

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved February 10, 2025

MINUTES

DEVELOPMENT COMMITTEE

January 13, 2025, 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 (attending via telephone), 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. December 9, 2024.

Alderman Swiatek moved, and Alderman Chassee 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. Zoning Text Amendment – Donation bins are currently not allowed anywhere in the City of West Chicago per the Zoning Code, but inquiries have been received from both business owners and a local donation bin company. Staff has drafted a Zoning Text Amendment (25-O-003) to allow donation bins on non-residential properties, serving commercial, industrial and institutional purposes. Plan Commission members voted unanimously (4-0) in support of the Amendment.

B. 629-651 W Washington Street – The Crusher, a recycling and salvage facility, requests approval of a second amendment (25-O-002) to their existing Special Use Permit to extend the deadline for the completion of the Phase One site improvements on the referenced property. Plan Commission members voted unanimously (4-0) in support of the Amendment.

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Alderman Dettman requested Item 4. A. be pulled for further discussion.
Alderman Birch Ferguson moved, and Alderman Sheahan seconded a motion to approve Item 4.B. Voting Aye: Aldermen Banas, Birch Ferguson, Chassee, Dettman, Sheahan, Stout and Swiatek.

Tom Dabareiner provided a staff update on Item 4.A. A brief discussion followed. Andrew Proctor, of USAgain in West Chicago, was recognized to speak and answered the aldermen's questions related to company policy on bin pick-ups and clean ups. Tom Dabareiner said that companies would not be required to have City-issued permits for bin placement and that maintenance problems would be addressed through normal code enforcement means.

Alderman Swiatek moved, and Alderman Birch Ferguson seconded a motion to approve Item 4. A. 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.** None.
9. **Adjournment.**

Alderman Chassee moved to adjourn the meeting at 6:09 p.m., and Alderman Dettman seconded the motion. With a voice vote of all ayes, the motion carried.

Respectfully submitted,
Jane Burke