

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved April 8, 2024

MINUTES

DEVELOPMENT COMMITTEE

March 11, 2024, 6:00 P.M.

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

Alderman Melissa Birch Ferguson called the meeting to order at 6:00 p.m.

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

Also in attendance was Community Development Director, Tom Dabareiner.

2. Approval of Minutes.

A. February 12, 2024.

Alderman Swiatek moved, and Alderman Sheahan seconded a motion to approve the minutes. With a voice vote of four ayes, zero noes, and one abstention, the motion carried.

3. Public Participation. None.

4. Items for Consent.

A. Zoning Text Amendments (Design Standards) – Staff proposes a Zoning Text Amendment to Sec. 7.13(C) of Appendix A (the Zoning Code) of the Code of Ordinances of the City of West Chicago.

B. Approval of the 2024 Zoning Map – Annual required approval of the City’s official zoning map.

Alderman Chassee moved, and Alderman Swiatek seconded a motion to approve the Items for Consent. With a voice vote of all ayes, the motion carried.

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5. Items for Discussion.

A. New City Hall Draft Site Plan – A few CD staff put together elements of a draft site plan for a future City Hall/public use area north of Washington Street and west of Fremont Street. It includes the City Hall pre-designed by an architect under contract to Public Works and makes suggestions on neighboring properties intended to address economic development and planning goals. A rough draft is included with the packet and Staff seeks Committee member review, questions, comments, and recommendations.

Tom Dabareiner provided a staff update. A brief discussion followed about the old train station nearby on Washington Street. Per Mr. Dabareiner, bids have been requested for the cleanup of the interior, which would lead to eventual rehabbing to use the space. The Committee members expressed favorable opinions about the draft site plan.

6. Unfinished Business. None.

7. New Business. None.

8. Reports from Staff.

Mr. Dabareiner informed the members about the upcoming April meeting.

9. Adjournment.

Alderman Chassee moved to adjourn the meeting at 6:11 p.m., and Alderman Sheahan seconded the motion. With a voice vote of all ayes, the motion carried.

Respectfully submitted,

Jane Burke