

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

## MINUTES

### Development Committee

November 12, 2012

### APPROVED AT 01/14/13 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 James Beifuss, Sandy Dimas, Nicholas Dzierzanowski, H. Ronald Monroe, Ruben Pineda, John C. Smith, Jr. and Rebecca Stout present.

Also in attendance were Alderman Kurt Meissner and Director of Community Development John D. Said.

#### 2. Approval of Minutes

A. Development Committee of October 8, 2012

**Alderman Stout made a motion, seconded by Alderman Dimas, to approve the October 8, 2012 Development Committee Minutes. Voting yea: Aldermen Stout, Dimas, Beifuss, Monroe, Pineda and Smith. Voting nay: 0. Alderman Dzierzanowski abstained. Motion carried.**

#### 3. Public Participation

Jeff Stibal, 424 Highland Avenue, stated that he would like the City to redefine its position on the 151 W. Washington Street. He noted that it has been slated for demolition as part of the redevelopment project. He noted further that the plan clearly shows the Wiant house as part of the plan. Mr. Stibal commented that the roof at 119 W. Washington was recently redone at a cost of \$25,205.00 and the City is currently spending funds for soil remediation of the scrap yard. He added that \$341,350.00 was spent demolishing 145-147 W. Washington Street. He commented that all of these expenses have come out of the TIF funds. Mr. Stibal asks that the Development Committee send a resolution to the City Administrator or City Council to stop the demolition proceeding. He added that the Wiant house is a treasure and the City should preserve and maintain it until the redevelopment plan is implemented.

#### 4. Items for Consent

Chairman Pineda read the Consent Items:

- A. Façade Grant – 129 Main Street & 111, 113 and 115 Galena Street (Scott Reedy)
- B. Jel-Sert Parking Plat of Consolidation – 501 Conde Street
- C. Hannemann's Resubdivision – 650 S. Neltnor Boulevard

**Alderman Monroe made a motion, seconded by Alderman Stout, to move Consent Items 4A, 4B and 4C to the November 19, 2012 City Council meeting. Voting yea: Aldermen Monroe, Stout, Beifuss, Dimas, Dzierzanowski, Pineda and Smith. Voting nay: 0. Motion carried.**

#### 5. Items for Discussion

Alderman Dzierzanowski suggested discussing Item 5B before Item 5A. The members agreed.

- B. Menards propane tank enclosure – 220 W. North Avenue

Chairman Pineda requested staff to provide a brief overview. Mr. Said responded that Menards is proposing to construct an enclosure in the existing parking lot for propane fuel sales. He added that Menards will need to obtain a special use and amend their existing PUD. He added further that the enclosure is proposed on the west side of the existing parking lot. He noted that this will not be a self-service facility at this time and that only properly trained Menards employees will be permitted to operate the pump. He distributed a sample of the material for the enclosure. Mr. Said commented that the plans in the Agenda Item Summary show what is being proposed and Menards is here for a concept review only.

Mr. Jeff Karnitz of Menards commented that there are currently 36 propane enclosures in Illinois including Plainfield, Fox Lake, Hodgkins and Antioch.

Alderman Beifuss noted that the City has an appearance code requirement for ancillary structures which requires the material to match the building. He commented that their material looks more like a picket fence. Mr. Karnitz commented that wrought iron is being used and that the initial comment from staff was to propose something to hide the tanks. Alderman Beifuss asked who would use the fuel center and Mr. Karnitz responded RVs, campers, and larger tanks for the store's forklifts. He noted that Menards long-term goal is to convert its own fleet vehicles to propane fuel. Alderman Beifuss asked about the possibility of vehicles hitting the tank and Mr. Karnitz responded that there are 4" diameter protective bollards around the tank inside the fence line. He added that the tank is similar to the one currently at Ace Hardware.

Alderman Monroe commented that the proposed enclosure for propane tanks is nicer looking than the existing one at Ace Hardware.

Alderman Dimas asked about security and people possibly tampering with the enclosure. Mr. Karnitz responded that the enclosure is locked up.

Chairman Pineda asked if the fire department provided comments for this proposal. Mr. Karnitz responded that the fire department is supportive and receptive to it. He added that the tanks must meet the State Fire Marshal requirements. He added further that there are two emergency stop buttons. Mr. Karnitz noted that the power is off at night. Mr. Brian Summers of Menards added that there is an emergency cable pull and electrical switch. He added further that if the tank moves, it automatically disconnects and shuts off. Mr. Karnitz commented that the area could be dressed up with additional landscaping if that is desired. He noted that the proposed location is preferred because of the point of site from the guard shack. Chairman Pineda asked about the training for the Menard employees and Mr. Karnitz responded that the employees would be certified. Mr. Summers added that it is a one-time training.

Alderman Beifuss asked if this enclosure would be a permanent structure and Mr. Karnitz responded yes. He noted that there is currently an exchange cylinder on site now and this would replace that. Alderman Beifuss commented that per the appearance code, the proposed enclosure does not match the building. He noted that he would prefer a masonry structure. He noted further that there are restaurants in the area and this enclosure would have to exist with those buildings. He commented that other businesses have added a structure and were held to the appearance code requirement. Alderman Beifuss stated that the above-ground tank currently at Ace Hardware was there prior to the appearance code requirement.

Chairman Pineda stated that he is not against the idea of the enclosure but he agrees with Alderman Beifuss as far as the material of the enclosure. Mr. Karnitz commented that they could make three sides masonry and put a wrought iron gate on one side. Chairman Pineda commented that the two visible sides could be masonry. He added that it is a high traffic corner and he does not want the tanks to be visible. Mr. Karnitz noted that there are mature trees on the site now. He noted further that the north and south sides could be masonry and the east and west sides could be the composite material with a gate.

Alderman Stout commented that she is concerned about gas settling and asphyxiation with a masonry structure. Mr. Summers responded that there would be openings and those concerns should not be an issue.

Mr. Said commented that the next step would be to apply for the special use and go before the Plan Commission.

A. Purpura residence lot coverage variance – 540 Fieldcrest Drive

Chairman Pineda requested staff to provide a brief overview. Mr. Said responded that this is a simple request for a lot coverage variance. He added that the variance would allow the homeowners to replace an existing patio that was installed in 2001 without a permit. He added further that the existing patio is 330 square feet in area and the proposed patio is 310 square feet in area. He noted that for lot coverage all hard surfaces on the property, except private walkways or pools, are used in calculating total lot coverage. Mr. Said commented that the Plan Commission did not support the variance request by a vote of 2-5.

Alderman Monroe stated that if the neighbor is fine with it then he is ok with it too.

Alderman Smith commented that he read the memo from Kurt Meissner and it appears that the City issued a permit in excess of the lot coverage. He noted that the neighbors do not have a problem with the variance request. He added that he drove by the property and it is very well maintained and attractive. He added further that the variance would not cause any harm so it meets that criteria. Alderman Smith stated that he is in support of the variance request.

Mr. Gary Purpura, owner of 540 Fieldcrest Drive, commented that in 2001 a fence and pool were completed as well as landscaping work. He added that he does not know if the contractor got a permit for the existing patio. He added that it has been that way for 11 years.

Mr. Anthony Schwarz, contractor, commented that the landscaping company who did the original work is out of business. He added that Mr. Purpura is trying to do everything right by obtaining the proper permits. He noted that the paver patio was designed around the pool and it is now caving in. He noted further that they are going to replace the brick pavers with concrete.

Alderman Meissner stated that the intent of the Purpuras has been to go by the letter of the law. He noted that since 2001 the Purpuras have gotten three other permits. He noted further that the City reviewed and issued those permits. He commented that they thought they were following a simple process to get a permit for a patio. He added that they are proposing to make the patio smaller. Alderman Meissner commented that there was an oversight by both parties when the permits were previously issued. He stated that he believes the variance is justified and the proposed work will improve the property. He added that the owners have spent an exorbitant amount to improve their backyard.

Alderman Beifuss stated that history shows permits have been issued to these homeowners before. He commented that the variance request is not detrimental to the public health or welfare. He added that there were no drainage problems during the last two bad storms in the City. He stated that he is in favor the variance request.

Alderman Dimas asked why a portion of the patio was being removed and Mr. Schwarz responded that it was being removed for more grass and landscaping to be put it. He

added that they wanted more of a contemporary look. Alderman Dimas stated that she agrees with the other Alderman and is in favor of the request.

Chairman Pineda commented that the proposed patio improves the property and the deck, which does not comply, is being removed. He added that this is a good example of why the City considers variance requests on a case-by-case basis. He added further that no one spoke against the variance request. Chairman Pineda stated that he is in favor of it.

**Alderman Dimas made a motion, seconded by Alderman Smith, to approve the variance request for 540 Fieldcrest Drive. Voting yea: Aldermen Dimas, Smith, Beifuss, Dzierzanowski, Monroe, Pineda and Stout. Voting nay: 0. Motion carried.**

Chairman Pineda noted that a supermajority vote by City Council is required to approve the variance request because the Plan Commission recommended denial. He stated that this item would be on the November 19<sup>th</sup> City Council Agenda under Discussion.

**6. Unfinished Business – None.**

**7. New Business – None.**

**8. Reports from Staff**

Mr. Said stated that the Phase II Environmental work is being done on the West Washington Street site.

Alderman Beifuss asked if the City received the Letter of Credit from Forming America and Mr. Said responded that yes, it has been applied for.

**9. Adjournment**

Alderman Smith made a motion to adjourn, seconded by Alderman Stout. The members unanimously agreed. Motion carried. The meeting adjourned at 7:43 p.m.

Respectfully submitted,

Linda Ericksen

**NOTICE**

**THE REGULARLY SCHEDULED  
FINANCE COMMITTEE MEETING OF  
THURSDAY, JANUARY 24, 2013  
HAS BEEN CANCELLED**