

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 08/03/21

MEETING MINUTES

PLAN COMMISSION/ZONING BOARD OF APPEALS

July 7, 2021 7:00 P.M.

1. Call to Order, Roll Call and Establishment of a Quorum

Chairperson Laimins called the meeting to order at 7:00 p.m. Roll call found Chairperson Laimins, Commissioners Hale, Billingsley, and Banasiak present. A quorum was established.

Staff in attendance was City Planner John Sterrett.

2. Chairman's Comments

None

3. Approval of the Draft Minutes of the June 15, 2021 Plan Commission Meeting

Commissioner Hale made a motion, seconded by Commissioner Banasiak, to approve the June 15, 2021 Plan Commission meeting minutes. With a voice vote of all "ayes", the motion carried and the minutes were approved.

4. Review & Recommendation of Case PC 21-09 – Zoning Text Amendment – Non-profit Food Trucks

Mr. Sterrett stated that City staff was contacted by a local religious institution interested in using a food truck to provide essential healthy food products, such as fruits and vegetables, to various parts of the community that could be considered "food deserts". These areas may be difficult for residents to afford or access healthy food from a grocery store. The purpose of this service, and others like it, is to bring necessary healthy foods directly to a neighborhood for residents who would otherwise not be able to obtain healthy food.

Staff is supportive of this initiative. The Zoning Code, however, allows Mobile Outside Vendors (i.e. food trucks) in very limited circumstances. Section 6.27 of the Zoning Code, which regulates outside vending uses, allows food trucks in the M Manufacturing District only and the food truck may only serve employees on the property where the food truck is parked. Food trucks in any other scenario is prohibited by the Zoning Code.

To accommodate the proposal and clearly differentiate this use from a typical food truck vendor, staff has drafted a zoning text amendment. Staff is proposing an amendment to Section 6.27 of the Zoning Code, attached as Exhibit "A", which would add a vending category for "Not-For-Profit Mobile Food Vehicles". These Mobile Food Vehicles would be limited to not-for-profit charitable organizations and religious institutions. Furthermore, providing this service would need to be part of the mission or purpose of the organization. To ensure these requirements are met, the proposed amendment requires proof of not-for-profit status as well as documentation that the food truck service is part of the overall mission or purpose of the organization.

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Commissioner Banasiak made a motion, seconded by Commissioner Billingsley, to recommend approval of the proposed Zoning Text Amendment with a change that documentation be provided indicating providing essential services to the community is part of the overall mission of the non-profit.

With a voice vote of all “ayes” the motion carried.

5. Review & Recommendation of Case PC 21-08 – Zoning Text Amendment – Amendment to Short-Term Home Rental Regulations

This item was not discussed and was tabled to the next meeting.

6. Other Commission Business – None

7. Previous Petitions and General Development Update - None

8. Adjournment

Commissioner Hale made a motion, seconded by Commissioner Billingsley, to adjourn the meeting. With a voice vote of all “ayes”, the motion carried and the Plan Commission, at 7:40 p.m., was adjourned.

Respectfully Submitted,
John Sterrett, City Planner