

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved with changes November 9, 2015

MINUTES

DEVELOPMENT COMMITTEE

October 12, 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, Melissa Birch, Laura Grodoski, Jayme Sheahan, John Smith and Rebecca Stout, present.

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

2. Approval of Minutes.

A. September 14, 2015

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

3. Public Participation.

None.

4. Items for Consent.

None.

5. Items for Discussion.

A. Dooley Residence – 0N356 Ridgeland Avenue – Annexation

John Said explained that the owner, Mr. Louis Dooley, desires to annex into the City in order to obtain water and sewer services, which are located adjacent to his property. Were it to be annexed, the property would be legal, non-conforming in terms of its setbacks and lot size. A public hearing will be held to approve this request. Aldermen Beifuss, Banas and Stout expressed their support of this annexation.

Alderman Banas made a motion to recommend the proposed annexation, which was seconded by Alderman Birch. The remaining Committee members were in agreement and the motion carried.

B. Bodin Residence – 680 Hampton Course Drive – Variance

John Said summarized that the applicant, Mr. Gregory Bodin, is requesting approval of a building corner side yard setback variance for a proposed garage expansion.

John Smith stated that he lives near that area and there would be no issues with visibility. He furthered that the owner takes excellent care of the property and that he supports this variance. Alderman Beifuss noted that the Plan Commission approved it unanimously. Alderman Stout also voiced her support of this proposal.

Alderman Smith made a motion to recommend a setback variance for a garage expansion for this property and Alderman Grodoski seconded the motion. All remaining members were in agreement and the motion was carried.

C. Speedway – 1501 W Roosevelt Road – Re-subdivision

John Said outlined this item summary whereby the applicant desires to re-subdivide their two parcels into one unified lot. This proposal was already passed by the Plan Commission and staff finds no objections. Alderman Stout asked the Committee members for their questions and comments and all expressed agreement.

Alderman Beifuss made a motion to approve this re-subdivision, which was seconded by Alderman Birch, and all remaining members agreed and the motion carried.

D. St. Mary's Parish (Catholic Church) – 140 N. Oakwood Ave. – Conceptual Review

John Said provided a summary of this proposed project. St. Mary's seeks to expand its facilities to accommodate the large congregation and the number of masses that take place at the church. The principal changes include the following: an expansion of the existing church at 163 N. Oakwood, which would result in the removal of the old school building at 146 N. Oakwood; a new parking lot on church-owned property on the west side of Garden Street; an expansion of the parking lot on the church parcel; and a new

parking lot on the east side of N. Oakwood Avenue. This project would require the applicant to obtain approval of a Special Use, per City zoning requirements.

Alderman Beifuss led a discussion about the anticipated expansion of parking areas, specifically as it related to the number of parking spaces currently available and those needed to accommodate the increased seating capacity of the planned church enlargement. Representatives for St. Mary's, Father John Balluff and Ms. Meredith Nika, a member of the building committee, addressed the questions posed and also explained the current number of masses versus the number proposed for the future.

Alderman Beifuss also inquired about the proposed parking lot on the west side of Garden Street that would necessitate the removal of a church-owned house and suggested that any landscaping be designed to help with light and sound mitigation from the parking lot. A representative from Engineering Resource, Jeff Mackey, acknowledged the Alderman's concerns and also commented on the challenge of this lot given its downhill location and associated drainage issues. John Said remarked that staff will be looking at these detailed issues during the Special Use review process. The triangular parking lot on the east side of N. Oakwood Avenue was also discussed. This lot would also require the removal of a church-owned property and Alderman Beifuss expressed concern about how to mitigate light and sound. Alderman Banas asked if the parking lots would have light posts and *that they would want them to be shielded. He also* expressed that noise is probably less of a concern.

Alderman Stout shared with the Committee members that she received a letter from some neighbors who expressed their concerns about this proposed project. Alderman Stout read the letter, which identified concerns about green space, the historic district, parking lot size, infrastructure such as sewer, among others. She stated her understanding of the residents, who want to keep their neighborhood quiet and peaceful, and also her support that their concerns are addressed during the conceptual review process. Alderman Banas asked about the possible drainage of these lots and Mr. Mackey replied that they will follow County and City guidelines in their design through the use of such things as permeable pavers, native plantings and floodplain compensatory storage. Alderman Banas asked about Saturday or Wednesday night masses and Father John replied that mass attendance is greatest on Sunday mornings.

Alderman Grodoski asked the Committee if any studies should be conducted while the applicant is still in the planning stages, especially as it relates to storm water runoff. John Said replied that the applicant will need to provide detailed plans and calculations to the County for any new pavement added. Mr. Mackey furthered that his firm has already had a pre-application meeting with the County about these issues.

Alderman Beifuss inquired about preliminary building elevations, the number of parking spaces and the square footage of the sanctuary and the St. Mary's representatives provided clarification where possible.

Alderman Stout stated that she will forward the concerns she received from some of the neighbors of St. Mary's to the City Administrator in order to share with the Council. She added that the Committee is open to the proposed project, but that more information is required. Alderman Beifuss stated that conceptual review is always a good idea in helping the interested parties to know general questions and comments before plans are finalized for submittal. Mr. Said also expressed his support of these types of reviews.

E. Turner Court – Consolidation of Solid Waste Removal Program Options

John Said briefly informed the Committee about the history of the Turner Court solid waste removal program and the options that exist if the City wants to create a program for a single garbage removal service. He expressed staff's view that a Special Service Area (SSA) would offer the most benefits with the least disadvantages. Based on the direction of the Committee, staff would proceed accordingly.

Alderman Banas asked about the possible objections and Mr. Said replied that at this point, staff has only conducted a survey regarding usage. Alderman Beifuss thanked Mr. Said for the analysis of this problem and that he has received complaints about it in the past. He expressed his opinion that an SSA is the best option and asked for clarification on the costs given the potential for more users. Mr. Said responded that the analysis only provides rough estimates at this point.

Alderman Smith said that he remembers the issue from 1996 and he agreed that an SSA is a good idea. Alderman Stout agreed and noted that an SSA would make the costs more equitable for its users. Ultimately, the Committee expressed their support for pursuit of an SSA and directed staff accordingly.

6. Unfinished Business.

None.

7. New Business.

Alderman Beifuss brought up the notion of promoting businesses in the City through cooperative signage. He stated that merchants want more visibility and suggested that the rules be changed to allow for this type of cooperative signage. John Said added that the City Council's direction has been clear in not allowing for offsite signage, but that he would refer the matter to the City Administrator. Alderman Stout asked about the notion of using the City's electronic sign to extend a general invitation to shop the downtown businesses. Alderman Beifuss added that cooperative signage could be owned by the businesses rather than the City. Alderman Banas expressed his support of cooperative signage and asked about the City website featuring monthly articles about local businesses.

8. Reports from Staff.

John Said relayed to the Committee the ways in which the City works to help promote businesses through programs such as the "Marketplace Milestones" and the "Brilliance in Business" awards. Both are vehicles to tout accomplishments and recognize the business community and such news is disseminated through press releases, Twitter and other media outlets.

Mr. Said also reported that staff has been busy sending out the annual business registration and residential rental licensing mailings. He also shared that the "Homes for a Changing Region" housing study is being advertised at City Hall and on the City website to ask people to participate in sharing their opinions and taking a survey. A community meeting may be held in November.

9. Adjournment.

Alderman Banas made a motion, seconded by Alderman Beifuss, to adjourn the Development Committee meeting at 8:07 p.m. The Committee members unanimously agreed and the motion carried.

Respectfully submitted,

Jane Burke
Executive Secretary