

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved December 9, 2024

MINUTES

DEVELOPMENT COMMITTEE

November 11, 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. and asked for a moment of silence to honor veterans on Veteran's Day.

Roll call found Aldermen John Banas, Melissa Birch Ferguson, Lori Chassee, Jayme Sheahan, and Rebecca Stout present. Alderman Christopher Swiatek attended via telephone. Alderman Stout announced a quorum.

Also in attendance were Community Development Director, Tom Dabareiner, Assistant Director of Community Development, John Sterrett and Economic Development Director, Kelley Chrise.

2. Approval of Minutes.

A. October 14, 2024.

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

3. Public Participation. None.

4. Items for Consent.

A. Zoning Text Amendment – A text amendment is proposed to allow data centers in the M-Manufacturing District (24-O-0042). Plan Commission members supported the Amendment unanimously.

B. Redwood Apartments – A Zoning Map Amendment (24-O-0043), Preliminary Plat and Planned Unit Development (24-O-0044) are all required as part of the approval of the 139-unit Redwood Apartments to be located north of the intersection of Route 64 and Atlantic Drive. Plan Commission members supported the Ordinances unanimously.

C. Pioneer School – School District 33 proposes to construct an 18-stall parking lot on the east side of the building. A Zoning Map Amendment (24-O-0039) and Special Use

Development Committee Minutes
November 11, 2024

Permit (24-O-40) are required. Plan Commission members supported the Ordinances unanimously.

- D. Lemay Middle School** – School District 33 proposes to expand its parking lot with 96 new stalls. The school requires a Special Use Permit (24-O-0038). Plan Commission members supported the Ordinance unanimously.
- E. Woodland Court** – Habitat for Humanity seeks to construct four townhouse buildings (with 4-units each), however the property is zoned R-3 Single Family. The zoning must be revised to R-6 Multi-Family (24-O-0041) before a townhouse development may occur. Plan Commission members supported the Ordinance unanimously.

At the request of Alderman Chassee, Item E was pulled from the Consent Agenda for further discussion.

Alderman Banas moved, and Alderman Sheahan seconded a motion to approve Items for Consent A, B, C and D. Voting Aye: Aldermen Banas, Birch Ferguson, Sheahan, Stout and Swiatek. Voting to Abstain: Alderman Chassee.

5. Items for Discussion

- A. Downtown Retail and Restaurant Grant Program** – Comprehensive revisions are being sought by the Economic Development Commission to make the program more accessible and user-friendly. Staff will highlight the changes and recommend approval of 24-R-0085.

Kelley Chrisse provided a staff update and highlighted the enhancements and changes to the proposed program. The Economic Development Commission recommended unanimous approval of the revisions and an annual budget of \$30,000.00 at their October 2024 meeting.

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

- B. Downtown Investment Program** – A new program is proposed by the Economic Development Commission, which would replace the underutilized Façade Grant Program. The goal is to create a more attractive and user-friendly program. Staff will highlight the changes and recommend approval of 24-O-0044.

Kelley Chrisse provided a staff update. She explained the overall intent is to not only enhance the exteriors but to help to modernize the buildings in the downtown that may have outdated systems. The program revisions hope to attract more businesses and increase the amount of funding per project. The budget request is for \$125,000.00 and the funding levels would be awarded on a level of impact and scope of work. The Economic Development Commission also recommended unanimous approval at their last meeting.

Alderman Chassee cautioned that if staff provides a list of contractors, that it be made clear the City does not and cannot endorse any contractor's business nor attest to the quality of their workmanship. Ms. Chrisse agreed. Alderman Swiatek asked if property owners may receive multiple grant awards, and Ms. Chrisse explained the parameters for each program.

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

Discussion ensued regarding Item 4. E., the Zoning Amendment to Woodland Court.

Alderman Chassee asked about the fencing and light protection requirements. John Sterrett said fencing is not required and street lighting will still have to be determined by engineering. Alderman Chassee urged that more separation be ensured between this multi-family development and the backyards of the affected residents' properties along Easton Avenue.

The Director of Construction for Habitat for Humanity, Chris Stello, was recognized to speak. He stated they would be happy to comply with the wishes of the neighbors. Alderman Chassee expressed the need for a fence.

Alderman Chassee moved, and Alderman Banas seconded a motion to approve Item for Consent 4. E. Voting Aye: Aldermen Banas, Birch Ferguson, Chassee, Sheahan, Stout and Swiatek.

6. Unfinished Business. None.

7. New Business. None.

8. Reports from Staff.

Turner School parking lot expansion continued to December Plan Commission meeting.

9. Adjournment.

Alderman Banas moved to adjourn the meeting at 6:25 p.m., and Alderman Chassee seconded the motion. With a voice vote of all ayes, the motion carried.

Respectfully submitted,
Jane Burke