

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved January 11, 2016

## MINUTES

### DEVELOPMENT COMMITTEE

November 9, 2015, 7:00 P.M.

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

Alderman Beifuss called the meeting to order at 7:00 p.m.

Roll call found Aldermen John Banas, James Beifuss, Melissa Birch, Jayme Sheahan and John Smith, present. Laura Grodoski arrived at 7:03 pm.

Also in attendance were Director of Community Development, John Said and City Attorney, Keith Letsche.

2. **Approval of Minutes.**

A. **October 12, 2015**

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

3. **Public Participation.**

See Agenda Item 5 where Public Participation was combined with each of the Items for Discussion.

4. **Items for Consent.**

A. **Simpson Strong-Tie Final Development Plan Approval – 2505 Enterprise Circle.**

John Said provided an item summary.

**Alderman Birch motioned first to recommend approval for a final development plan, which was seconded by Alderman Smith, and with all remaining members in agreement, the motion carried.**

**5. Items for Discussion.**

**A. City of West Chicago – Annexation & rezoning – Area 1 – Smith Road & Powis Road.**

Dante Domenella of 4N325 Powis stated his objection to the proposed annexation of this area, expressing that no City services are currently provided here and that his taxes would be increased. He inquired about the City's plans for economic growth in the community at large, given the vacant buildings within the City limits. He also asked how the County's designation would be applied once this area is part of the City. He expressed his concerns about the property values of these parcels with no City services.

Alderman Beifuss asked for a motion to approve the annexation, but Alderman Banas requested a summary be provided first. Community Development Director, John Said, showed the area to be annexed on an overhead map and also indicated which area within it would be rezoned to Manufacturing (M). He commented that staff reviewed this and each of the proposed parcels for annexations by applying criteria such as land use designation and surrounding zoning. Mr. Said also stated that the Plan Commission/Zoning Board of Appeals (PC/ZBA) has already recommended their approval of the rezoning of this area.

Alderman Smith asked if this area would ever have the potential to receive City water and sewer and John Said replied that the possibility exists, but that the extension of utilities to this area has not yet been proposed. Alderman Smith also asked about Mr. Domenella's remark about having to pay for services that are not currently provided and Mr. Said indicated that they would not be required to do so. Alderman Banas asked about the fees associated with providing City services and Mr. Said explained that each circumstance is different and that that direction would need to come from the City Council. Alderman Smith also inquired about the number of parcels annexed to the City that do not receive City services.

Alderman Beifuss questioned if City services, such as police services and plowing, are provided to any of the unincorporated areas of the City, but for which the City does not receive payment and John Said concurred that that is probably the case, especially in the case of services like First Responders. Alderman Beifuss then asked if water and sewer services can be received if a property is outside of the City limits and John Said confirmed that it is not possible. Alderman Beifuss asked about City taxes levied and Mr. Said replied that the City receives \$.05 per every tax dollar received.

**Alderman Banas made a motion to recommend annexation of this area, which was seconded by Alderman Birch. Alderman Banas voted no, with all remaining members abstaining and the motion did not carry.**

Alderman Beifuss asked the Committee for any further motions and Alderman Birch responded that she wanted to re-open the discussion once again.

**Alderman Banas made a motion to reconsider Item 5A and Alderman Birch seconded the motion.**

A conversation followed whereby Alderman Smith commented that he would like to have a meeting to discuss each of the proposed annexations prior to the Committee's vote for recommendation. Alderman Grodoski agreed that more discussion was warranted. Alderman Banas also agreed stating that a clear picture of the advantages and disadvantages is needed.

Attorney Keith Letsche discussed the various options available to the Aldermen about how to best proceed. Alderman Banas urged the Committee to agree to reconsider the matter and Alderman Smith agreed.

**Voting Aye: Aldermen Banas, Beifuss, Birch, Grodoski, Sheahan and Smith. Voting Nay: 0. Motion carried.**

A discussion ensued among the Committee members, John Said and Keith Letsche about how the appropriate public notice was handled and also the options for a next step. Generally, the Aldermen expressed interest in learning more about the advantages for each of the proposed annexations and postponing the discussion to a later date. John Said offered to respond to the aldermen's requests for more information at that moment, while Keith Letsche remarked about the members of the public in attendance to voice their concerns. The Aldermen agreed upon their desire to allow for the public's input.

**Alderman Banas motioned first to table the reconsideration of Item 5A, with Alderman Smith offering to second it. All remaining members agreed and the motion carried.**

**B. City of West Chicago – Annexation & rezoning – Area 2 – Powis Road.**

Barry Segal, owner of St. Charles Scrap spoke first. He asked about the City's reasons for annexing property. In the case of his particular property, the current land use designation is not consistent with the proposed zoning of manufacturing. He remarked on the potential of a forced sale of this area to the nearby DuPage Airport Authority and asked about any changes to his current burglar alarm services with the County or to the inspections and/or services provided by the West Chicago Fire Department. Mr. Segal stated that public perception is that the City desires additional revenue and expressed his understanding about why the Committee is seeking to learn more. He also commented

on the potential advantage of being annexed and then being allowed to receive City water and sewer. He wondered who would pay for bringing those services and if property taxes would be increased.

John Said showed Area 2 on the map and provided a summary of this area's proposed zoning, which was approved unanimously by the PC/ZBA. Mr. Said then spoke in regards to Mr. Segal's comments and to the general advantages of these annexations. He also talked about the potential change in emergency response agreements with the County and added that the DuPage Airport Authority (DAA) is a separate body from the City and as such, the City cannot regulate the DAA's property acquisition. Finally, Mr. Said addressed the questions about water and sewer expenses and tax revenue, stating the unlikelihood of the City's 5% share changing. A brief discussion followed about the DAA and their potential rights to purchase property for its purposes.

**C. City of West Chicago – Annexation & rezoning – Area 3 – North Avenue & Powis Road.**

Ann Roth, landowner on Powis Road, expressed her concern over not having the benefit of City infrastructure while being taxed for it. She also stated that she was told that there would be no guarantees regarding the possibility of penalties for her non-conforming property. Ms. Roth remarked that doing business in DuPage is expensive enough and to have another tax presents a hardship for her. She concluded that she objects to the annexation as it does not provide her with any benefits.

Joh Said referred to the map to illustrate the area of this proposed annexation, indicating the northern area proposed Office, Research and Light Industrial (ORI) zoning and the southern area proposed for M zoning; area 3 zoning was also reviewed and approved unanimously by the PC/ZBA. Mr. Said addressed Ms. Roth's comments by pointing out that City infrastructure is currently present along Powis Road and that with annexation, the right to tie in to City services would exist. He apologized for any previous uncertainty with regards to non-conforming properties in manufacturing districts and read a portion from Article 8 of the Zoning Ordinance to clarify the matter. Alderman Beifuss requested clarification regarding the uses in ORI zoning, which Mr. Said then explained.

**D. City of West Chicago – Annexation & rezoning – Area 4 – Powis Road.**

John Said read a letter from Attorney Marc Porter of Figliulo and Silverman, who is

representing Rossi Contractors, Inc. The letter served to outline their comments and objections to the annexation of Area 4. Mr. Said responded discredited to the claim that their property is not wholly bounded by the City and explained the reasoning that would allow the City to legally annex this area. Mr. Said then showed this area on the overhead map and summarized the existing zoning of the surrounding areas and the proposed zoning.

**E. City of West Chicago – Annexation – Area 5 – Lee Road.**

The item was requested to be reviewed at a later date by the City Administrator.

**F. City of West Chicago – Annexation & rezoning – Area 6 – Roosevelt Road.**

John Said again used the map to illustrate this area's geographical location and summarize its key features and proposed ORI zoning. Alderman Banas asked about the advantages for the City and Mr. Said described the ability for the City to round out its boundaries and to unify zoning for surrounding, unincorporated areas as the key benefits.

**G. City of West Chicago – Annexation & rezoning – Area 7 – Roosevelt Road & Town Road.**

Pat Casey, a business owner in this area, spoke and explained that there will never be City water and sewer to this property without the erection of a lift station, due to the depth of a creek that runs through the property. He noted the only possible advantage for his business is to have the streets plowed by the City, but that he sees no advantage for the City to annex this property.

Bob Funk also voiced his opinions. He asked whether staff had assessed the condition of the bridge on Town Road and the costs to possibly replace or keep it up. The costs, he felt, would greatly exceed any future revenue generated from the annexation of these parcels.

John Said used the map to show the location of Area 7 and summarized its proposed zoning of ORI and M in differing locations. Mr. Said commented on Mr. Casey's observations, in particular as they related to road plowing and creek elevations, which would impact the ability to tie into City services. Mr. Said also addressed Mr. Funk's question, replying that staff had not previously considered the condition of the bridge or its costs to repair, but asserted that the proposed annexations are not for revenue generation, but rather for long-term City functioning and control over land uses.

Discussion continued among the Aldermen, Keith Letsche and John Said regarding the impact of both the creek and the bridge concerns raised by Mr. Casey and Mr. Funk respectively. Alderman Banas inquired about the practicality of annexing the parcels where the creek is located and how possible repair for the Town Road bridge would be paid for. Alderman Smith asked what would happen if an incorporated property's well runs dry and would it be the responsibility of the City to then provide water. John Said mentioned staff's willingness to view Mr. Casey's properties and to look into the matter of water supply further.

**H. City of West Chicago – Annexation & rezoning – Area 8 – Roosevelt Road.**

Mr. Casey inquired about a specific area north of Roosevelt Road and Mr. Said replied that it is not part of the annexation of this area and went on to review the parcels involved with the proposed annexation of Area 8 on the map. The proposed zoning is for B-2 General Business District (to the north) and ORI (to the south), both of which were already unanimously approved by PC/ZBA.

**Alderman Banas motioned first to remove Item 5A off the table, which was seconded by Alderman Grodoski. All remaining members were in agreement and the motion passed.**

**Alderman Banas made a motion first to postpone the recommendations of the annexations, which Alderman Smith then seconded. Alderman Banas motioned to amend his motion, in order to postpone the recommendations of the annexations until the December 14 meeting of the Development Committee, which was also seconded by Alderman Smith and approved by all members, so that the motion (to amend the original motion) carried. The amended motion was then approved unanimously by all members, and the motion carried.**

Mr. Said asked Committee members to provide any additional comments promptly, so that City staff has time to respond. Alderman Smith asked for further information about water services, based on the discussion about Area 7, which Mr. Said agreed to follow up on.

**6. Unfinished Business.**

None.

**7. New Business.**

Alderman Beifuss brought up the notion of adding framed signage along the bike path in order to provide maps and points of interest in the downtown area.

**8. Reports from Staff.**

John Said reported that the Chicago Metropolitan Agency for Planning (CMAP) would be holding a workshop on November 17<sup>th</sup>, 2015 in City Council Chambers at 7:00 pm and he invited all to attend and to encourage others to do so as well. The workshop will provide information about current housing trends as well as seek input from the public.

Mr. Said also informed the Committee that he would be hosting a group of Australian students who are learning about the challenges of infill development.

**9. Adjournment.**

**Alderman Grodoski made a motion, seconded by Alderman Sheahan, to adjourn the Development Committee meeting at 8:52 p.m. The Committee members unanimously agreed and the motion carried.**

Respectfully submitted,

Jane Burke  
Executive Secretary