



WHERE HISTORY & PROGRESS MEET

Approved February 12, 2024

MINUTES

DEVELOPMENT COMMITTEE

January 8, 2024 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 Melissa Birch Ferguson, Lori Chassee, Christine Dettman, 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. November 13, 2023.

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

3. Public Participation. None.

4. Items for Consent.

- A. **Various Zoning Text Amendments** – Staff proposes Zoning Text Amendments to Sec. 5.4-3 (Variations), 5.5-3 (Special Uses) 5.6-2 (Amendments), adding the requirement that public hearing signs include both English *and* Spanish text. Also, Staff proposes a text amendment to the Manufacturing District reclassifying “storage and distribution of flammable liquids, fats or oils” from being allowed as a Special Use to being allowed by right, as the precautions needed to make the building safe are not zoning related as much as building and fire code matters.

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Concerns were raised about the text amendment that requires developers to use both English and Spanish for public hearing signs. The members agreed that Staff should encourage developers to use both English and Spanish instead.

Alderman Sheahan moved to approve the Item A text amendment regarding “storage and distribution of flammable liquids, fats or oils” and Alderman Birch Ferguson seconded the motion. Voting Aye: Aldermen Birch Ferguson, Chassee, Dettman, Sheahan, Stout and Swiatek.

5. Items for Discussion.

- A. Design Standards Addendum** – Staff considered the design standards guidance offered in two communities, St. Charles and Naperville. In addition to reformatting the code and addendum (presented in November), Staff looked at how a handful of other changes may be considered to assure the City of West Chicago is not caught in a 20-year-old architectural design marketplace. Following Development Committee consideration, Staff will return with any specific amendments, if needed.

The members voiced support for Staff’s research of other communities’ design standards. Discussion followed about the need to impose regular intervals for review. Instead, however, Staff was directed to use their judgement on materials or to bring any relevant market and/or product changes to the Committee for further review in the future.

6. Unfinished Business. None.

7. New Business. None.

8. Reports from Staff. None.

9. Adjournment.

Alderman Birch Ferguson moved to adjourn the meeting at 6:15 p.m. and Alderman Chassee seconded the motion. Voting Aye: Aldermen Birch Ferguson, Chassee, Dettman, Sheahan, Stout and Swiatek.

Respectfully submitted,

Jane Burke