

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 1/5/21

MINUTES

PLAN COMMISSION/ZONING BOARD OF APPEALS DECEMBER 15, 2020 7:00 P.M.

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

Chairperson Laimins called the meeting to order via “Zoom” at 7:00 p.m. Roll call found Chairperson Laimins, Commissioners Dettman, Hale, Kasprak, Henkin, and Devitt present. Commissioner Faught and ex-officio Commissioner Banasiak were excused. A quorum was established. All members were participating through “Zoom”.

Staff in attendance through “Zoom” were City Planner John Sterrett, and Community Development Director Tom Dabareiner. Also in attendance included Courtney Kashima and Romina Castillo of Muse Community Design and Curt Witek of Antero Group.

2. Chairman’s Comments

Chairperson Laimins stated Mayor Pineda has determined that in-person meetings at this time are not practical nor prudent.

3. Approval of Draft Minutes of the December 1, 2020 Plan Commission Meeting

Commissioner Kasprak made a motion, seconded by Commissioner Henkin, to approve the December 1, 2020 Plan Commission meeting minutes. A roll call vote found Commissioners Kasprak, Henkin, Dettman, Hale, Devitt, and Chairperson Laimins voting in favor and no one voting against. With a roll call vote of six (6) “yes” and zero (0) “no”, the motion carried and the minutes were approved.

3. Update to the Comprehensive Plan – Presentation by Muse Community Design

Director Dabareiner introduced Courtney Kashima of Muse Design Group. Ms. Kashima introduced her team consisting of Romina Castillo of Muse and Curt Witek of Antero Group. The City Council entered into a contract with the planning consulting firm of Muse Community Design to update the City’s Comprehensive Plan. The City’s current Plan was adopted in 1995 and the land use map was last updated in 2006. The typical lifespan of a comprehensive plan ranges from 5-10 years to ensure goals and information within the plan do not become obsolete. The City has changed significantly over the last 25 years, as has the economy and housing market, rendering the Plan outdated. An update to the Plan is needed to accurately reflect the vision and goals of the City.

The Plan serves as a guiding document for future development to promote harmonious growth within the City. An outdated comprehensive plan does not provide the City with the proper information and recommendations needed to carry out this task. Additionally, an up-to-date comprehensive plan is a common prerequisite that is necessary for municipalities to qualify for

certain grants. The Plan also provides legal justification for recommendations made by the Plan Commission and decisions made by the City Council related to land use.

Ms. Kashima presented the process for updating the Comprehensive Plan. An interactive group exercise was performed seeking input from the Plan Commission and members of the public in attendance on the strengths, challenges, and opportunities for West Chicago.

The next meeting of the Plan Commission to discuss the Comprehensive Plan update is February 16, 2021.

13. Adjournment

Commissioner Kasprak made a motion, seconded by Commissioner Devitt, to adjourn the meeting. A roll call vote found Commissioners Kasprak, Devitt, Hale, Henkin, Dettman, and Chairperson Laimins voting in favor and no one voting against. With a roll call vote of six (6) “yes” and zero (0) “no”, the motion carried and the Plan Commission, at 8:25 p.m., was adjourned.

Respectfully Submitted by: John Sterrett, City Planner