

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET
MINUTES

Development Committee

May 13, 2013

APPROVED AS PRESENTED AT THE 06/10/13 MEETING

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

John Said, Director of Community Development, called the meeting to order at 7:00 p.m.

Roll call found Aldermen John Banas, James Beifuss, Laura Grodoski, Alan Murphy, Jim Smith, John C. Smith, Jr. and Rebecca Stout present.

Also in attendance were Alderman Don Earley and Director of Community Development John D. Said.

2. Selection of a Chairman

Alderman John Smith made a motion, seconded by Alderman Beifuss, to elect Rebecca Stout as Chairman. Voting aye: Aldermen John Smith, Beifuss, Banas, Grodoski, Murphy, Jim Smith and Stout. Voting nay: 0. Motion carried.

3. Approval of Minutes

A. Development Committee of February 11, 2013.

Alderman John Smith made a motion, seconded by Alderman Beifuss, to approve the February 11, 2013 Development Committee Minutes. Voting aye: Aldermen John Smith, Beifuss, Murphy, Jim Smith and Stout. Voting nay: 0. Abstaining: Aldermen Banas and Grodoski. Motion carried.

4. Public Participation – None.

5. Items for Consent

A. Platinum Motor Cars – 397 Charles Court, Special Uses

Chairman Stout requested staff to provide a brief overview. Mr. Said provided an update in accordance with the Agenda Item Summary. He added that the applicant is here if anyone has any questions.

Alderman Beifuss noted that a special use prohibits external storage of vehicles for sale or repair and Mr. Said responded that that is correct. Alderman Beifuss commented that he wanted to clarify that there would be no changes to that special use requirement for this property. Mr. Said responded that that is also correct. Alderman Beifuss added that the vehicles could be on display indoors only and Mr. Said agreed.

Alderman Murphy made a motion, seconded by Alderman John Smith to place Ordinance No. 13-O-0017 on the May 20, 2013 City Council Agenda. Voting aye: Aldermen Murphy, John Smith, Banas, Beifuss, Grodoski, Jim Smith and Stout. Voting nay: 0. Motion carried.

B. Duriavich Plat of Resubdivision – 844 & 900 Joliet Street and 847 Weyrauch Street

Chairman Stout requested staff to provide a brief overview. Mr. Said provided an update in accordance with the Agenda Item Summary. He added that the applicant is not present.

Alderman Beifuss noted that the proposed Lot 1 would be non-conforming and that is where the sheet metal company is located. Mr. Said responded that Lot 1 would be legal non-conforming and is zoned R-5.

Alderman Murphy made a motion, seconded by Alderman John Smith to place Resolution No. 13-R-0035 on the May 20, 2013 City Council Agenda. Voting aye: Aldermen Murphy, John Smith, Banas, Beifuss, Grodoski, Jim Smith and Stout. Voting nay: 0. Motion carried.

6. Items for Discussion

A. 1200 N. Prince Crossing Road (Forming America) Progress Report

Chairman Stout requested staff to provide a brief overview. Mr. Said commented that he did meet with the owner last week. He provided an update in accordance with the bullet points on the Agenda Item Summary. He noted that the owner is here.

Chairman Stout commented that she is happy to see some of the items have been completed ahead of schedule. She added that she hopes they will stay on track and asked that they return in six months for an update.

7. Unfinished Business – None.

8. New Business

*Mr. Said commented that permits have been issued for the Old Time Pottery located in the former Dominick's site at the northeast corner of Route 59 and Route 64. He added that they sell house wares, furniture and pet supplies. He added further that they are going to occupy the entire space and they talked about a summer grand opening. Mr. Said commented that the opening could be pushed back to the fall. He noted that Rosemary Mackey and he have reached out to Old Time Pottery and the property manager to get a "Coming Soon" sign up.

*Mr. Said welcomed the new Aldermen and stated that he is looking forward to working with them.

9. Reports from Staff

*Alderman Murphy asked for an update on Auto Zone. Mr. Said responded that there has been some discussion regarding the use and a conversation about using the area where the City sign is located, the easement. He noted that the City has basically responded no, that the easement area cannot be used and the City has not heard from them since. Alderman Murphy asked if Auto Zone was ready to go and Mr. Said responded that it is a permitted use and does not need any special zoning consideration. He added that the building plans will be reviewed when they are submitted.

*Alderman Banas noted that the eastern end U-turn on North Avenue was closed. He asked if there was any news on the construction. Mr. Said responded that if the State keeps anyone informed at the City, it would be public works or the police and fire departments. He noted that progress is being made.

*Mr. Said added that the propane tank enclosure at Menards has been constructed.

10. Adjournment

Alderman Banas made a motion to adjourn, seconded by Alderman Murphy. The members unanimously agreed. Motion carried. The meeting adjourned at 7:20 p.m.

Respectfully submitted,

Linda Ericksen