

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved October 9, 2023

## MINUTES

### DEVELOPMENT COMMITTEE

June 12, 2023 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 Lori Chassee, Christine Dettmann, Jayme Sheahan, Rebecca Stout and Chris Swiatek present. Alderman Stout announced a quorum.

Also in attendance was Community Development Director, Tom Dabareiner.

#### 2. Approval of Minutes.

##### A. May 8, 2023.

Alderman Dettman moved and Alderman Swiatek seconded a motion to approve the minutes. Voting Aye: Aldermen Chassee, Dettmann, Sheahan, Stout and Swiatek.

#### 3. Public Participation. None.

#### 4. Items for Consent.

- A. **Sign Ordinance Update** – Decisions by the US Supreme Court require changes to the City's sign ordinance. The changes remove regulatory control over sign content, but retains regulation of size, materials and location. Members of the Plan Commission voted unanimously (4-0) to recommend approval of the proposed changes.

Alderman Swiatek moved to approve Item A and Alderman Sheahan seconded the motion. Voting Aye: Aldermen Chassee, Dettmann, Sheahan, Stout and Swiatek.

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## **5. Items for Discussion.**

- A. Townhouse Concept Plan, Located North of the North/Atlantic Intersection** – A company called Redwood hopes to develop a single-story townhouse development north of North Avenue at Atlantic. Commercial development along the north side of North Avenue would be developed by the property owner. The residential concept is up for discussion tonight.

Mr. Paul DeKruiff shared a presentation to the members of the proposed concept plan, which features a single-story rental townhouse development of between 160 to 175 units. The townhomes will range in size from 1,300 to 1,600 square feet and would cater to young professionals and empty nesters. All townhomes would be available for long-term rent and would consist of two beds, two baths, a 2-car garage and a patio. Their company would take care of exterior maintenance.

Questions were asked and answered regarding the number of units per building, speed limit enforcement, potential buffering along North Avenue, visitor parking, driveway depths, green space and sprinkler requirements.

Alderman Stout indicated that if the project were to move forward, she would like to see the units never be sold individually but rather as a whole.

All of the members voiced their support of the concept.

## **6. Unfinished Business.** None.

## **7. New Business.** None.

## **8. Reports from Staff.**

Mr. Dabareiner indicated the potential for additional development plans to come before the committee in the upcoming months for conceptual review.

## **9. Adjournment.**

**Alderman Dettman moved to adjourn the meeting at 7:06 p.m. and Alderman Swiatek seconded the motion. Voting Aye: Aldermen Chassee, Dettmann, Sheahan, Stout and Swiatek.**

Respectfully submitted,

Jane Burke