

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

MINUTES

Development Committee

April 11, 2011

APPROVED WITH CHANGES AT THE MAY 9, 2011 MEETING

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

Chairman Pineda called the meeting to order at 7:00 p.m.

Roll call found Aldermen Nicholas Dzierzanowski, Joseph Gianforte, H. Ronald Monroe, Alan Murphy, Ruben Pineda and Rebecca Stout present. Alderman James Beifuss arrived at 7:12 p.m.

Also in attendance was Community Development Director Joanne Kalchbrenner.

2. Approval of Minutes.

- A. **Development Committee, February 14, 2011. Alderman Gianforte made a motion, seconded by Alderman Stout, to approve the minutes of the February 14, 2011 Development Committee Meeting. Voting yea: Aldermen Gianforte, Stout, Dzierzanowski, Monroe, Murphy and Pineda. Voting Nay: 0. Motion carried.**

3. Public Participation – None.

4. Items for Consent.

- A. Chuck Strayve - 350 Elliott Street, Special Use Amendment
B. Jeff Bilek - 227 W. Grandlake Boulevard, Special Use Amendment
C. LRC LLC Development – Bishop Place, Third Amendment to the Final PUD
D. Jel Sert – 302 Sycamore Street, Parking Agreement

Chairman Pineda read the Items for Consent. Alderman Dzierzanowski stated that he wanted to remove Item C for discussion.

Alderman Stout made a motion, seconded by Alderman Monroe, to move Ordinance No. 2011-O-0017, Ordinance No. 2011-O-0018 and Resolution No. 2011-R-0044 to City Council on Monday, February 18, 2011. Voting yea: Aldermen Stout, Monroe, Dzierzanowski, Gianforte, Murphy and Pineda. Voting Nay: 0. Motion carried.

5. Items for Discussion

4C. LRC LLC Development – Bishop Place, Third Amendment to the Final PUD

Alderman Dzierzanowski commented that he is frustrated with developers and builders coming to the City requesting extensions on projects. He noted that the City needs to be tougher on deadlines and that the City will not be taken seriously if it keeps granting extensions. He added that he does not want to approve the Third Amendment.

Alderman Monroe commented that the builder has been pretty slow on all his projects. He added that the second commercial building is supposed to be built before any more houses. He noted that construction is about to start on the house on the corner.

Chairman Pineda noted that the previous amendment allowed the builder to construct three more houses. He asked what the reasoning was for this request. Ms. Kalchbrenner responded that the builder stated he had no immediate plans for the commercial building. Chairman Pineda noted that an additional five years is a lot and that he could see allowing two years. He noted further that the applicant is not even here this evening.

Alderman Stout commented that the applicant should be brought in to address the Committee and answer questions.

Ms. Kalchbrenner noted that the PUD expired last year and the applicant just applied for the amendment after the City sent several letters. She commented that she would have to research if the amendment was not approved if the PUD would be invalid.

Alderman Dzierzanowski commented that he is tired of irresponsible developers requesting extensions. He added that the developers have no real interest in the City.

Chairman Pineda responded that building was great and now it is not so good. He added that if an amendment is not granted the City would have another incomplete project. He noted that the City should be willing to work a little with developers but that they also need to address the Committee. He noted further that other applicants were on the Consent Agenda this evening and they were here.

Mr. Frank Lannes, Plan Commission/Zoning Board member, commented that the developer's brother attended the Plan Commission meeting. He noted that the members asked what plans they had for the commercial project and the response was that they are looking at a number of things.

Chairman Pineda asked the Committee members if they wanted to vote this evening on the amendment or wait 30 days so the applicant can attend the next meeting to answer questions. The members unanimously agreed to continue the amendment request to the May meeting.

5A. Fence height in corner side yards – Potential Text Amendment

Chairman Pineda requested staff to provide a brief overview. Ms. Kalchrenner stated that at the last meeting Aldermen Fuesting and Dzierzanowski expressed concern that some lots in Cornerstone Lakes would be impacted if the regulations were changed to limit the fence height in the vision triangle by driveways. She commented that staff surveyed the Cornerstone Lakes subdivision and found that there are four lots that currently have six foot high fences in the corner side yard that impact the vision triangle by driveways and that there are currently four lots that do not have a corner side yard fence that would impact the vision triangle if they erect a fence. Ms. Kalchbrenner commented that staff confirmed that the City cannot supersede the homeowners' association covenants. She added that there are five options to address the issue, which are listed in the memo.

Alderman Beifuss commented that the sight line is the issue. He noted that corner side yard versus front yard is not relevant. He noted further that the corner side yard is only relevant because of safety and safety issues can not be limited to a zoning district. He stated that the options are to leave the regulations as they are currently or reduce the fence height in the vision triangle. Alderman Beifuss commented that it is not reasonable to reduce the fence height to four feet *for the entirety of the corner side yard*. He noted a corner side yard is *an actual part of a home's someone-else's back yard*. He noted further that the fence height should be reduced in corner side yards *only where it interferes with the vision triangle interference is reasonable*.

Alderman Dzierzanowski stated that vision triangle next to alleys is the issue and there are no alleys in the Cornerstone Lakes Subdivision. He added that he brought this issue up months ago.

Alderman Gianforte made a motion, seconded by Alderman Stout, to amend the code to reduce the height of corner side yard fences to a maximum of four feet in the vision triangle adjacent to alleys. Voting aye: Aldermen Gianforte, Stout, Beifuss, Dzierzanowski, Monroe, Murphy and Pineda. Voting nay: 0. Motion carried.

5B. Proposed LED Billboard

Chairman Pineda stated that he would like to have the representatives here at a meeting because he has lots of questions.

Alderman Dzierzanowski commented that if the City does not do anything with the existing billboards then no new ones or LED billboards could be put up. Ms. Kalchbrenner commented that billboards are legal non-conforming. She noted that the existing billboards can be maintained but can not be replaced.

Alderman Stout stated that she has serious reservations about LED billboards. She added that LED has merit but not for billboards. She added that she would like more information.

Alderman Gianforte stated that he likes the LED billboards more than the other ones. He added that the existing billboards are eyesores.

Alderman Murphy stated that an LED billboard allows many businesses to advertise instead of just one at a time. He added that the City receives no tax for the billboards. He noted that the City could negotiate to eliminate additional billboards. He stated that he would like a representative to attend a meeting.

Alderman Monroe stated that he is willing to discuss LED billboards. He added that it would be a nice view coming into the City. He added further that he would like to see more eliminated.

Alderman Beifuss stated that he is not interested in *having any* LED billboards. He noted that 750 square feet is huge and the message is changeable and moveable. He noted that the company stated other agencies could put messages up but he questioned for how long. He commented that he does not want more billboards.

Chairman Pineda stated that he sees LED billboards all the time and he does not mind them because they are very informative. He added that if the City could eliminate additional billboards it might be worth an LED billboard. He noted that sometimes the message on existing billboards is outdated and that the DuPage County Fair was still on a billboard in the winter. Chairman Pineda stated that the lights do adjust to night and day and cloudy weather. He added that the message change is smooth and the LED billboards are cleaner looking. He noted that the LED billboards could be used for Amber Alerts.

Alderman Dzierzanowski commented that if the existing billboards have outdated messages, maybe there is not a big demand for their use. He noted that there would be more advertising opportunity for businesses with the LED billboard. He noted further that an objectionable business could advertise.

Alderman Murphy commented that the safety of the drivers needs to be considered.

Ms. Kalchbrenner commented that technology is changing and questioned if the existing billboards would go away if no one advertises and due to maintenance costs.

Alderman Beifuss stated that the existing billboards might go away on their own. He commented that allowing LED billboards would ensure into perpetuity that they would be staying.

Chairman Pineda asked the Committee members if they would like a representative to attend the next meeting to answer questions only and that no decision or direction would be given at that time. The members unanimously agreed.

6. Unfinished Business

Alderman Dzierzanowski requested an update on the status of the City's response to the stormwater violation on Atlantic Drive, which is due by June 1st. Ms. Kalchbrenner responded that the Public Works Director is addressing the issue but that she would check with him and send an e-mail to the Committee members with the status.

7. New Business - None.

8. Reports from Staff

Ms. Kalchbrenner stated that a groundbreaking ceremony for the new Aspen Marketing building on North Avenue was held this morning. She commented that the applicant needs to respond to staff's comments and resubmit plans to be reviewed. She noted that this is a significant industrial building.

Alderman Dzierzanowski asked about the status of the church on North Avenue. Ms. Kalchbrenner responded that there are DuPage County stormwater violations on the property. She noted that there is no final PUD approval for the site and that the property is in foreclosure. She commented that the City will continue to cite the owner.

Alderman Dzierzanowski asked about the status of the Kipling Development. Ms. Kalchbrenner responded that the developer was sent letters regarding the expiration of the preliminary PUD. She noted that the developer has not submitted any paperwork so the preliminary PUD has expired at this point.

9. Adjournment

Alderman Gianforte motioned to adjourn, seconded by Alderman Stout. The members unanimously agreed. Motion carried. The meeting adjourned at 7:40 p.m.

Respectfully submitted,

Linda Ericksen