

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved March 14, 2022

MINUTES

DEVELOPMENT COMMITTEE

February 14, 2022 7:00 P.M.

■ The Development Committee meeting of February 14, 2022 was held remotely due to the Coronavirus pandemic.

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

Alderman Stout called the meeting to order at 7:00 p.m. and declared that Mayor Pineda has determined that in-person meetings are not practical and prudent.

Roll call found Aldermen Beifuss, Melissa Birch-Ferguson, Christine Dettmann, Matthew Garling, John Jakabcsin, Jayme Sheahan, and Rebecca Stout present.

Also in attendance was Community Development Director, Tom Dabareiner.

2. Approval of Minutes.

A. January 10, 2022.

Alderman Jakabcsin moved and Alderman Sheahan seconded a motion to approve the minutes with changes. Voting Aye: Aldermen Beifuss, Birch Ferguson, Dettman, Jakabcsin, Sheahan and Stout. Voting to Abstain: Alderman Garling.

3. Public Participation. None.

4. Items for Consent.

A. Zoning Code Text Amendment – The proposed Amendment to Section 4.1 of Article IV (Definitions) of the Zoning Code would change the definition of “Kennel” and bring it in line with other communities allowing up to four domesticated pets in a residence, and increase from three.

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B. Trillium Farm Phase 3 – Pulte Home Company, LLC seeks approval for a Final Plat of Subdivision for Trillium Farm Phase 3 at 28W700 Purnell Road (unincorporated).

Alderman Birch Ferguson moved, and Alderman Dettman seconded the motion to approve Items 4. A. and 4. B. for Consent. Voting Aye: Aldermen Beifuss, Birch Ferguson, Dettmann, Garling, Jakabcsin, Sheahan and Stout.

5. Items for Discussion.

A. Municipal Code Text Amendment – Related to Item 4.A. above, this proposed text amendment modifies Chapter 11, Article II, Division 6 to allow four domestic animals, thus completing the pair of changes needed to create the amendment.

Tom Dabareiner stated this change was prompted by residents who have requested to have four pets per household. The current limit of three pets does not accommodate some people with service or therapy animals. Based on staff's research, the City's current limit is also not in line with the number of domestic animals allowed by other communities. Staff is recommending an increase. The Plan Commission and Zoning Board of Appeals (PC/ZBA) previously approved the Zoning Text Amendment for the definition of a Kennel. A change to the Municipal Code requires approval from the full Council.

Alderman Beifuss commented that this change sounds reasonable, and Alderman Stout agreed, stating this increase will benefit residents.

Alderman Beifuss moved, and Alderman Birch Ferguson seconded the motion to approve Item 5.A. for Discussion. Voting Aye: Aldermen Beifuss, Birch Ferguson, Dettmann, Garling, Jakabcsin, Sheahan and Stout.

6. Unfinished Business. None.

7. New Business. None.

8. Reports from Staff.

A. Evening Foot-Candle Measurements

Tom Dabareiner recalled when Alderman Beifuss received a complaint about three years ago regarding a fast food restaurant that had changed over to LED lights and it was causing too much brightness. Inspectors verified this was true and the business changed out the bulbs and complied. Hence, the City began implementing annual checks. During the evening hours of winter months, the inspectors select random businesses that are adjacent or near residential areas. They take a light intensity measurement from the property line. The allowance is for two foot-candles. This year, of all ten businesses measured, all met the current requirements. Mr. Dabareiner stated that the inspectors

would continue to monitor this. It is a good reminder to businesses that the City cares about the potential light cast on residential areas.

Alderman Beifuss stated it is a good idea to continue to check. This will prevent complaints. He appreciates the effort. Alderman Dettman asked if anything can be done about a residence with a very bright spot light, which makes it hard to see when driving at night. Mr. Dabareiner asked if she could obtain an address so inspectors can be dispatched to inspect.

9. Adjournment.

Alderman Birch Ferguson moved, and Alderman Jakabcsin seconded the motion to adjourn the Development Committee meeting at 7:13 p.m. Voting Aye: Aldermen Beifuss, Birch Ferguson, Dettman, Garling, Jakabcsin, Sheahan and Stout.

Respectfully submitted,

Jane Burke

