

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

MINUTES

Development Committee

December 12, 2011

APPROVED WITH CHANGES AT JANUARY 9, 2012 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 Sandy Dimas, Nicholas Dzierzanowski, H. Ronald Monroe, Ruben Pineda, John C. Smith, Jr. and Rebecca Stout present.

Also in attendance were City Administrator Michael Guttman, City Planner Jeff Harris, and Interim Community Development Director Robert Hupp.

2. Approval of Minutes

A. Development Committee of September 12, 2011

Alderman Stout made a motion, seconded by Alderman Smith, to approve the September 12, 2011 Development Committee Revised Minutes, Grammatical/-Typographical Changes. Chairman Pineda asked if anyone had any changes and there was no response. Voting yea: Aldermen Stout, Smith, Dimas, Dzierzanowski, Monroe and Pineda. Voting nay: 0. Motion carried.

Alderman Dzierzanowski made a motion, seconded by Alderman Monroe, to approve the September 12, 2011 Development Committee Revised Minutes, Includes Content Changes. Voting yea: 0. Voting nay: Aldermen Dzierzanowski, Monroe, Dimas, Pineda, Smith and Stout. Motion failed.

B. Development Committee of November 14, 2011

Alderman Stout made a motion, seconded by Alderman Dimas, to approve the November 14, 2011 Development Committee Minutes. Chairman Pineda asked if anyone had any changes and there was no response. Voting yea: Aldermen Stout, Dimas, Dzierzanowski, Monroe, Pineda and Smith. Voting nay: 0. Motion carried.

3. Public Participation – None.

Development Committee Minutes
December 12, 2011

Page 1 of 5

475 Main Street
West Chicago, Illinois
60185

T (630) 293-2200
F (630) 293-3028
www.westchicago.org

Michael B. Kwasman
MAYOR
Nancy M. Smith
CITY CLERK

Donald F. Earley
CITY TREASURER
Michael L. Guttman
CITY ADMINISTRATOR

4. Items for Consent

Chairman Pineda read the Consent Items:

- A. New Life Bilingual Church – 464, 466 and 468 Ann Street, Special Uses, Variances and Resubdivision
- B. Subco Foods, Inc. – 1150 Commerce Drive, Special Use
- C. James Langkamp, on behalf of Forming America, Ltd. – 1200 N. Prince Crossing Road, Special Use Amendment
- D. Arturo Conte of A.A. Conte Joint Venture Limited Partnership – 1240 W. North Avenue, Final PUD

Alderman Dzierzanowski stated that he wanted to discuss 4A and 4C.

Alderman Monroe made a motion, seconded by Alderman Dimas, to move Consent Items 4B and 4D to City Council on Monday, December 19, 2011. Voting yea: Aldermen Monroe, Dimas, Dzierzanowski, Pineda, Smith and Stout. Voting nay: 0. Motion carried.

5. Items for Discussion

- 4A. New Life Bilingual Church – 464, 466 and 468 Ann Street, Special Uses, Variances and Resubdivision

Chairman Pineda requested staff to provide a brief overview. Mr. Harris commented that the concept plan was discussed before the Development Committee many months ago. He added that since that time the applicant has made improvements to the parking per staff's recommendation. He added further that there have been some minor changes since the Plan Commission meeting. He noted that the Plan Commission unanimously approved the applicant's requests. Mr. Harris stated that the minor issue that was changed was the realignment of the entrance on the west side of the 468 Ann building. He noted that it had a bend in it and staff recommended that it be straightened out to help with the traffic flow. He noted further that the applicant agreed to make the change so Condition No. 3 can be removed from the special use ordinance. Mr. Harris commented that the applicant is still going to re-subdivide the property to sell Lot 2 to another church.

Chairman Pineda commented that the setbacks and variance would go with the property forever and not the owner.

Alderman Dzierzanowski asked what surrounds the property and Mr. Harris responded single-family residential. Pastor Dan Bovey added that the church has been there since 1963.

Chairman Pineda asked since there would be two different churches, would the walkway attached to each building be eliminated. Pastor Bovey responded that the walkway would not be removed. Mr. Harris added that the connection will be removed and replaced.

Alderman Monroe asked if it would be built out of wood. Pastor Bovey responded that it is up to the church purchasing Lot 2. He added that they would have to submit plans to the City. Mr. Harris noted that replacing the deck is not a condition of the special use.

Alderman Dzierzanowski asked if the requests were granted could the church be knocked down and a single-family home constructed on the site. Mr. Harris responded yes. Alderman Dzierzanowski noted that the variance goes with the land and not the church and a building could be constructed five feet from the property line. Mr. Harris commented that yes, it could with respect to the shared lot line.

Pastor Bovey commented that the variance is needed because the hardship is the church's inability to upkeep the property. He noted that the number of people attending church has declined. He added that the church is committed to being in the neighborhood and giving back to the community. He added further that approximately 500 people a month use the food pantry and in the last decade 500 kids have gone through their programs and clubs. Pastor Bovey stated that the requests would allow them to upkeep the property and improve the outside look. He noted that they are working with a landscape architect. He commented that the improvements would help with the neighborhood and the neighbors could enjoy the park. He added that a renter will not keep up the property like an owner. He added further that the churches are already there. Pastor Bovey commented that the traffic will not change and there will not be any physical changes. He noted that the only change is the ownership.

Alderman Dzierzanowski questioned how the requests would help them maintain the property better. Pastor Bovey responded that if they sell some of the property, they would have half the amount of property to take care of. He added that in addition, the proceeds from the sale could be used to improve the lot and pay for needed upkeep. Alderman Dzierzanowski commented that if attendance has been slowly falling over the years would funds be available to maintain the property. Pastor Bovey responded that the attendance has been stable the last several years. Alderman Dzierzanowski asked if the church would stay in the community if membership is falling. Pastor Bovey responded that they are committed to West Chicago and will stay.

Alderman Monroe made a motion, seconded by Alderman Dimas, to move Ordinance Nos. 11-O-0071 and 11-O-0072 and Resolution No. 11-R-0134 to City Council on Monday, December 19, 2011. Voting yea: Aldermen Monroe, Dimas, Dzierzanowski, Pineda, Smith and Stout. Voting nay: 0. Motion carried

4C. James Langkamp, on behalf of Forming America, Ltd. – 1200 N. Prince Crossing Road, Special Use Amendment

Chairman Pineda requested staff to provide a brief overview. Mr. Harris commented that the applicant has been before this committee several times over the last two to three years to provide updates on the status of the site. He stated that the committee directed the applicant to apply for a special use amendment. He added that new conditions as well as completion deadlines for improvements were worked out with staff. He added further that previously there were 18 conditions in the special use and now there are only 9. Mr. Harris commented that some of the items such as landscaping and the certificate of occupancy have been completed. He noted that the paving is not completed. He noted further that there are conditions related to recommended deadlines.

Alderman Dzierzanowski commented that he is concerned with the lack of improvements thus far. He asked how long the applicant originally had to make the improvements. Mr. Harris responded that the original special use was approved in August of 2007 and the improvements were to be done in two to three years.

Chairman Pineda commented that the applicant originally asked for five years and the committee said no. He noted that then the economy went south and the applicant did not have the money to make the improvements.

Alderman Dzierzanowski stated that then the economy will be booming and the applicant will have no time to make the improvements.

Chairman Pineda commented that the applicant could come before the committee every month so that he would know to keep moving forward. He noted that now it looks like the paving will be done in 2014.

Mr. Harris commented that the applicant has one year after the completion of Phases I and II to complete the paving so it would be done in 2017.

Chairman Pineda stated that a large part of the discussion has been to keep the project moving. He added that 2014 is realistic but six years is too much. He noted that he would recommend that the applicant come back quite often and he would recommend more improvements be done before 2014. He noted further that he would like to see it done in three years.

Mr. Langkamp commented that he does not want to miss the deadlines but he needs enough time at a reasonable pace to meet the deadlines.

Chairman Pineda commented that in three years if the economy picks up more improvements could be done before the deadline. He noted that the City has been extremely fair and does not want to put Mr. Langkamp out of business.

Mr. Langkamp stated that there are nine conditions to the amendment to the special use. He noted that all the underground storm sewer work is done. He noted further that the

detention pond is a big ticket item. He added that 70% of the gravel base has been put down. He commented that they are making progress.

Alderman Monroe commented that he liked Chairman Pineda's suggestion that the applicant come back occasionally. He added that the applicant should keep doing what he is doing.

Alderman Smith commented that six years is too long and three years sounds reasonable. He noted that the applicant could be granted more time if the economy does not pick up. He noted that the business is directly tied to construction.

Mr. Harris commented that there is one minor modification to the conditions. He noted that there should be a No. 9 on Page 2.

There followed a discussion regarding the deadline date for completing the paving. It was agreed that the paving completion date for Phase III would be December 31, 2015 in condition No. 9.

Mr. Harris asked how often the committee wanted progress reports from the applicant. Chairman Pineda responded six months and Alderman Smith agreed.

Alderman Monroe made a motion, seconded by Alderman Dimas, to move Ordinance No. 11-O-0069 as revised to City Council on Monday, December 19, 2011. Voting yea: Aldermen Monroe, Dimas, Pineda, Smith and Stout. Voting nay: Alderman Dzierzanowski. Motion carried.

6. Unfinished Business – None.

7. New Business – None.

8. Reports from Staff

Mr. Bob Hupp stated that he was happy to be here and working for the City for a short period of time during the transition.

9. Adjournment

Alderman Dimas made a motion to adjourn, seconded by Alderman Stout. The members unanimously agreed. Motion carried. The meeting adjourned at 7:40 p.m.

Respectfully submitted,

Linda Ericksen