

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved January 13, 2025

## MINUTES

### DEVELOPMENT COMMITTEE

December 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, Lori Chassee, Christine Dettman, Jayme Sheahan, Rebecca Stout and Christopher Swiatek present. Alderman Stout announced a quorum.

Also in attendance were Community Development Director, Tom Dabareiner.

#### 2. Approval of Minutes.

##### A. November 11, 2024.

**Alderman Banas moved, and Alderman Swiatek seconded a motion to approve the minutes. With a voice vote of all ayes, the motion carried.**

#### 3. Public Participation. None.

#### 4. Items for Consent.

**A. Zoning Text Amendment** – A text amendment is proposed to allow Day Care Facilities, without regard to age, by right in the B-2 and M Districts. Plan Commission members supported the Amendment (24-O-0052) unanimously.

**B. Turner School** – School District 33 proposes to construct a new 17-stall parking lot with improved drop-off along a new sidewalk, combined with improvements to the existing parking lot. Plan Commission members supported the Ordinance (24-O-0037) unanimously.

**Alderman Banas moved, and Alderman Swiatek seconded a motion to approve Items for Consent A and B. Voting Aye: Aldermen Banas, Chassee, Dettman, Sheahan, Stout and Swiatek.**

Development Committee Minutes

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## 5. Items for Discussion

- A. Fair Housing Text Amendment** – To be eligible for Community Development Block Grant Funding, the City needs to update its Fair Housing Action Plan. Requirements for training and online publication must be added and are spelled out in 24-O-0051. This did not need to go before the Plan Commission for consideration as it is not a zoning item.

Tom Dabareiner provided a staff update. A brief discussion followed.

**Alderman Banas moved, and Alderman Chassee seconded a motion to approve Item for Consent A. Voting Aye: Aldermen Banas, Chassee, Dettman, Sheahan, Stout and Swiatek.**

- 6. Unfinished Business.** None.

- 7. New Business.** None.

- 8. Reports from Staff.**

- 9. Adjournment.**

**Alderman Chassee moved to adjourn the meeting at 6:12 p.m., and Alderman Banas seconded the motion. With a voice vote of all ayes, the motion carried.**

Respectfully submitted,  
Jane Burke