



WHERE HISTORY & PROGRESS MEET

Approved April 8, 2019

MINUTES

DEVELOPMENT COMMITTEE

March 11, 2019, 7:00 P.M.

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

Alderman Stout called the meeting to order at 7:00 P.M.

Roll call found Aldermen James Beifuss, Melissa Birch Ferguson, Michael Ferguson, Bonnie Gagliardi, Jayme Sheahan and Rebecca Stout present.

Also in attendance was Community Development Director, Tom Dabareiner.

2. **Approval of Minutes.**

A. **February 11, 2019.**

Alderman Birch Ferguson moved and Alderman Sheahan seconded a motion to approve the minutes. Voting Aye: Aldermen Beifuss, Birch Ferguson, Ferguson, Gagliardi, Sheahan and Stout. Voting Nay: 0.

3. **Public Participation.**

Phil Saas, petitioner from Agenda Item 4A, informed the members he was present to answer any questions they might have.

4. **Items for Consent.**

A. 123 N. Aurora, Special Use Permits for Motor Vehicle Care and Motor Vehicle Repair Facility.

B. Resolution to adopt Official City of West Chicago 2019 Zoning Map.

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Alderman Beifuss moved and Alderman Gagliardi seconded a motion to approve the minutes Items for Consent. Voting Aye: Aldermen Beifuss, Birch Ferguson, Ferguson, Gagliardi, Sheahan and Stout. Voting Nay: 0.

5. Items for Discussion.

A. Text Amendment to Regulate Pet Shops.

Tom Dabareiner provided this item update. The City is seeking to create a series of text amendments to restrict the sale of dogs and cats from retail outlets to deter so-called “puppy and kitten mills”. Pet shops has been added as a permitted use in Zoning Districts B-1, B-2 and B-3 with a definition that would preclude the sale of dogs and cats. However, they would be allowed to collaborate with animal care or rescue organizations to have space to feature animals for adoption. These amendments would not affect any existing businesses in West Chicago. DuPage County took the initiative to ask communities in the area to adopt this effort, and Mr. Dabareiner mentioned he is aware of some other local cities that have already done so. He added that animals coming from these “mills” have more health problems and other issues that cause problems for the owners. The Plan Commission/Zoning Board of Appeals (PC/ZBA) voted 4 to 2 in favor of this amendment at their March 5th, 2019 meeting. The dissenters questioned the legality of such a restriction and whether the prohibition is too broad in disallowing breeders from selling through a pet store.

Alderman Beifuss said that he is in favor. He asked for clarification if the definition of a pet shop would not include breeders and Mr. Dabareiner confirmed it would not. Alderman Beifuss asked if pet shelters would be allowed in the B Zoning Districts, and Mr. Dabareiner believed that they probably would as rescue organizations are not prohibited. Responsible pet shop owners already choose to not sell animals from animal “mills,” although they may feature animals from rescue organizations. He added that a question arose whether a temporary use would be allowed where a store like Jewel could sell these types of animals. The answer is no, however, as their sales have to be related to their primary business, except for seasonal items.

Alderman Birch Ferguson stated that she is in favor. Alderman Stout agreed, stating this is a step in the right direction. Animals bred in “mills” have more diseases and health problems. Only allowing for responsible pet sellers, such as responsible breeders and rescue organizations, would be something the City could be proud of.

Alderman Gagliardi moved and Alderman Ferguson seconded a motion to approve the minutes Item for Discussion. Voting Aye: Aldermen Beifuss, Birch Ferguson, Ferguson, Gagliardi, Sheahan and Stout. Voting Nay: 0.

6. Unfinished Business. None.

7. **New Business.** None.

8. **Reports from Staff.**

Tom Dabareiner reported that U-Haul was hoping to be back for tonight's meeting, but they were not ready to do so and hope to be present for the April meeting. He stated he anticipates a lengthy agenda for next month's meeting, where the members will probably be reviewing plans for a new building in the DuPage Business Center.

9. **Adjournment.**

Alderman Birch Ferguson moved and Alderman Beifuss seconded the motion to adjourn the Development Committee meeting at 7:10 P.M. The Committee members unanimously agreed and the motion carried.

Respectfully submitted,
Jane Burke