

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

MINUTES

Development Committee

February 10, 2014

APPROVED AT THE MARCH 10, 2014 MEETING

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

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

Roll call found Aldermen John Banas, James Beifuss, Alan Murphy, Jim Smith, John Smith and Rebecca Stout present. Alderman Laura Grodoski was absent.

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

2. Approval of Minutes

- A. November 11, 2013
- B. January 13, 2014

Alderman Jim Smith made a motion, seconded by Alderman Murphy, to approve the November 11, 2013 and January 13, 2014 Development Committee Minutes as presented. There was no discussion. The members unanimously agreed and the motion carried.

3. Public Participation

None.

4. Items for Consent

- A. Municipal Access Easement Provisions – Subdivision Code Amendment
- B. 1307 S. Neltnor Boulevard – Special Use Amendment
- C. 396-400 Wegner Drive – Plat of Consolidation

Alderman John Smith made a motion, seconded by Alderman Beifuss, to place Consent Items 4A and 4C on the February 17, 2014 City Council Agenda. Voting aye: Aldermen

John Smith, Jim Smith, Banas, Beifuss, Murphy and Stout. Voting nay: none. The motion carried.

5. Items for Discussion

4B. 1307 S. Neltnor Boulevard – Special Use Amendment

Alderman Beifuss requested staff to provide a brief overview. Mr. Said provided an update in accordance with the Agenda Item Summary. The owner of the Shell Gas Station is requesting the approval of a special use amendment to convert two (2) existing self-serve car wash bays into auto repair bays. Staff is recommending approval subject to nine (9) conditions of approval.

Alderman Beifuss asked if there was new landscaping being added as part of the conditions of approval.

Mr. Said responded that additional landscaping is being required along the south lot line per Condition # 9 of the attached draft ordinance.

Alderman Beifuss asked for clarification about the fence mentioned in the overview.

Mr. Said indicated that there was an existing privacy fence along the east and south lot lines between the two existing car wash buildings on-site. He also added that no new fencing is proposed.

Alderman Banas questioned the wording of Condition # 6 relating to the cars being stored outside. He wanted to know if it included cars that are being dropped off for service or are waiting to be picked up after the service has been completed. His concern was that cars would accumulate on the property if the condition is not clearly worded.

Mr. Said replied that staff can modify the language of the condition to read as follows: No vehicles waiting to be serviced or waiting to be picked up by customers shall be parked or stored outside of the building during non-business hours of the auto repair operations.

Alderman Murphy asked Chairman Stout if she has any comments on the proposal given her proximity to living near the station.

Chairman Stout stated that she feels this proposal would reduce the amount of traffic on-site and should not be a detriment to the community given the proposed conditions of approval limiting the operations of the business.

Alderman Banas made a motion, seconded by Alderman Murphy, to place Items 4B on the February 17, 2014 City Council Agenda subject to the revision to Condition #6 relating to vehicles waiting to be picked up and dropped off. Voting aye: Aldermen John

Smith, Jim Smith, Banas, Beifuss, Murphy and Stout. Voting nay: none. The motion carried.

6. Unfinished Business

None.

7. New Business

None.

8. Reports from Staff

None.

9. Adjournment

Alderman John Smith made a motion, seconded by Alderman Banas, to adjourn the February 10, 2014 Development Committee meeting at 7:11 p.m. The Committee members unanimously agreed and the motion carried.

Respectfully submitted,

Jeff Harris
City Planner