

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved September 9, 2024

## MINUTES

### DEVELOPMENT COMMITTEE

July 8, 2024, 6:00 P.M.

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

Alderman Rebecca Stout called the meeting to order at 6:00 p.m.

Roll call found Aldermen John Banas, Melissa Birch Ferguson, Lori Chassee, Christine Dettman, Jayme Sheahan, Rebecca Stout, and Christopher Swiatek present. Alderman Stout announced a quorum.

Also in attendance was Community Development Director, Tom Dabareiner.

#### 2. Approval of Minutes.

##### A. June 10, 2024.

**Alderman Chassee moved, and Alderman Banas seconded a motion to approve the minutes. Voting Aye: Aldermen Banas, Birch Ferguson, Chassee, Dettman, Sheahan, Stout and Swiatek.**

#### 3. Public Participation. None.

#### 4. Items for Consent. None.

#### 5. Items for Discussion.

##### A. **Express Car Wash, Inc. (511 E Roosevelt Road)** – Request for a second extension to the expired Final Planned Unit Development and Special Use Permit to develop the site at 511 E Roosevelt for the operation of a car wash.

Mr. Dabareiner updated the Committee by explaining that previous approval was granted in 2021. The project never moved forward, and a one-year extension was granted by the City Council in September of 2022. In 2023, the building permit was approved but it was never paid for nor issued. Staff is recommending a second extension with a deadline for completion of July of 2025.

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The applicant was asked about the delay. Dan Gunsteen of Express Car Wash, Inc. was recognized to speak, and he explained it was largely due to an increase in the project cost.

**Alderman Banas moved, and Alderman Swiatek seconded a motion to approve the Item for Discussion. Voting Aye: Aldermen Banas, Birch Ferguson, Chassee, Dettman, Sheahan, Stout and Swiatek.**

**6. Unfinished Business.** None.

**7. New Business.** None.

**8. Reports from Staff.** None.

**9. Adjournment.**

**Alderman Banas moved to adjourn the meeting at 6:08 p.m., and Alderman Birch Ferguson seconded the motion. With a voice vote of all ayes, the motion carried.**

Respectfully submitted,

Jane Burke