

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved October 14, 2024

MINUTES

DEVELOPMENT COMMITTEE

September 9, 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 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. July 8, 2024.

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

3. Public Participation. None.

4. Items for Consent.

A. 1200 N. Prince Crossing Road – Forming America, Ltd., at 1200 North Prince Crossing Road, intends on expanding their outside storage. To accomplish this, the property requires a sixth amendment to their Special Use Permit, plus a Lot Consolidation. This would expand to an area deleted just last year when they concluded they would not require the area for storage, which was included in their stormwater efforts, so no additional stormwater work is needed. Plan Commission members voted unanimously in favor of both the Ordinance and the Resolution.

B. 1307 S. Neltnor Blvd. – In 2023, SRH Properties, LLC acquired the property of the former Shell gas station, which closed in 2022. The property owner intends to replace all structures on the current property with a new Shell station and convenience store.

Development Committee Minutes
September 9, 2024

To accomplish this, a third amendment to the Special Use Permit for this property is required. Plan Commission members voted unanimously in support of the Ordinance.

C. 100 Hahndorf Street – The Kitchen Table has petitioned the City for approval of a Special Use Permit to allow a school in the R-6 District. A School, which is allowed in the District, requires a Special Use Permit. No site and exterior improvements are being sought. Given their proposed operation, there exists adequate parking. The petitioners will not live on the property. Plan Commission members voted unanimously in support of the Ordinance.

D. Trillium Farm Variances and Map Amendment – The Trillium Farm Residential Subdivision consists of 84 residence lots and was annexed to the City of West Chicago on August 19, 2024. When properties are annexed to the City they are automatically given an ER-1 Estate Residence label; however, given the density and type of homes and properties, Trillium Farm should more accurately be designated as R-5 Single-Family Residence. This change requires a Zoning Map Amendment. The Staff report details the variances required once granted the R-5 District classification. Plan Commission members voted unanimously in support of the Map Amendment and the Variances.

Alderman Birch Ferguson moved, and Alderman Chassee seconded a motion to approve the 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.

Tom Dabareiner informed the members about an upcoming item for discussion regarding increasing the density for multifamily residential.

9. Adjournment.

Alderman Chassee moved to adjourn the meeting at 6:03 p.m., and Alderman Banas seconded the motion. With a voice vote of all ayes, the motion carried.

Respectfully submitted,

Jane Burke