

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

MINUTES

Development Committee

May 10, 2010

Approved – July 12, 2010

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 Joseph Gianforte, Rebecca Stout, and Alan Murphy present. Alderman James Beifuss arrived at 7:12 p.m.

Alderman Nicholas Dzierzanowski and H. Ronald Monroe were absent.

Also in attendance was Community Development Director Joanne Kalchbrenner.

2. Approval of Minutes.

A. Development Committee, April 12, 2010. Alderman Stout made a motion, seconded by Alderman Gianforte, to approve the minutes of April 12, 2010 Development Committee Meeting. Voting yea: Aldermen Murphy, Pineda, Gianforte and Stout. Voting Nay: 0. Motion carried.

3. Public Participation - None.

4. Items for Consent.

A. Amendment to Development Agreement with Otto Talaber for southwest corner of Route 59 and Main Street

Alderman Murphy motioned to move consent item 4 A to City Council on Monday, May 17, 2010. Alderman Stout seconded the motion. Voting yea: Aldermen Pineda, Gianforte, Murphy and Stout. Voting nay: None. Motion carried.

5. Items for Discussion

A. Forming America – 1200 Prince Crossing Road, Special Use Permit Update

Ms. Kalchbrenner stated that she had been unable to reach Mr. Langkamp regarding attendance at tonight's meeting as previously requested by the Development Committee. Jeff Harris and Ms. Kalchbrenner met with Forming America. They are

not doing well financially and are unable to meet the deadlines previously set by the committee. In staff's opinion, the company has made significant progress toward meeting the goals set by the Development Committee and that the company may go out of business should the deadlines not be extended. Ms. Kalchbrenner recommended a continuance and stated that she will continue to meet with them to follow their progress.

Chairman Pineda agreed with Ms. Kalchbrenner and further stated that staff should continue their attempt to reach Forming America and that he wanted company representation at the next Development Committee meeting so that the committee can receive an update.

B. Proposed Amendment to DuPage County Stormwater Management Regulations

Ms. Kalchbrenner provided information regarding county stormwater regulations, which required no action from the committee. DuPage County adopted stormwater regulations in 1992. There have since been amendments to the regulations and the county will now provide a comprehensive rewrite of the regulations. A committee consisting of local municipalities and county personnel is sending regular updates to the municipalities. City staff has reviewed the current updates and finds them favorable. Under the new proposal, the County will make accommodations for redevelopment and infrastructure improvement. Best Management Practices (BMPs) have already been adopted to include environmental solutions such as wetland plantings around pond edges and accessibility for mowing on one side of detention areas.

City staff will continue monitoring the updates and will send the draft out for a public comment period.

Chairman Pineda questioned the percentage of impervious coverage of surfaces within the City. His research showed that rural areas were one to two percent (1 – 2%) coverage, residential areas increase to 70 percent (70%) and regional shopping centers and dense urban areas to ninety percent (90%) impervious coverage with one quarter of a million acres developed each year nationwide.

Ms. Kalchbrenner clarified that the stormwater regulations adopted in 1992 were in response to the floods of 1987, where the towns downstream were directly impacted by poor development in communities upstream. At the time, there were no regional laws.

C. Temporary Sign Regulations Related to Vehicle and Costume Signs

Ms. Kalchbrenner explained that City staff wants to clarify interpretation of the City Code in relation to recent questions related to vehicle and costume signs.

Ms. Kalchbrenner provided pictures of various people dressed in costumes as examples of advertising techniques and asked the committee to interpret whether or

not this applied under the Sign Code. The committee members agreed that a costumed character is not considered a sign as long as the person is on private property, there is no advertising or verbiage on the costume and they are not holding a sign.

The City Code indicates that signs on vehicles are allowed under certain conditions. Those vehicles that are part of day-to-day operations, such as delivery trucks, are allowed with one (1) vehicle per every 15,000 square feet of building space which must be parked in a parking space. There are several instances with businesses that do not use vehicles in their day-to-day operations that are considered signs. The Cash for Gold business on Roosevelt Road has parked vans and have attached banners to them. These are clearly a temporary sign permit issue. Also, New 2 You resale on Roosevelt Road has an F plate vehicle parked diagonally in their lot. Only A or B plate delivery trucks are allowed and their business does not make deliveries. La Chiquita claims that their truck is a delivery vehicle, however it has not moved.

Ms. Kalchbrenner continued that it's a matter of helping to promote the businesses. However, if every business is allowed to put up as much signage as they want, the signage becomes clutter. It's a difficult balance as every business is looking for visibility.

Alderman Stout asked what alternatives these businesses might have to advertise. Ms. Kalchbrenner stated that the businesses have their regular sign on the building, shopping center signs, and temporary sign permits.

Alderman Beifuss stated that he did not want businesses to use the vehicle concepts as a way around the temporary sign permits.

Ms. Kalchbrenner confirmed with the committee that the members are comfortable with the regulations as adopted.

6. Unfinished Business.

Alderman Stout asked Ms. Kalchbrenner about the landscaping around the Ford sign. Ms. Kalchbrenner responded that City staff has left messages at the business, with no response. Chairman Pineda stated that he noted that cars are placed directly below the sign, leaving no space for landscaping. Ms. Kalchbrenner stated that their sign variance will be null and void if Ford does not meet the landscaping conditions.

Alderman Beifuss reminded the committee that he had previously suggested revisiting the sign regulations to make the size of a sign dependant on the square footage of the property. Chairman Pineda stated that other municipalities had changed their sign ordinances so that large signs could not fall into public right-of-way. Ms. Kalchbrenner stated that the City is comparable to other communities related to sign regulations.

7. New Business - None.

8. Reports from Staff

Supermercado Tampico has obtained a demolition permit and has begun work inside their new location, using the same space that Springbrook Market had as the grocery. They anticipate opening the grocery by July 4, 2010. A restaurant will be added to the right of what is currently the main door to the grocery, sharing the kitchen of the grocery for a Mexican restaurant. The owners are concentrating on opening the grocery store first, as it is more complicated to open a restaurant. Ms. Kalchbrenner also confirmed that Supermercado Tampico is not planning to close their current downtown location.

Chairman Pineda questioned another restaurant that had previously been discussed. Ms. Kalchbrenner stated that they had submitted a building permit about a year ago and staff had returned comments by January 2010. Staff had sent an invoice for their services, but were not contacted until last week. The prospective restaurant owners are still looking for space in the area.

Chairman Pineda asked for an update on the proposed Auto Zone. Ms. Kalchbrenner replied that there appears to be a discrepancy as to who actually owns the property.

Chairman Pineda asked if there were any developing prospects. Ms. Kalchbrenner stated that Ball Horticultural had received their site development permit for another building. She also responded to Alderman Beifuss regarding a proposed development in the DuPage Tech Park which is categorized as a "heavy water user." Centerpoint Properties has not disclosed the proposed use. Finally, Northern Illinois University has requested the return of their letter of credit.

9. Adjournment

Alderman Stout motioned to adjourn, seconded by Alderman Murphy. The members unanimously agreed. Motion carried. The meeting adjourned at 7:42 p.m.

Respectfully submitted,

Krista Coltrin