

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved with changes August 10, 2015

MINUTES

DEVELOPMENT COMMITTEE

July 13, 2015, 7:00 P.M.

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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, Jayme Sheahan, John Smith and Becky Stout, present.

Also in attendance was Director of Community Development, John Said.

2. Approval of Minutes.

A. June 8, 2015

Alderman Banas made a motion to approve the minutes, which was seconded by Alderman Grodoski. All remaining members agreed and the motion carried.

3. Public Participation.

A. Presentation : “Homes for a Changing Region” Planning Study Progress Report - Chicago Metropolitan Agency for Planning (CMAP).

Prior to the presentation, John Said provided background information on this project, explaining that it was initiated to analyze existing housing and determine future housing needs for the communities of West Chicago, Glendale Heights and Hanover Park. After which, Michael Blue of Teska Associates, the consultant for the project, introduced his colleagues in attendance: Allison Milld Clements of the Metropolitan Planning Council (MPC), Todd Vanadilok of Teska, and Nancy Firfer, also of MPC. Mr. Blue began the presentation with an overview of the study and then reviewed the study’s initial findings as well as ideas for moving forward. Alderman Stout opened the discussion for the Committee. Alderman Beifuss asked about housing price trends, foreclosures, downtown redevelopment, townhome options and ideas for locating multi-family residential projects

in or near areas of higher activity. Alderman Banas agreed and stated his preference for having the residents of his ward more connected to the balance of the City. He also expressed interest in knowing about the right mix of retail, industrial and manufacturing and suggested that if the City budget allows, he would like to see more business recruitment efforts.

Alderman Grodoski asked about how the CMAP study works in conjunction with the City's Strategic Plan and Mr. Said replied that information has been exchanged between the two as well as with the upcoming Developer Review Panel. Alderman Grodoski also inquired about the connection between local schools and City housing. Alderman Stout thanked the representatives for their work up to this point, stating that the information provides a great snapshot of where the City is at and further encouraged them to proceed accordingly.

4. Items for Consent.

None.

5. Items for Discussion.

A. Bowling Green Sports Center – 243 W. Roosevelt Road, Appearance Code Appeal.

John Said conveyed the item history, whereby the owner began to ~~re-face~~ re-paint the building's brick exterior without prior approval from the City. At this time, the owner is requesting the consideration of a waiver to the Appearance Code requirements in order to paint the exterior brick façade at the Bowling Green Sports Center. In attendance were representatives from Bowling Green, Mr. Scott Smith, GM, and Mr. Brandon Smith, Marketing Director.

Alderman Banas questioned the representatives about their decision related to the stop work order and they indicated their concerns with protecting the exposed surfaces and with the overall building appearance. Scott Smith further stated their intentions to invest as much as 1 million dollars in the remodeling of both the interior and exterior of said location over the next years. He also added that if they had known that painting over brick was not allowed, they would have never done it. Alderman Grodoski termed the situation as unfortunate and Alderman Beifuss recalled when the Appearance Code was first established and questioned the intent of not allowing painting over brick.

Alderman Smith asked whether the approval of this request would possibly set a precedent and Mr. Said replied that it is uncertain whether that conclusion can be made. In response to Alderman Banas' question about company's rebranding, Mr. Brandon Smith talked about the modern design and color scheme chosen for the building. Mr. Smith also stated that, in his ten years of experience in the painting industry, he was never required to apply for a permit or waiver with a city. Mr. Scott Smith talked about

the poor condition of the brick prior to their beginning the painting project and how they took steps to correct the problems.

Mr. Said reviewed the language regarding an appeal to the Appearance Code and how it might relate to setting a precedent. Alderman Banas also voiced concerns about a possible precedent and about the project not being halted when the stop work order was issued.

A discussion followed between Mr. Scott Smith and Mr. Said about the timing of the deadline for the June meeting agenda.

Alderman Beifuss inquired about the requirements to request a waiver and Mr. Said replied that no fee is required. Alderman Beifuss went on to summarize both sides of the issue and then asked the Bowling Green representatives how they would remove the primer. Mr. Brandon Smith answered that sand-blasting would be needed. A discussion then ensued about the effects of sand-blasting on brick, other means of paint removal from brick and the longevity of painting brick.

Alderman Stout asked for more research on the subjects and Alderman Banas agreed about needing more information, but also asked about the original intent of the Appearance Code as it related to painting over brick and Alderman Stout replied that it was a maintenance issue. Mr. Said articulated staff's willingness to do more research, but cautioned that it may not result in a decisive solution and further reminded the members of the time frame involved. Alderman Smith asked that the research include whether the brick might need to be replaced and Mr. Brandon Smith added his knowledge about the possible time and cost required to remove paint from brick.

Alderman Beifuss voiced concern about the long-term effects of painted brick and having to re-paint in the future. He then asked if a financial guarantee, such as a bond or Letter of Credit, or language could be added to a possible ordinance for this request to ensure a good appearance of this building over the long term. Mr. Said responded that these ideas would need to be researched, but that code enforcement exists to help ensure acceptable exterior appearances. *Alderman Beifuss said that code enforcement is an insufficient guarantee.* A discussion followed among the Committee members as to the uniqueness of a request for a waiver that takes place after the fact and Mr. Said offered to prepare the language. Alderman Stout summarized the point of additional research in order to ascertain the potential damage to the structure and the wording required, were this type of waiver allowed.

Both Aldermen Grodoski and Sheahan agreed. Alderman Smith agreed with the need to research what wording could be added to an ordinance in order to bolster the Committee's position.

The Committee asked the applicant and City staff to provide further information, including obtaining information from other sources, regarding the impact of removing the

primer on the brick and mortar at the August meeting. Mr. Said informed the applicants to have their information submitted by Friday July 31st at 4:30 pm.

6. Unfinished Business.

None.

7. New Business.

None.

8. Reports from Staff.

None.

9. Adjournment.

Alderman Banas made a motion, seconded by Alderman Smith, to adjourn the Development Committee meeting at 8:44 p.m. The Committee members unanimously agreed and the motion carried.

Respectfully submitted,

Jane Burke
Executive Secretary