



COMMUNITY DEVELOPMENT COMMISSION MINUTES

Meeting Date: August 17,2020

Present: Ron Damasco, Dave Shimanek, Dave Woods, George Vant
Richard Petersen, Theresa Szatko, Jaime Ochoa

Absent: None

Also Present: Gosia Pociecha, Attorney Sean Conway, Edyta Ostas
Janusz Bugala

Meeting Convened at: 7:00 P.M.

NOTE: Prior to the start of the meeting, the two new members of the Community Development Commission, Theresa Szatko and Jaime Ochoa were welcomed and sworn in by Attorney Conway along with the three re-appointment members Mr. Domasco, Mr. Shimanek and Mr. Woods.

CALL TO ORDER:

A motion was made by Mr. Woods to appoint Mr. Shimanek as Chairman Pro Tem. The motion was seconded by Mr. Vant and unanimously approved via voice vote. For the benefit of the new Commissioners, Attorney Conway explained his role as Public Hearing facilitator.

Chairman Pro Tem Dave Shimanek then called the meeting to order. Roll call was taken and a quorum was present.

APPROVAL OF THE MINUTES:

Mr. Woods made a motion to approve the minutes of the June 15, 2020 meeting; the motion was seconded by Mr. Vant and unanimously approved as presented via voice vote.

PUBLIC HEARINGS:

CASE NO. CDC-2020-06

OVERVIEW:

An application has been filed by Edyta Ostas for a zoning map amendment (re-zoning) of residential property located at 6N204 Ash Street (to be known as 420 N. Ash St.) Currently the property is unincorporated. Upon annexation, the property would be zoned R-1, Estate Residential. The request is to rezone the subject property upon annexation from R-1, Estate Residential, to R-4, Medium Density Single Family.

DISCUSSION:

As described in Ms. Pociecha's report, the property in question is unincorporated and, according to DuPage County Unincorporated Zoning, it is classified as R-4 Single Family; it is improved with a single-family home with carport and a detached shed. Petitioner seeks voluntary annexation in order to connect to city water and sewer services and, upon annexation, requests a rezoning from the City's default zoning of R-1, Estate Residential, to R-4 Medium Density Single-Family. It is noted that the surrounding zoning/ land use north, south, east and west is all classified as R-4 Single-Family Residential.

PUBLIC COMMENTS:

There were no comments received from the public. The Public Hearing was concluded at 7:20 P.M.

VOTE:

Mr. Shimanek made the following motion:

Based on the submitted petition and the testimony presented, the proposed map amendment (rezoning) is consistent with the Unified Development Ordinance and Comprehensive Plan; and, therefore, I move that the Community Development Commission adopt the findings of fact included within the staff memo dated August 17, 2020 as the findings of the Community Development Commission and recommend to the City Council approval of map amendment (rezoning) for 6N204 Ash Street (to be known as 420 N. Ash Street) in Case No. CDC-2020-06.

The motion was seconded by Mr. Woods. A roll call vote was taken with the following results:

Ayes: Shimanek, Woods, Petersen, Ochoa, Vant, Damasco, Szatko
Nays: None
Abstain: None
Motion: Carried.

STAFF LIAISON REPORT:



CDC

August 17, 2020

Staff reported that the next CDC meeting is scheduled for September 21, 2020. Staff along with City Attorney is anticipating providing training for CDC members in the next few months.

ADJOURNMENT:

The meeting was adjourned at 7:25 P.M.

*Minutes taken by Marilyn Chiappetta
Approved September 21, 2020*