

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved with changes October 12, 2015

## MINUTES

### DEVELOPMENT COMMITTEE

September 14, 2015, 7:00 P.M.

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

Alderman Beifuss called the meeting to order at 7:00 p.m.

Roll call found Aldermen John Banas, James Beifuss, Melissa Birch, Laura Grodoski, Jayme Sheahan, and John Smith, present.

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

2. **Approval of Minutes.**

A. **August 10, 2015**

Alderman Banas made a motion to approve the minutes, which was seconded by Alderman Birch. Voting Aye: Aldermen Banas, Beifuss, Birch, Grodoski, Sheahan and Smith. Voting Nay: 0. Motion carried.

3. **Public Participation.**

None.

4. **Items for Consent.**

A. **Community High School District 94 – 157 W. Washington Street, Façade Grant**

B. **H. Patel of Salud Dental – 334 S. Neltnor Boulevard, Façade Grant**

Alderman Smith motioned first to approve the items for consent, which was seconded by Alderman Banas. All remaining members voted Aye and the motion carried.

Development Committee Minutes  
September 14, 2015

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Ruben Pineda  
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Nancy M. Smith  
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Michael L. Guttman  
CITY ADMINISTRATOR

## **5. Items for Discussion.**

### **A. GT Trans, Inc. – 1201 W. Washington Street – Special Use**

John Said summarized this item, which relates to the consideration of a special use for a cartage and freight terminal at 1201 W. Washington. The applicant operates an over the road trucking company and the property is currently zoned for a manufacturing district and is located in an industrial area with all surrounding roads being designated as existing truck routes. The applicant is not proposing any additional site improvements at this time.

Alderman Smith expressed his opinion that the applicant's business appears to be perfect for the site. Alderman Banas requested clarification on surrounding property, which happens to be all manufacturing and said that, while he did not see fleet maintenance creating a lot of noise, he wondered about the hours for it. George Hristov, Director of Operations for GT Trans, Inc., replied that the fleet is replaced about every 3 to 5 years and the work is performed Monday through Friday from 8 am to 5 pm, with no weekends. Alderman Banas stated that it is the right type of business to recruit for the site and Alderman Banas Beifuss agreed.

**Alderman Banas made a motion to approve a special use for a cartage and freight terminal at 1201 W. Washington Street and Alderman Smith seconded the motion. All remaining members voted Aye and the motion carried.**

### **B. Jigged Ventures – Roosevelt Road & Kress Creek Drive – PUD Amendment**

John Said summarized that the applicant requests the approval of a PUD amendment so that new completion deadlines for the development of the property be established. The applicant is proposing to install the required public improvements during the 2016 construction season. Furthermore, the applicant is requesting to eliminate the deadlines associated with the development of the two buildable lots, to allow an existing building on Lot 2 to remain for an additional time period of 7 years and to eliminate the current requirement to present a report on the status of the development.

Alderman Beifuss stated that the Plan Commission/Zoning Board of Appeals already has approved this proposed amendment and John Said added that staff also approves of it. Alderman Beifuss also asked if property code maintenance is sufficient for the upkeep of developing properties, such as lot mowing and seeding. John Said stated that the applicant's existing letter of credit will serve as a financial guarantee. A Jigged Ventures representative added that there is a condition in the new ordinance to seed and maintain the lot.

**Alderman Smith made a motion to approve a PUD amendment for Jigged Ventures and Alderman Grodoski seconded it. All remaining members voted Aye and the motion carried.**

### **C. Iglesia de Dios Pentecostal M.I. Church – 113 Turner Court – Special Use**

John Said provided a summary of the applicant's request to use this space for worship. The space would include a non-fixed seating area for worship services along with a common area for meetings and a kitchen and bathrooms. The maximum number of occupants allowed is 38 people. The Committee members agreed that the special use should be allowed.

**Alderman Birch made a motion to approve the special use for a place of worship and it was seconded by Alderman Banas. All remaining members voted Aye and the motion carried.**

### **D. Bowling Green Sports Center – 243 W. Roosevelt Road – Appearance Code Appeal**

Alderman Smith stated that while the applicant did go against the City's ordinances, removing the primer will create an unattractive exterior, which would detract from the steps taken to enhance the building's appearance. He stated that his opinion is to not require that they strip the primer. He expressed being in favor of the idea of a financial assurance if the paint should fail, such as a letter of credit.

Alderman Banas agreed and that while it is frustrating that the ordinances were ignored, they have paid the price for it by having been delayed. He asked staff at what point, if or when the paint begins to fail, would the applicant be required to re-paint. Alderman Beifuss discussed the proposed waiver for the applicant and that the appearance code would not be changing to allow for the painting of brick in general; future approvals would be considered on a case by case basis. He also suggested a seven year time period to hold a letter of credit. Alderman Smith stated that applicant's efforts and investment thus far in upgrading the building make it seem unlikely that they would ignore the exterior appearance in the future and that, along with a letter of credit, all would serve as a guarantee.

John Said shared the draft ordinance prepared by staff with the Committee members. Three conditions for approval were outlined. Alderman Beifuss asked for the Committee members' opinions. Alderman Banas, Grodoski and Birch expressed their support of the ordinance along with their disappointment of the applicant for not being in attendance and for choosing to ignore the Committee's requests for research.

**Alderman Banas made a motion to recommend the approval of the draft ordinance and Alderman Smith seconded the motion. All remaining members voted Aye and the motion carried.**

## **6. Unfinished Business.**

None.

**7. New Business.**

Alderman Beifuss discussed advertising the downtown by using the electronic sign on Route 59 in order to help the merchants flourish. While it is used to promote festivals, it could also be used, for example, to share a business anniversary or other happening. Alderman Banas agreed that this is a great idea and an inexpensive way to advertise. He is also in favor of creating multimedia advertising kit to promote the City. John Said shared that while the promotion of a specific business is not allowed by City policy, announcements about general promotions such as “shop, dine, explore” or about holiday shopping and/or events are advertised on the sign. Alderman Banas added that messages of a congratulatory nature about businesses would foster a relationship and Alderman Beifuss echoed the sentiment.

**8. Reports from Staff.**

John Said shared that the City will be moving forward with the involuntary annexations of nine parcels of property around the railroad tracks. A discussion followed regarding the control over the use of this land and the right to regulate train whistles and signage. Alderman Beifuss inquired if the property owners have been notified yet and John Said replied that they have not.

John Said also reported that Wheaton Academy is proposing a dome over the first floor of their science wing addition. This would require a minor PUD amendment, which could be approved administratively. In other matters, Mr. Said relayed that the City recently hosted a boomerang tournament at Cornerstone Park and that Menard’s is proposing an addition, which would also be a minor PUD amendment. Finally, Taste Freez is planning to re-open around March 1<sup>st</sup> of 2016.

**9. Adjournment.**

**Alderman Banas made a motion, seconded by Alderman Smith, to adjourn the Development Committee meeting at 8:10 p.m. The Committee members unanimously agreed and the motion carried.**

Respectfully submitted,

Jane Burke  
Executive Secretary