

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved May 9, 2016

## MINUTES

### DEVELOPMENT COMMITTEE

**April 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, Laura Grodoski, Jayme Sheahan, John Smith and Chairman Rebecca Stout, present.

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

**2. Approval of Minutes.**

**A. March 14, 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. None.**

**4. Items for Consent.**

**A. Charles Murphy – 1185 W. Washington Street – Special Uses**

**B. Forming America – 1200 N. Prince Crossing Road – Special Use Amendment**

**C. Miguel Romero – Banquet Facilities Text Amendment**

Alderman Banas motioned to approve Item A for consent. Alderman Smith seconded the motion and it was unanimously approved. The motion carried.

At the request of Alderman Stout, Agenda Item 4.B. was moved to Items for Discussion (5). Alderman Beifuss requested that Agenda Item 4.C. also be moved to Items for Discussion (5).

**5. Items for Discussion.**

**B. Forming America – 1200 N. Prince Crossing Road – Special Use Amendment**

John Said provided a summary of this item with the proposed action to consider a third amendment to the outside storage yard special use for the business at this location. Mr. Said also reviewed the idea of establishing a financial commitment for the completion of site improvements, which was previously discussed at the Committee's March meeting.

A discussion followed about the feasibility, conditions and amount of a financial guarantee. There was general consensus among the Aldermen that a letter of credit in the amount of \$100,000 was reasonable. Mr. James Langkamp, owner of Forming America, expressed his willingness to accept the conditions as they were discussed. Mr. Said then read aloud to the Committee the proposed language for a new condition relating to the financial guarantee.

**Alderman Banas motioned to approve the recommendation of this ordinance. Alderman Smith seconded the motion. Voting Aye: Alderman Banas, Beifuss, Grodoski, Sheahan, Smith and Stout. Voting Nay: 0. Motion carried.**

**C. Miguel Romero – Banquet Facilities Text Amendment**

John Said provided an update on this proposed text amendment to add banquet halls as a permitted use in the B-2 and B-3 zoning districts and to add a minimum parking space requirement.

Alderman Beifuss inquired about the origin of the proposed definition of a banquet hall and the proposed parking space requirement of 10 spaces per 1,000 square feet of the banquet facility floor area. John Said commented that this proposed parking requirement is the same as what is currently required for restaurants. Alderman Banas stated the proposed parking requirement seemed high, but that he would agree to it. Chairman Stout stated that since there was no provision for banquet halls in the City's current zoning, this was a good place to start.

**Alderman Beifuss motioned to approve the recommendation of a text amendment and Alderman Banas seconded it. Voting Aye: Alderman Banas, Beifuss, Grodoski, Sheahan, Smith and Stout. Voting Nay: 0. Motion carried.**

**6. Unfinished Business.** None.

**7. New Business.** None.

**8. Reports from Staff.**

John Said shared that it will be a busy construction season for the City with several projects underway. He also reminded everyone about Blooming Fest on May 21<sup>st</sup>, 2016. Alderman Banas inquired about possible replacement businesses for General Mills and

Fox Valley Volkswagen and Mr. Said replied that while he did not have any specific details to provide at that time, he is and will continue to be in close contact with these businesses.

**9. Adjournment.**

**Alderman Banas made a motion, seconded by Alderman Grodoski, to adjourn the Development Committee meeting at 7:30 P.M. The Committee members unanimously agreed and the motion carried.**

Respectfully submitted,

Jane Burke  
Executive Secretary