

MINUTES

DEVELOPMENT COMMITTEE

December 8, 2014, 7:00 P.M.

1. Call to Order, Roll Call, and Establishment of a Quorum

Alderman Stout called the meeting to order at 7:00 P.M.

Roll call found Aldermen John Banas, James Beifuss, Laura Grodoski, John Smith, James Smith, and Becky Stout present.

Also in attendance were Director of Community Development John D. Said and City Planner Jeff Harris.

2. Approval of Minutes

A. November 10, 2014

Alderman Beifuss requested that his statements regarding the St. Mary's Landmark be amended to state that the nomination would be more logically classified as a historic district because there are multiple properties involved. Alderman Banas made a motion, seconded by Alderman Beifuss, to approve the November 10, 2014 Development Committee Minutes as amended. The members unanimously agreed and the motion carried.

3. Public Participation

None.

4. Items for Consent

4A. Fourth Amendment to the Intergovernmental Agreement with the DuPage Airport Authority and Airport Zoning District Text Amendment.

4B. CenterPoint Properties Variances and Site Approval for 2500 Enterprise Circle.

Alderman Banas requested that Item 4A be moved to the Items for Discussion portion of the agenda.

Alderman Beifuss made a motion, seconded by Alderman John Smith, to place the Item 4B on the consent agenda on the December 15, 2014 City Council Agenda. The Committee members unanimously agreed and the motion carried.

5. Items for Discussion

4A. Fourth Amendment to the Intergovernmental Agreement with the DuPage Airport Authority and Airport Zoning District Text Amendment.

Alderman Banas requested that the three ash tree species listed in Section 10.5-5(B)(2)(a) be removed from the list of permitted landscaping in the Airport zoning district due to the fact that the City is currently considering prohibiting the planting of ash trees on public property throughout the City because of the Emerald Ash Borer.

Alderman Banas made a motion, seconded by Alderman Grodoski, to approve the Fourth Amendment to the Intergovernmental Agreement with the DuPage Airport Authority and Airport Zoning District Text Amendment including removing of the three ash tree species listed in Section 10.5-5(B)(2)(a). Voting Aye: Aldermen Banas, Beifuss, Grodoski, John Smith, Jim Smith, and Stout. Voting Nay: None. The members unanimously agreed and the motion carried.

5A. Forming America Progress Report – 1200 N. Prince Crossing Road.

Staff gave the Committee an update of the progress on the required site improvements and indicated that the property owner, James Langkamp, failed to meet the required Phase I paving deadline condition of approval established in his latest special use amendment. Staff presented three options for the Committee to consider given Mr. Langkamp's non-compliance and is seeking direction from the Committee on which avenue to pursue.

Alderman Banas was in favor of the delayed enforcement of the established improvement deadlines option.

Alderman Beifuss was also in favor of the delayed enforcement of the established improvement deadlines option given Mr. Langkamp has made some progress recently in attempting to bring the property into compliance.

Mr. Langkamp stated that early delays were due to a financial hardship, but the later delays were due to the reapprovals required from DuPage County regarding the new wetland enhancements required on-site.

Alderman John Smith felt that DuPage County has added some unforeseen burdens for the applicant and is also in favor of the delayed enforcement of the established improvement deadlines option.

Mr. Langkamp stated that he felt that he anticipates completing the Phase I paving by June of 2015.

The Committee unanimously agreed that City staff should pursue the delayed enforcement of the Phase I paving improvement deadlines option until June of 2015, at which time Mr. Langkamp will be back before the Committee to present his next required bi-annual progress report for the property.

5B. RTA/City Urban land Institute Developer Discussion Panel Memorandum of Understanding.

John Said stated that City staff is requesting approval of the Memorandum of Understanding to participate in this Developer Discussion Panel facilitated by the Regional Transportation Authority to review the City's existing downtown redevelopment studies.

Alderman Banas made a motion, seconded by Alderman Jim Smith, to recommend that the City enter into a Memorandum of Understanding with the Regional Transportation Authority regarding a Developer Discussion Panel for the City's downtown redevelopment areas. Voting Aye: Aldermen Banas, Beifuss, Grodoski, John Smith, Jim Smith, and Stout. Voting Nay: None. The members unanimously agreed and the motion carried.

5C. Landmark Nomination Owner Consent Survey

John Said stated that staff did some preliminary research to determine if other communities require property owner consent is required for someone to pursue the nomination of a property as a locally designated landmark. Seven other local communities were surveyed and four required owner consent and three did not.

Alderman Banas stated that there is a need for historic preservation; however that should not supersede basic property owner rights. He felt that owner consent for landmark nomination should be required.

Alderman John Smith agreed with Alderman Banas.

Alderman Beifuss stated that when creating a historic district only a certain percentage of the property owners associated with the district need to give consent in order for the district to be created. When the City created the East Washington Historic District it was felt that the designation would benefit the properties and improve the area.

Alderman Stout felt property owner consent should be required as a method of protection for the property owner. She also stated that an application fee should also be incorporated into the bigger discussion.

John Said stated that the City's Historical Preservation Commission has been reviewing potential amendments to the landmark nomination regulations for several months and the proposed amendments being discussed tonight can be incorporated into the Commission's proposed amendments and presented together at a future date.

The Committee agreed as a courtesy to give the Historical Preservation Commission two months to review and discuss and proposed amendments before proceeding forward with the formal amendment process.

6. Unfinished Business

None.

7. New Business

Alderman Banas requested staff to pursue a text amendment prohibiting the planting of ginko and ash trees as part of the City's landscaping regulations in the Zoning Code due to the negative aspects associated with each species.

8. Reports from Staff

Mr. Said provided an update regarding the Homes for a Changing Region Study that the City is involved in.

9. Adjournment

Alderman Banas made a motion, seconded by Alderman Grodoski, to adjourn the December 8, 2014 Development Committee meeting at 8:08 p.m. The Committee members unanimously agreed and the motion carried.

Respectfully submitted,

Jeff Harris
City Planner