

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved March 8, 2021

MINUTES

DEVELOPMENT COMMITTEE

February 8, 2021 7:00 P.M.

The Development Committee meeting of February 8, 2021 was held part remotely and partly in person 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.

All Aldermen in attendance were present remotely unless indicated otherwise. Roll call found Aldermen James Beifuss, Melissa Birch Ferguson, Jayme Sheahan and Rebecca Stout (in person) present.

Also in attendance was Community Development Director, Tom Dabareiner.

Alderman Stout announced that Mayor Pineda has determined that in-person meetings are not practical and prudent.

2. Approval of Minutes.

A. January 11, 2021.

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

3. Public Participation. None.

4. Items for Consent.

- A. Zoning Text Amendment – Section 13.1-13(A)(14) is proposed by the City to be updated to clarify that the parking of recreational vehicles on a residentially zoned lot is allowed only if the principal use of that lot is residential.

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Alderman Birch Ferguson moved, and Alderman Sheahan seconded the motion to approve Item 4. A. Voting Aye: Aldermen Beifuss, Birch Ferguson, Sheahan and Stout. Voting Nay: 0.

5. Items for Discussion.

A. Draft West Chicago Economic Development Plan – Staff has made a set of changes based on comments drawn from the last few months of presentations, discussions and editing of the Draft Economic Development Plan. Staff proposes recommending approval of the Plan.

Alderman Birch Ferguson pointed out a couple of typographical errors in the Draft Plan, which staff agreed to correct before presenting it to City Council.

Alderman Beifuss moved, and Alderman Sheahan seconded the motion to approve Item 5. A. Voting Aye: Aldermen Beifuss, Birch Ferguson, Sheahan and Stout. Voting Nay: 0.

6. Unfinished Business. None.

7. New Business. None.

8. Reports from Staff.

Tom Dabareiner reported that the Plan Commission/Zoning Board of Appeals (PC/ZBA) is considering a proposal from staff to regulate Vrbo/Airbnb properties, or short-term rental properties at the request of the Police Department to regulate them. There have been issues in other communities, which have resulted in damage and injuries. The registration fee proposed is \$50.00 and no inspections would be required. PC/ZBA has been considering whether condos/townhomes would also be eligible as short-term rentals. This item will most likely appear on next month's agenda.

Alderman Beifuss asked about the status of the townhome proposal for High Street discussed by the members last month. Mr. Dabareiner said the City attorney is working on a development agreement and the IGA. Draft agreements should be forthcoming shortly. Alderman Beifuss also inquired about the status of the Cascade Drive-In. Mr. Dabareiner replied that they have submitted for an extension of the non-conforming use. The applicant is looking for relief of the water requirement at this site. This issue will go straight to City Council for approval. The applicant is also looking to do a lift station, but they are trying to get a legal opinion about the possibility of extending sanitary down an easement.

9. Adjournment.

Alderman Birch Ferguson moved, and Alderman Garling seconded the motion to adjourn the Development Committee meeting at 7:12 p.m. Voting

Aye: Aldermen Beifuss, Birch Ferguson, Sheahan and Stout. Voting Nay: 0.

Respectfully submitted,

Jane Burke