

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved February 8, 2016

MINUTES

DEVELOPMENT COMMITTEE

January 11, 2016, 7:00 P.M.

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

Alderman Stout called the meeting to order at 7:00 P.M.

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

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

2. Approval of Minutes.

- A. November 9, 2015
- B. December 14, 2015

Alderman Banas made a motion to approve the minutes, which was seconded by Alderman Sheahan. All remaining members agreed and the motion carried.

3. Public Participation.

Alderman Stout stated that Public Participation would be moved to after Agenda Item 4, Items for Consent.

4. Items for Consent.

- A. DuPage Airport Authority – Amendment to Section 10.5 of the Zoning Code - Text Amendment.
- B. CenterPoint Properties – 2500 Enterprise Circle – Variances.
- C. DS Container – 2500 Enterprise Circle - Phase II Final Development Plan Approval.
- D. Westgo Properties – 909 W. Washington Street – Resubdivision.
- E. David Rauchus – 121 W. Lester Street – Resubdivision.

F. American Highway – 1401 Harvester Road – Special Use Amendment.

Alderman Ferguson motioned to recommend that these items be moved forward, which was then seconded by Alderman Smith. Roll call found all remaining members in agreement and the motion carried.

5. Items for Discussion.

B. Kuhn Property – 1100 E. North Ave. – Conceptual Review.

Alderman Stout stated that Agenda Item 5B would be discussed before Item 5A. She then granted Alderman Smith the opportunity to speak first.

Alderman Smith made comments stating his objection to the proposed project due to the housing developments near the subject property and urged his fellow Aldermen to oppose it. Alderman Smith then departed at 7:05 P.M.

John Said summarized the purpose of a conceptual review at the Development Committee level and noted the option for the public of obtaining additional information by submitting a Freedom of Information Act request to do so. Alderman Stout opened the floor to her fellow Committee members.

Alderman Beifuss echoed Alderman Smith's earlier remarks and reiterated his comments from the December meeting, stating his objections about the negative impact on the quality of life for nearby residents and his concerns about the zoning, the comprehensive plan usage and the intensive truck traffic for this location.

Alderman Ferguson agreed with Aldermen Smith and Beifuss and reiterated the concerns she had raised at the December meeting about traffic.

Alderman Banas stated that it is not a good idea for the residents.

Alderman Grodoski stated that she also does not support the facility at this location.

Alderman Stout concluded that it was the opinion of the Committee that the project should not move forward. She thanked the members of the public who had attended.

A. Forming America – 1200 N. Prince Crossing Road – Site Improvement Status Update.

John Said summarized the history of this site improvement and its delays and asked the Committee to consider the applicant's current status.

Benjamin Start, representative of Forming America, was in attendance. He remarked on the status of the paving to date and John Said helped to clarify the matter.

Alderman Beifuss made comments regarding a particular delay being tied to DuPage County and John Said clarified that that was true in the past, but not for the past year.

Alderman Beifuss asked the applicant about the reason for the delay and Mr. Start replied that his company spent a considerable amount of money on paving last year and that they are trying to budget and plant for the remaining areas to be completed.

Further discussion ensued about future deadlines being met. Mr. Start stated that he preferred to defer the matter to Mr. James Langkamp, Forming America's President, who was not present. Alderman Banas made comments about when the special use was first approved for this company and he requested they provide a plan about how they intend to meet the requirements. Upon request from Committee members, Mr. Said outlined options for completion of this project. Alderman Stout reminded the Committee to consider the best option, which would be discussed at the next Development Committee meeting in February.

Alderman Grodoski suggested that requesting updates every six months is perhaps too long and recommended shorter time spans. Mr. Said commented that the updates were specified in the ordinance and Alderman Stout pointed out that the terms could be modified going forward when a new special use is renegotiated. Alderman Stout recapped for the applicant what the Committee would like to see completed by the next meeting.

6. Unfinished Business. None.

7. New Business. None.

8. Reports from Staff.

John Said noted that demolition is progressing for the construction of the new Thornton's gas station at 1330 S. Neltnor.

Mr. Said also noted that due to the State budget problems, the funding for the study "Homes for a Changing Region" might be impacted. He promised to keep the Committee apprised of any further developments.

9. Adjournment.

Alderman Banas made a motion, seconded by Alderman Ferguson, to adjourn the Development Committee meeting at 7:38 P.M. The Committee members unanimously agreed and the motion carried.

Respectfully submitted,
Jane Burke
Executive Secretary

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