

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved with changes March 14, 2016

MINUTES

DEVELOPMENT COMMITTEE

February 8, 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, Laura Grodoski, Jayme Sheahan, John Smith and Rebecca Stout, present. Alderman Melissa Ferguson arrived just after roll had been taken.

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

2. **Approval of Minutes.**

A. **January 11, 2016**

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

3. **Public Participation.**

Historical Preservation Commission Chair Janet Hale expressed concerns about the proposed amendments to the Certificate of Appropriateness regulations, information contained in the meeting packets and maintaining a cohesive streetscape in the Historic District.

4. **Items for Consent.** None.

5. **Items for Discussion.**

A. **Arts & Economic Development Presentation – Future of 200 Main Street.**

People Made Visible, Inc. representative, Chris Grodoski, and Mexican Cultural Center DuPage representative, Fernando Ramirez, shared a presentation with the Committee regarding the proposed development of 200 Main as a cultural arts center and a catalyst for economic development in the downtown. City Administrator Michael Guttman indicated that this was one of the three projects for which the duration of the Downtown TIF District was extended ten years with the support of the other local taxing bodies. He also provided additional background as to why the City purchased the building. He concluded by stating that an architectural report for the building will be brought before the Infrastructure Committee in March so that the Committee can prioritize the improvements to the structure. Committee members unanimously expressed their support for making the improvements to the building.

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

John Said summarized this item according to the agenda and displayed an overhead map of the business site with a paving and layout plan. Discussion followed and Mr. James Langkamp, owner of Forming America, LTD., explained his company's plans to complete the paving projects in the next three years. He requested approval from the Committee to proceed.

A discussion ensued that included such matters as favorable support for the site development proposal, a financial guarantee and a schedule for requesting status updates and benchmarks. Direction was given to Mr. Langkamp to apply for an amendment to his existing special use.

C. Amendment to the City Code Relating to Certificate of Appropriateness Regulations.

John Said provided a summary of the item. Discussion among the Aldermen followed regarding the possible amendment language. Alderman Beifuss expressed his desire to gather the input of the Historical Preservation Commission (HPC) on public improvement work within any right-of-way. Alderman Banas stated his agreement about the advisory role of the HPC in these matters and Aldermen Stout and Smith generally concurred. Robert Flatter, Director of Public Works, requested clarification on the types of public improvements for which input would be sought. Staff was directed to prepare possible amendment language to be reviewed at the March meeting.

6. Unfinished Business. None.

7. New Business.

John Said requested the Committee's input on the notion of allowing for used car sales as a principal use *in B-1 and B-2 Zoning*; it is currently only allowed as an accessory use. Comments were made regarding the possible support of this use, but with the imposition

of physical standards, such as those so associated with national chains, and the potential for image problems. The need to know how other communities regulate this use was also expressed. Alderman Beifuss commented on current zoning restrictions, which have helped to make progress in controlling development. *He was not in favor of allowing for used car sales as a primary use.*

8. Reports from Staff. None.

9. Adjournment.

Alderman Banas made a motion, seconded by Alderman Ferguson, to adjourn the Development Committee meeting at 8:38 P.M. The Committee members unanimously agreed and the motion carried.

Respectfully submitted,

Jane Burke
Executive Secretary