

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved April 11, 2016

MINUTES

DEVELOPMENT COMMITTEE

March 14, 2016, 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, Melissa Ferguson, 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. **February 8, 2016**

John Said distributed a revised version of the minutes to the Committee members and read the changes aloud.

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

3. **Public Participation.** None.

4. **Items for Consent.** None.

5. **Items for Discussion.**

A. **Northeast Corner of Powis Road and North Avenue Consolidated Rezoning from ORI to Manufacturing - Conceptual Review.**

John Said summarized this agenda item, explaining the current property owners of this area are interested in pursuing rezoning from their current designation of Office,

Development Committee Minutes

March 14, 2016

Page 1 of 3

475 Main Street
West Chicago, Illinois
60185

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

Ruben Pineda
MAYOR
Nancy M. Smith
CITY CLERK

Michael L. Guttman
CITY ADMINISTRATOR

Research and Light Industrial (ORI) district to that of Manufacturing (M). Some discussion followed among the aldermen and Mr. Said regarding the proximity of this area to residents and schools, outside storage and examples of the potential businesses allowed in the aforementioned zoning classifications, as well as some historical perspective on the ORI zoning of this area.

Alderman Beifuss requested more information from the property owners about their desire to make this area more marketable. Representing the northerly parcel owner of this area, K. Hoving Recycling & Disposal, Inc., was attorney Gerald Callaghan. Mr. Callaghan provided a history of zoning at the Hoving property, which is now for sale, and stated the difficulty in marketing this parcel with an ORI designation. He further stated that in his dealings with the four remaining property owners of this area, all have expressed interest in rezoning to M, providing reasons such as it is not situated near a residential area, it is near the DuPage airport and it borders the railroad. He suggested the notion of creating a hybrid zoning for this area.

Alderman Banas expressed willingness to explore this option, but also questioned the need to change the current zoning if the businesses are legal, non-conforming. Alderman Smith agreed. Alderman Beifuss pointed out that ORI zoning is a hybrid in nature in that it permits light industrial while upgrading the value of the area, but that he was not averse to hearing about hybrid ideas. Mr. Callaghan responded that ORI zoning does not allow for outside storage and that Hoving was granted a special use for outside storage, given their construction and demolition debris recycling operations. John Said stated that the City currently has a lot of property zoned for Manufacturing and that there were concerns about outside storage in this particular area given the view from the overpass. Alderman Banas stated that it does not make sense to consider rezoning until there is a bona fide interest in doing so.

Dean White, owner of Peerless Fence, spoke to the members. He said that this area is at least one mile away from the nearby school and expressed dissatisfaction with the current zoning and recent annexation of his property, which is also located in the area in question. He pointed out that, if there are no options to sell the properties and consequently upgrade them, the current uses will continue. Mr. White also stated he felt it unlikely someone would put offices in this area with its ORI zoning and that the spirit of M zoning is more in line with the current business uses already there. He urged the Committee members to consider his point of view.

Additional discussion followed, with Alderman Grodoski expressing her understanding of the owners' request for a zoning change, yet wanting to have additional information. Mr. Said replied that only speculation is possible at this point and Alderman Stout indicated that future uses similar in nature would be grandfathered in, which would not require the imposition of higher standards. Alderman Banas expressed his willingness to look at a hybrid option, but restated the lack of a current impetus to change the status quo.

Clarification on the next best course of action ensued, with Alderman Smith stating that the only way to really consider their zoning request is to have something before the Committee. Mr. Said reminded the members that if the properties in this area choose to pursue this matter any further, they would need to submit a formal application for a rezoning request.

Alderman Stout concluded that the Committee could review a formal rezoning application in the future, should these properties decide to submit one.

B. Historical Preservation Commission Review of Proposed Right-of-Way Improvements in Historic Districts.

John Said summarized the resolution draft and proposed ordinance brought before the Committee. Alderman Stout stated that the resolution is a good compromise for the situation as it addresses the concerns of both the Historical Preservation Commission (HPC) and the Development Committee about public improvements made in the City rights-of-way. Aldermen Banas, Beifuss and Ferguson agreed.

Alderman Banas motioned to approve the resolution draft and ordinance and Alderman Smith seconded the motion. Voting Aye: Chairman Stout, Alderman Banas, Beifuss, Ferguson, Grodoski, Sheahan, Smith and Stout. Voting Nay: 0. Motion carried.

6. **Unfinished Business.** None.

7. **New Business.** None.

8. **Reports from Staff.**

John Said announced that plans for upcoming City events are underway--Blooming Fest is on May 21st and Mexican Independence Day is planned for September 18th and 19th. The new coordinator for these events is Mr. Luis Martinez, who began working for the City on February 29, 2016. His role is that of Business Development and Special Event Coordinator.

9. **Adjournment.**

Alderman Banas made a motion, seconded by Alderman Grodoski, to adjourn the Development Committee meeting at 8:13 P.M. The Committee members unanimously agreed and the motion carried.

Respectfully submitted,

Jane Burke
Executive Secretary

Development Committee Minutes
March 14, 2016
Page 2 of 3