

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

MINUTES

Development Committee

September 10, 2012

APPROVED AT THE OCTOBER 8, 2012 MEETING

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

Chairman Pineda called the meeting to order at 7:01 p.m.

Roll call found Aldermen James Beifuss, Sandy Dimas, Nicholas Dzierzanowski, H. Ronald Monroe, Ruben Pineda and John C. Smith present.

Also in attendance was City Administrator Michael Guttman, Community Development Director John D. Said and City Planner Jeff Harris.

2. Approval of Minutes

A. April 9, 2012

Alderman Beifuss requested that the second paragraph on page 8 be amended to indicate that the representative from Stericycle stated that the medical waste containers would not contain any heads or torsos. He also requested that the number of medical facilities in the Chicagoland area or the service area radius in miles, that was discussed at the meeting, be added to the minutes.

Alderman Dzierzanowski made a motion, seconded by Alderman Smith, to approve the April 9, 2012 Development Committee minutes as amended. The members unanimously agreed. Motion carried.

B. May 14, 2012

Alderman Dimas made a motion, seconded by Alderman Monroe, to approve the May 14, 2012 Development Committee minutes as presented. The members unanimously agreed. Aldermen Dzieranowski and Smith abstained. Motion carried.

C. July 9, 2012

Alderman Dimas made a motion, seconded by Alderman Beifuss, to approve the

July 9, 2012 Development Committee minutes as presented. The members unanimously agreed. Alderman Dzierzanowski abstained. Motion carried.

D. August 13, 2012

Alderman Dimas made a motion, seconded by Alderman Smith, to approve the August 13, 2012 Development Committee minutes as presented. The members unanimously agreed. Alderman Dzierzanowski abstained. Motion carried.

3. Public Participation

None.

4. Items for Consent

Chairman Pineda read the Items for Consent:

- A. Massarelli Dedication Agreement for the St. Andrews Square Traffic Signal on North Avenue.
- B. Amended Boundary Agreement and Intergovernmental Agreement with the City of Geneva - Kautz Road Maintenance.
- C. Renaissance Square Annexation, Rezoning, Text Amendment, Plat of Subdivision, PUD and Special Use.
- D. W. Washington Street Redevelopment Phase II Environmental (URS)

Alderman Monroe made a motion, seconded by Alderman Smith, to move Consent Items 4A, 4B, 4C, and 4D to the September 17, 2012 City Council meeting. Voting yea: Aldermen Dzierzanowski, Monroe, Beifuss, Dimas, Pineda and Smith. Voting nay: none. Motion carried.

5. Items for Discussion

- 5A. 1200 W. Hawthorne Lane (Hawthorne's Backyard) Proposed Second Amendment to an Annexation Agreement (James and Joann Burns)

Chairman Pineda introduced the item, reviewing the history of the annexation agreement and the request by the Burns's to extend the deadline for paving the parking lot by three to five years. He also noted that the City is still owed \$5,874.38 for the attorney work relating to clarification of the property line along Hawthorne Lane.

Jessica McBride, who is the Burns's daughter, stated that they are now formally requesting a five year extension, which would result in a parking lot completion date of July 1, 2017. The extension is being requested because of the high costs associated with the required improvements, medical bills that have recently been incurred by the family and because her parents are retired and on a fixed income. She also indicated that they

are willing go establish a payment plan to reimburse the City for the attorney fees and asked how the accrual of the fees came about.

City staff explained why the property line location matter was sent to the City attorney for a legal determination and what documents the City has in place to be able to recoup any fees assessed by the City attorney from the applicant.

Alderman Beifuss stated that given the circumstances of this matter and how the attorney fees were assessed that he feels the City should consider waiving some of the attorney fees and allow the applicant to establish a payment plan for the remaining balance.

Alderman Smith agreed with Alderman Beifuss's sentiments on the matter.

Chairman Pineda reviewed the invoice for the attorney fees that was sent to Mr. Burns and suggested the City waive the \$1,174.88 administrative fee that was assessed.

Alderman Dimas expressed frustration that these matters were not resolved with staff prior to this meeting, as was directed by the Committee at it's August meeting.

After discussing the matter the Committee agreed to recommend that the City waive the \$1,174.88 administrative fee and establish a payment plan of \$200 per month until the bill has been paid in full.

Staff indicated that those details will be finalized prior to any amendment on the matter being considered by the City Council.

Chairman Pineda stated that he feels the five year extension request to complete the work is excessive and that he is agreeable to a one year extension.

Alderman Beifuss felt that a three year extension within yearly progress reports to the Committee was acceptable given the circumstances of the situation.

The Committee and the applicant discussed various aspects of the of the proposed parking lot improvements, such as stormwater detention, setbacks, and number of parking spaces.

Alderman Dimas asked if the contractor's quotes previously submitted for the proposed parking lot are still valid given that the scope of work has been changed.

Jeff Harris indicated that that the quotes did not provide a detailed description of the work to be performed and that the quotes were technically no longer valid based on the expiration date on the quotes.

At the request of Chairman Pineda, Jeff Harris provided an overview of the history and deadlines that were approved in the previous annexation agreements for the property.

Alderman Dzierzanowski asked what happens if the property is sold before the parking lot is paved and if the new owner would still be responsible for the required improvements.

Michael Guttman stated that the amended agreement would be recorded against the property and would appear in a title search and that all annexation agreements state that they are binding to all future property owners.

The Committee then discussed approving a four year extension to complete the parking lot improvements.

Mr. Burns stated that a four year extension was acceptable to him.

Alderman Dzierzanowski was not in favor of this proposal. All of the other Committee members were.

5B. 1220 N. Prince Crossing Road (Forming America) Progress Report

Jim Langkamp of Forming America stated that he has submitted the as-built engineering plans for the stormwater detention improvements that have been completed on the site. Jim also stated that he has finally paid all of his outstanding real estate taxes and is no longer in jeopardy of losing the property and the business. Jim indicated that completing the required phase I paving will cost \$60,000 and will hopefully be completed in the summer of 2013, which is a year ahead of schedule. Jim also stated that the large clay stockpile on-site that was created from the construction of the detention basin is still on-site. lastly, Jim stated that business has increased for him with international and overseas business being the majority of the increase.

Chairman Pineda stated that he hopes that progress will continue on-site and compliance can be obtained without missing any future deadlines or needing further amendments to the special use.

5C. 1655 Powis Road (Metal Recycling Facility) Conceptual Review

Attorney Jim Knippen and consultant Doug Allen from Shaw Environmental stated that they are back before this Committee again to hopefully get more positive feedback of the redevelopment of this site as a metal processing facility before their client has to invest a significant amount of money to pursue the formal zoning approval needed.

Alderman Monroe asked if a secondary entrance is still being proposed.

Jim Knippen stated that a second entrance is still part of the development if warranted by the City and a traffic study.

Alderman Monroe felt that a second entrance was important because he is familiar with this type of operation and knows that trucks staging on the public road waiting to enter the site was a big issue. He also stated that fires and/or explosions happened on a much higher frequency at a facility like this. He also stated that dust control was a major issue.

Jim Knippen stated that truck staging and dust control can be regulated in the conditions of approval of the project.

All of the Committee members indicated that they are not in favor of this project due to the negative side effects this development would generate on the community such as truck traffic, dust, noise and changing the City's existing regulations to make them less restrictive to the point where this project, and potentially scrap yards, would be permitted.

6. Unfinished Business

None.

7. New Business

None.

8. Reports from Staff

None.

9. Adjournment

Alderman Dimas made a motion to adjourn the September 10, 2012 Development Committee meeting, seconded by Alderman Beifuss. The members unanimously agreed. Motion carried. The meeting adjourned at 8:42 p.m.

Respectfully submitted,

Jeff Harris
City Planner