, August 17, 2009. Alderman Beifuss seconded the motion. Voting yea: Aldermen Pineda, Beifuss, Dzierzanowski, Gianforte, Monroe, Murphy and Stout. Voting nay: None. Motion carried.

5. Items for Discussion

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

Ms. Kalchbrenner stated that, per direction of the Development Committee, she has met with representatives from Forming America. They are interested in working within a new timeframe (as reflected in the agenda packet) that works in conjunction with their current financial difficulties. The engineer's survey of the installed detention pond and storm sewer can be completed and submitted by the end of the year. Forming America is looking for creative ways to remove rubbish from the site at a lower cost.

Timeframe that staff is comfortable supporting:

- Plat of Dedication by September 30, 2009
- Remove spoils by December 31, 2009
- Submit detention as-builts by December 31, 2009
- Begin paving in Spring 2010

Alderman Dzierzanowski questioned how the City can oversee completion of these deadlines. Chairman Pineda stated that, although Forming America has continued to make improvements, he does not want to see this process continue for another five year period and that he wants the deadline for improvements to remain as Spring 2010.

Alderman Murphy confirmed that it is necessary for representatives of Forming America to speak directly to the committee in September 2009 to answer questions regarding the delayed timeframe. Ms. Kalchbrenner relayed staff's determination to balance the difficult economy with the extended delay of Forming America's conformance and answered Alderman Beifuss' question that Forming America has agreed to the proposed new timeframe.

Chairman Pineda closed the discussion by requesting representation of Forming America staff at the next Development Committee meeting.

6. Unfinished Business – None.

7. New Business - None.

8. Reports from Staff – None.

9. Adjournment

Alderman Monroe motioned to adjourn, seconded by Alderman Murphy. The members unanimously agreed. Motion carried. The meeting adjourned at 7:15 p.m.

Respectfully submitted,

Krista Coltrin