
COMMUNITY DEVELOPMENT COMMISSION MINUTES

Committee Date: September 17, 2018
Present: Ron Damasco, Brad Karich, Richard Petersen, David Shimanek, Rick St. Marie, George Vant, Dave Woods
Absent: None
Also Present: Sean Conway, Kelley Chrise, Daniel Shapiro and Ian Brown with Shapiro and Associates, Christopher and Laura Butz, Steve Mikos, Katarina Wallace, Lara Schwarz, Sanjay and Vineeta Shivde, Darek Piotrowski
Meeting Convened at: 7:00 p.m.

Attorney Conway stated that since a permanent Chairman has not yet been appointed, that it would be necessary to appoint a Chairman Pro Tem for this meeting. To that effect, Mr. Woods made a motion, seconded by Mr. Vant, to appoint Mr. Karich as Chairman Pro Tem. A roll call vote was taken with the following results:

Ayes: Mr. Woods, Mr. Damasco, Mr. Vant, Mr. Petersen, Mr. Shimanek, Mr. Karich, Mr. St. Marie
Nays: None
Abstain: None
Motion: Carried

CALL TO ORDER:

Mr. Karich called the meeting to order at 7:00 P.M. Roll call was taken and a quorum was present.

APPROVAL

Mr. Shimanek made a motion, seconded by Mr. Woods, to approve the minutes of the August 20, 2018 meeting. The minutes were unanimously approved as presented via voice vote.

Mr. Woods and Mr. Shimanek recused themselves for the upcoming public hearing.

PUBLIC HEARINGS:

CASE NO 2018-CDC-05

Ridgewood Investments LLC is requesting a Text Amendment to Chapter 17, Article V, Sec. 17.503.C of the Municipal Code to allow a Contractor's Office as a Special Use in the Town Center Business District. Concurrently, an application has been filed for a

Special Use and Major Site Plan Review, upon approval of the requested text amendment, to operate a Contractor's Office at 361 N Wood Dale Road.

Regarding the Text Amendment, Ms. Chrissie described that the TCB District was established in 2008 and was intended to contain specialty retail, civic, entertainment and service uses catering to the needs of the residents and attracting regional shoppers. The Petitioner is requesting to amend the Table of Permitted Uses to allow a Contractor's Office as a Special Use in the TCB. A Contractor's Office is currently permitted in the C-2, C-3, I-1 and I-2 zoning districts. Staff finds that the amendment would not be consistent with the 1997, 2003 or the newly adopted Comprehensive Plan and would not support any of the goals called for. In addition, the Unified Development Ordinance (UDO) calls for the TCB district to create a walkable, pedestrian friendly environment, which restricts the proposed use in this district. For these reasons, staff does not find that this text amendment is consistent with either the Comprehensive Plan or the UDO.

Ms. Chrissie identified that, upon approval of the text amendment, the Petitioner is seeking a Special Use and Major Site Plan Review. She described the business: a heating, ventilation, air conditioning and refrigeration contractor that is looking to occupy 361 N Wood Dale Road. Ms. Chrissie summarized the staff memo noting that in addition to the Special Use not supporting the Comprehensive Plan, that the Contractor Office proposed for this location would also not support the goals in the Vision Plan. Ms. Chrissie reviewed the site plan and noted that the recommended parking lot perimeter screening has already been completed and the property owner has restriped the parking lot without a permit in an attempt to meet the street transition and handicapped parking requirements.

Mr. Daniel Shapiro, representing the petitioner, responded to staff comments by pointing to the fact that the building has been vacant for years, thus creating a negative image and that establishing a viable business at the location could be viewed as adding an energy to the general area. While acknowledging the philosophy of the Town Center Business District, it appears that that revitalization has not happened to date. He explained that there is no warehousing planned for the building, that there is no type of manufacturing proposed, that hours and days of operation, Monday through Friday 7:30 A.M to 4:00 P.M., are not in conflict with any of the surrounding properties and that there are no large trucks or delivery vehicles needed. Further, this Special Use is a more desirable than other Special Use businesses located in other parts of the City.

Mr. Darek Piotrowski of 243 Harvey and Mr. Steve Mikos of 337 Hemlock offered comments supporting petitioner's character and his request. Mr. Butz stated that he was not aware of the existence of the Town Center Business District zoning requirements when purchasing the building and stated that his intention is to invest in the future of not only his business but in Wood Dale's future development.

At the conclusion of testimony, Mr. Vant commented that City staff invested a great deal of effort and time in creating the Town Center Business District zoning classification and does not see this use as compatible.

Mr. Conway noted that the petitioner submitted a letter dated September 7, 2018 that was provided to the Commissioners tonight will be included as part of the record.

VOTE:

Mr. Karich made the following motion: based on the submitted petition and the testimony presented, the proposed Text Amendment is consistent with the UDO and the Comprehensive Plan and that I move that the Community Development Commission adopt the findings of fact and recommend to Council to allow a Contractor's Office as a Special Use in the Town Center Business District.

The motion was seconded by Mr. Vant. A roll call vote was taken with the following results:

Ayes: Mr. Damasco, Mr. Karich, Mr. Vant, Mr. Petersen, Mr. St. Marie
Nays: None
Abstain: None
Motion: Carried

A second motion was made by Mr. St. Marie: based on the submitted petition and the testimony presented, that the request meets the standards of approval and is consistent with the UDO and the Comprehensive Plan, I move that the Community Development Commission adopt the Findings of Fact set forth by the applicant and recommend to City Council approval of Case No. 2018-CDC-05 with the following conditions:

1. Remove or replace the existing non-conforming pole sign
2. Restripe the parking lot to provide
 - a) The 30-foot transition to the nearest parking stall along Wood Dale Rd.
 - b) Provide one accessible parking stall
3. Provide landscaping along Wood Dale Rd. to screen the parking lot
Note: This landscaping has already been planted by the petitioner

The motion was seconded by Mr. Peterson. A roll call vote was taken with the following results:

Ayes: Mr. Damasco, Mr. Karich, Mr. Vant, Mr. Petersen, Mr. St. Marie
Nays: None
Abstain: None
Motion: Carried

STAFF LIAISON REPORT:

There was no report.

ADJOURNMENT:

Mr. Peterson made a motion to adjourn the meeting at 8:12 P.M. The motion was seconded by Mr. St. Marie and was unanimously approved via voice vote. Motion carried.

Minutes taken by Marilyn Chiappetta

Approved on October 15, 2018