

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved April 14, 2025

## MINUTES

### DEVELOPMENT COMMITTEE

February 10, 2025, 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. January 13, 2025.

A correction was noted regarding a date on the meeting's Agenda.

**Alderman Swiatek moved, and Alderman Banas seconded the motion to approve the minutes. With a voice vote of all ayes, the motion carried.**

#### 3. Public Participation. None.

#### 4. Items for Consent.

**A. 155 Spencer Street** – The owner of 155 Spencer Street seeks approval for a Minor Subdivision, changing five parcels into three buildable lots. The property is in the R-5 Residential District Plan, is 78.5000 square feet in size and currently contains one house. The Minor Subdivision meets all requirements for approval. Plan Commission members voted unanimously (6-0) in support of the Amendment.

**B. 804-812 Forest Avenue** – The City seeks to dedicate three City-owned lots at the southeast corner of Tower Road and Forest Avenue for public right of way, which will be used as a floodplain storage basin. Staff determined the request complies with the Subdivision Code. Plan Commission members voted unanimously (6-0) in support of the Amendment.

Development Committee Minutes  
February 10, 2025

**C. 1952 Franciscan Way** – The property owner seeks two approvals: (1) amendment to the Comprehensive Plan to designate the property as multi-family, and (2) a zoning map amendment to R-6 Multi-Family. These changes are from, respectively, General Commercial and B-2 General Business. Plan Commission members voted unanimously (6-0) in support of both amendments.

**Alderman Swiatek moved, and Alderman Banas seconded a motion to approve all three Items for Consent. Voting Aye: Aldermen Banas, Birch Ferguson, Chassee, Dettman, Sheahan, Stout and Swiatek.**

**5. Items for Discussion.** None.

**6. Unfinished Business.** None.

**7. New Business.** None.

**8. Reports from Staff.**

Mr. Dabareiner informed the members the Annual Zoning Map Adoption will go directly to City Council in March. He also updated them about recent activity to advance the renovation of the train depot on Washington Street. The City has grant funding for the preliminary demolition. He asked the members about advancing this item directly to Council in March, and all agreed to do so.

**9. Adjournment.**

**Alderman Banas moved to adjourn the meeting at 6:06 p.m., and Alderman Birch Ferguson seconded the motion. With a voice vote of all ayes, the motion carried.**

Respectfully submitted,  
Jane Burke