

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved August 11, 2014

MINUTES

DEVELOPMENT COMMITTEE

July 14, 2014, 7:00 P.M.

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, Laura Grodoski, Alan Murphy, James Smith, John Smith, and Rebecca Stout present.

Also in attendance was Director of Community Development John D. Said.

2. Approval of Minutes

A. June 9, 2014

Alderman Beifuss made a motion, seconded by Alderman Banas, to approve the June 9, 2014 Development Committee Minutes as presented. Voting Aye: Aldermen Banas, Beifuss, Grodoski, James Smith, John Smith, and Stout. Voting Nay: None. Alderman Murphy abstained. The motion carried.

3. Public Participation

Alderman Stout inquired if there was anyone present with items for public participation.

Marilyn Kroll commented on a pothole on Main Street just East of City Hall. Mr. Said stated that the work being completed during the AutoZone project may be causing the issue. Ms. Kroll stated that she did leave a message with the Public Works Department as well.

Ms. Kroll then stated that she drove over one of the cones on the Wilson Street bridge as there was not enough clearance to get around the cones in that location. She also notified Public Works.

Ms. Kroll then asked for an update regarding the Blue Kangaroo. Mr. Said stated that he believes the business is still in adjudication, however, would verify and contact Ms. Kroll with an update.

4. Items for Consent

- 4A. Forming America - 1200 N. Prince Crossing Road, Special Use Amendment
- 4B. CMAP Resolution - Planning Assistance for 'Homes for a Changing Region' Study
- 4C. Property Purchase and Remediation Agreement Amendment - 151 W. Washington Street

Alderman Banas made a motion, seconded by Alderman Murphy, to place all Consent Items on the July 21, 2014 City Council Agenda. The Committee members unanimously agreed and the motion carried.

5. Items for Discussion

Alderman Murphy inquired as to whether AutoZone was given a final or temporary occupancy permit.

Mr. Said stated that AutoZone was given a temporary occupancy permit and had also paid a bond or letter of credit as an incentive to complete the work including the street repairs.

6. Unfinished Business

None.

7. New Business

None.

8. Reports from Staff

Mr. Said gave an update regarding the Shell on the Southeast corner of Route 59 and North Avenue. He stated they have submitted a zoning application and will likely be on the August Planning Commission Meeting.

Mr. Said then provided an update regarding the proposed residential subdivision off of Smith Road near Norton Creek School. He stated that the DuPage Airport Authority was planning to purchase the property which would keep this land from being developed. It appears at this point that there will not be a development in this area and this land will become part of the DuPage Airport Authority property.

Mr. Said commented on the Chicago Metropolitan Agency for Planning (CMAP) Agenda Item. He stated that the City is getting ready to embark on this study along with the Villages of Hanover Park and Glendale Heights. CMAP, and project consultants they

hire, at no cost to the City are undertaking this project to study the residential characteristics of each community. The City has also been asked to have a staff member, elected official and appointed official volunteer for the project steering committee to help guide this planning project process. Mr. Said stated the study includes statistics and information with regard to topics such as recommendations for housing, existing housing conditions, how much residents are spending on housing, and whether housing is affordable. This study will provide a nice basis for communities going forward in terms of future zoning code and policy recommendations. Mr. Said expects that the project will get underway in September and will take about a year and half before it is completed. Mr. Said stated he would provide a link to the website so committee members could access more information on the project.

Alderman Murphy asked who is responsible for organizing and running the study.

Mr. Said stated CMAP and their consultant will work along with the Metropolitan Mayors Caucus and Metropolitan Planning Council.

Alderman Murphy expressed concern about a study that was done several years ago at the county level where the county wanted to take homes across from the country club and turn them into apartments or Section 8 housing. He questioned whether this study could possibly lead to the same results.

Mr. Said stated that he was not aware of the study so he couldn't comment with regard to the details. He also stated that he believes there is a formal adoption process and that he would inquire with CMAP to confirm the process and then report back to the committee.

9. Adjournment

Alderman Banas made a motion, seconded by Alderman Grodoski, to adjourn the July 14, 2014 Development Committee meeting at 7:15 P.M. The Committee members unanimously agreed and the motion carried.

Respectfully submitted,

Charity Blackwell
Executive Secretary