

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

DEVELOPMENT COMMITTEE

Monday, March 14, 2022
7:00 P.M. - Council Chambers

AGENDA

1. Call to Order, Roll Call, and Establishment of a Quorum
2. Approval of Minutes
 - A. February 14, 2021
3. Public Participation
4. Items for Consent
 - A. **348 Charles Court** – Stotan Industrial LLC requests approval of a Special Use Permit for outside truck/trailer parking ancillary to its proposed permitted principal use of a warehouse/distribution facility.
 - B. **Amendment to the Future Land Use Map** – Several errors were found in the final Future Land Use Map that require correction
 - C. **Annual Adoption of the Official Zoning Map** – Compliance with Illinois State Statute requires review and adoption of the Official Zoning Map. No zoning changes occurred in the last year but a handful of property lines changed and is updated on the Map.
5. Items for Discussion
 - A. **Creating an Economic Development Commission** – Both the Strategic Plan and the Economic Development Plan call for creation of an Economic Development Commission. Staff is proposing a text amendment to the Municipal Code to accomplish this.
6. Unfinished Business
7. New Business
8. Reports from Staff
9. Adjournment

Draft

MINUTES

DEVELOPMENT COMMITTEE

February 14, 2022 7:00 P.M.

The Development Committee meeting of February 14, 2022 was held remotely due to the Coronavirus pandemic.

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

Alderman Stout called the meeting to order at 7:00 p.m. and declared that Mayor Pineda has determined that in-person meetings are not practical and prudent.

Roll call found Aldermen Beifuss, Melissa Birch-Ferguson, Christine Dettmann, Matthew Garling, John Jakabcsin, Jayme Sheahan, and Rebecca Stout present.

Also in attendance was Community Development Director, Tom Dabareiner.

2. Approval of Minutes.

A. January 10, 2022.

Alderman Jakabcsin moved and Alderman Sheahan seconded a motion to approve the minutes with changes. Voting Aye: Aldermen Beifuss, Birch Ferguson, Dettman, Jakabcsin, Sheahan and Stout. Voting to Abstain: Alderman Garling.

3. Public Participation. None.

4. Items for Consent.

A. Zoning Code Text Amendment – The proposed Amendment to Section 4.1 of Article IV (Definitions) of the Zoning Code would change the definition of “Kennel” and bring it in line with other communities allowing up to four domesticated pets in a residence, and increase from three.

B. Trillium Farm Phase 3 – Pulte Home Company, LLC seeks approval for a Final Plat of Subdivision for Trillium Farm Phase 3 at 28W700 Purnell Road (unincorporated).

Alderman Birch Ferguson moved, and Alderman Dettman seconded the motion to approve Items 4. A. and 4. B. for Consent. Voting Aye: Aldermen Beifuss, Birch Ferguson, Dettmann, Garling, Jakabcsin, Sheahan and Stout.

5. Items for Discussion.

A. Municipal Code Text Amendment – Related to Item 4.A. above, this proposed text amendment modifies Chapter 11, Article II, Division 6 to allow four domestic animals, thus completing the pair of changes needed to create the amendment.

Tom Dabareiner stated this change was prompted by residents who have requested to have four pets per household. The current limit of three pets does not accommodate some people with service or therapy animals. Based on staff's research, the City's current limit is also not in line with the number of domestic animals allowed by other communities. Staff is recommending an increase. The Plan Commission and Zoning Board of Appeals (PC/ZBA) previously approved the Zoning Text Amendment for the definition of a Kennel. A change to the Municipal Code requires approval from the full Council.

Alderman Beifuss commented that this change sounds reasonable, and Alderman Stout agreed, stating this increase will benefit residents.

Alderman Beifuss moved, and Alderman Birch Ferguson seconded the motion to approve Item 5.A. for Discussion. Voting Aye: Aldermen Beifuss, Birch Ferguson, Dettmann, Garling, Jakabcsin, Sheahan and Stout.

6. Unfinished Business. None.

7. New Business. None.

8. Reports from Staff.

A. Evening Foot-Candle Measurements

Tom Dabareiner recalled when Alderman Beifuss received a complaint about three years ago regarding a fast food restaurant that had changed over to LED lights and it was causing too much brightness. Inspectors verified this was true and the business changed out the bulbs and complied. Hence, the City began implementing annual checks. During the evening hours of winter months, the inspectors select random businesses that are adjacent or near residential areas. They take a light intensity measurement from the property line. The allowance is for two foot-candles. This year, of all ten businesses measured, all met the current requirements. Mr. Dabareiner stated that the inspectors would continue to monitor this. It is a good reminder to businesses that the City cares about the potential light cast on residential areas.

Alderman Beifuss stated it is a good idea to continue to check. This will prevent complaints. He appreciates the effort. Alderman Dettman asked if anything can be done about a residence with a very bright spot light, which makes it hard to see when driving at night. Mr. Dabareiner asked if she could obtain an address so inspectors can be dispatched to inspect.

9. Adjournment.

Alderman Birch Ferguson moved, and Alderman Jakabcsin seconded the motion to adjourn the Development Committee meeting at 7:13 p.m. Voting Aye: Aldermen Beifuss, Birch Ferguson, Dettman, Garling, Jakabcsin, Sheahan and Stout.

Respectfully submitted,

Jane Burke

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

348 Charles Court
Stotan Industrial LLC

Ordinance No. 22-O-0011

AGENDA ITEM NUMBER: 4. A.

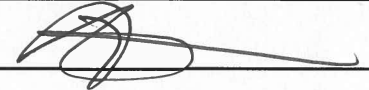
FILE NUMBER: _____

COMMITTEE AGENDA DATE: March 14, 2022

COUNCIL AGENDA DATE: _____

STAFF REVIEW: Tom Dabareiner, AICP

SIGNATURE _____



APPROVED BY CITY ADMINISTRATOR: Michael Guttman

SIGNATURE _____

A Special Use Permit for "Outside Activity or Storage Ancillary to a Permitted Use" is sought by the petitioner in accordance with Section 11.2-4(T) of the Zoning Ordinance. If approved, the request would allow truck and trailer parking to occur on the property at 348 Charles Court ancillary to the proposed principal use of warehousing and distribution. Outside storage must be limited to trucks and trailers and not include any equipment, machinery or materials, and confined to designated parking stalls in the rear of the property.

The current 16.7 acre is vacant and located in the North Industrial Park. The property and its surrounding properties are all zoned M-Manufacturing, which is an appropriate zoning for both the Permitted Use and the Special Use. A 259,000 square foot building is proposed, cross-docked and with 45 truck/trailer parking stalls. Evergreens will be installed along the property's south side to screen the parking from travelers along Washington Street.

The Plan Commissioners found that the Findings of Fact were met and voted unanimously (5-0) to recommend approval of the Special Use Permit.

ACTIONS PROPOSED:

Discussion and consideration of the Special Use Permit.

COMMITTEE RECOMMENDATION:

Pc: Ordinance and Exhibits

ORDINANCE NO. 22-O-0011

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR OUTSIDE STORAGE ANCILLARY TO A PERMITTED USE 348 CHARLES COURT

WHEREAS, on or about December 13, 2021, Stotan Industrial, LLC (the “APPLICANT”), filed an application for a special use permit for outside storage ancillary to a permitted use for the property located at 348 Charles Court and legally described on Exhibit “A”, which is attached hereto and incorporated herein as the “SUBJECT REALTY”; and,

WHEREAS, Notice of Public Hearing on said application was published in the Daily Herald on February 14, 2022, all as required by the ordinances of the City of West Chicago and the statutes of the State of Illinois; and,

WHEREAS, a Public Hearing was conducted by the Plan Commission/Zoning Board of Appeals of the City of West Chicago, commencing on March 1, 2022, pursuant to said Notice; and,

WHEREAS, at the Public Hearing, the APPLICANT provided testimony in support of its application, and all interested parties had an opportunity to be heard; and,

WHEREAS, the corporate authorities of the City of West Chicago have received the recommendation of the Plan Commission/Zoning Board of Appeals for the special use which contains specific findings of fact, pursuant to Recommendation No. 2022-RC-0003, a copy of which is attached hereto as Exhibit “B” which is, by this reference, incorporated herein.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of West Chicago, DuPage County, Illinois, in regular session assembled, as follows:

Section 1. A special use permit for Outside Storage ancillary to the permitted use of a Contractor’s Office, in conformance with Section 5.5 and Section 11.2-4(T) of the Zoning Ordinance, is hereby granted for the SUBJECT REALTY, subject to compliance with the following conditions:

1. The site shall be developed in substantial compliance with the following plans, attached as Exhibit “C”:
 - a. Site Plan, consisting of one sheet (Sheet A1.0) prepared by Harris Architects, with a final revision date of February 11, 2022.
 - b. Landscape Plan, consisting of one sheet (Sheet L1.0) prepared by Wingren Landscape, dated November 29, 2021 with a final revision date of January 12, 2022.
 - c. Building Elevations, consisting of one sheet (Sheet A2.0) prepared by Harris Architects, Inc. with a final revision date of February 11, 2022.
2. Outside storage shall be for trucks and trailers only and shall not include any equipment, machinery, or materials.

3. All truck and trailer parking shall be confined within the designated truck parking stalls as shown on the Site Plan, attached as Exhibit "C".

Section 2. That all ordinances and resolutions, or parts thereof, shall, to the extent not expressly modified by the terms and conditions of this Ordinance, remain in full force and effect as therein provided.

Section 3. That this Ordinance shall be in full force and effect ten (10) days from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED this _____ day of _____, 2022.

Alderman Beifuss	_____	Alderman Chassee	_____
Alderman Sheehan	_____	Alderman Brown	_____
Alderman Hallett	_____	Alderman Dettman	_____
Alderman Birch-Ferguson	_____	Alderman Dimas	_____
Alderman Swiatek	_____	Alderman Garling	_____
Alderman Stout	_____	Alderman Short	_____
Alderman Jakabcsin	_____	Alderman Morano	_____

APPROVED as to form: _____
City Attorney

APPROVED THIS _____ day of _____, 2022.

Mayor Ruben Pineda

ATTEST:

Deputy City Clerk Valeria Perez

PUBLISHED: _____

EXHIBIT "A"

LEGAL DESCRIPTION

LOT 1 IN NORTH INDUSTRIAL PARK, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 19, 2005 AS DOCUMENT R2005-206729 IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 04-08-201-025

EXHIBIT “B”

RECOMMENDATION NO. 2022-RC-0003

TO: The Honorable Mayor and City Council

SUBJECT: PC 21-22
Special Use Permit for Outside Storage Ancillary to a Permitted Use
Stotan Industrial, LLC
348 Charles Court

DATE: March 1, 2022

DECISION: With a vote of five (5) “yes” and zero (0) “no”, the motion to recommend approval of the Special Use Permit for Outside Storage Ancillary to a Permitted Use was unanimously approved.

RECOMMENDATION

After review of the requested special use for a car wash for the SUBJECT REALTY, the Plan Commission/Zoning Board of Appeals (PC/ZBA) recommended approval and incorporated the following findings of fact in their recommendation.

- (1) *Is necessary for the public convenience at that location or, the case of existing nonconforming uses, a special use permit will make the use more compatible with its surroundings:*

(This standard should be interpreted as indicating whether or not the proposed use is good for the public at that particular physical location, and not whether or not the use itself is *needed* there).

The proposed warehouse/distribution facility with ancillary outside truck/trailer parking is best suited for an industrial area such as the subject property. The subject property is located within one of the City’s approved industrial parks with industrial uses surrounding it. The property to the west will be affected the most by the proposed special use and contains a much more intense use – an asphalt paving plant. The proposed use of warehousing/distribution with ancillary truck/trailer parking will be consistent with the uses on surrounding properties and will complement the Washington Street industrial corridor.

- (2) *Is so designed, located and proposed to be operated that the public health, safety and welfare will be protected:*

The proposed use of the subject property will not adversely impact the public health, safety and welfare of the community. It is consistent with the surrounding properties and will be designed to enhance the aesthetics of the North Industrial Park. The property will be developed in conformance with all City Codes and Ordinances including the Zoning Code, the DuPage County Stormwater Ordinance, and all applicable utility codes.

- (3) *Will not cause substantial injury to the value of other property in the neighborhood in which it is located:*

The proposed ancillary truck/trailer parking will not cause substantial injury to the value of other property in the area in which it is located. The proposed use will be compatible with the other properties in the industrial area. The ancillary use of truck/trailer parking is a common function of a warehouse/distribution facility and will be consistent with other similar uses.

- (4) *The proposed special use is designated by this code as a listed special use in the zoning district in which the property in question is located:*

The proposed use of outside storage for ancillary truck/trailer parking to the permitted use of warehouse/distribution is a special use per Section 11.4-2(T) of the Zoning Code.

Respectfully submitted,

Barbara Laimins
Chairperson

VOTE:

For

Laimins
Frantzen
Henkin
Kasprak
Banasiak

Against

Abstain

Absent

Billingsley
Hale

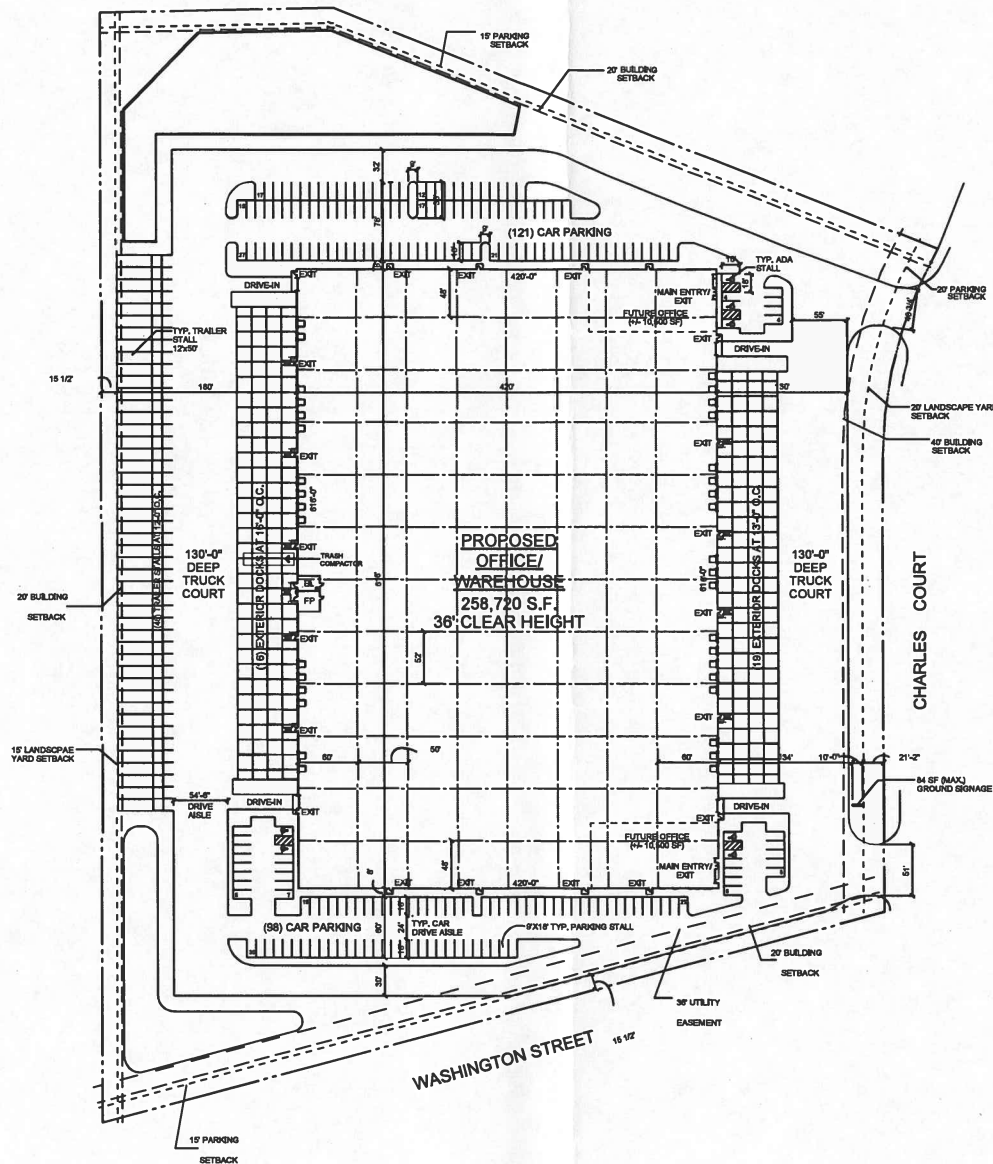
EXHIBIT “C”

(Insert Site Plan, Landscape Plan, and Building Elevations here)

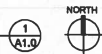
EXHIBIT “C”

(Insert Site Plan, Landscape Plan, and Building Elevations here)

EXHIBIT "C"



PROJECT SITE PLAN
SCALE 1" = 50'-0"



- GENERAL SITE NOTES:
1. SEE CIVIL ENGINEERING DRAWINGS FOR OTHER NOTES AND DETAILS.
 2. ALL DIMENSIONS ARE FROM FRONT OF CURB OR BUILDING UNLESS NOTED OTHERWISE.
 3. SEE CIVIL ENGINEERING DRAWINGS FOR EXTENT OF SITE DEMOLITION WORK.
 4. EXACT LOCATION OR PLACEMENT OF NEW BLDG. INDICATED ABOVE SHALL BE DETERMINED BY LAND SURVEYOR PRIOR TO START OF WORK.

BUILDING YARD AND PAVEMENT
SETBACK REQUIREMENTS

ZONING - MANUFACTURING DISTRICT	
MANUFACTURING YARD SETBACK REQUIREMENTS	
FRONT YARD BUILDING SETBACK	40'-0"
SIDE YARD BUILDING SETBACK	20'-0"
REAR YARD BUILDING SETBACK	20'-0"
MANUFACTURING PAVEMENT SETBACK REQUIREMENTS	
FRONT YARD PAVEMENT SETBACK	20'-0"
SIDE YARD PAVEMENT SETBACK	15'-0"
REAR YARD PAVEMENT SETBACK	15'-0"

SITE DATA

SITE AREA (61.87 AC.)	8,728,340 S.F.
PROPOSED DETENTION	OFF SITE PROVIDED
BUILDING AREA	
PROPOSED OFFICE AREA (8,124)	21,000 S.F.
PROPOSED WAREHOUSE AREA	257,720 S.F.
TOTAL BUILDING AREA	258,720 S.F.
EXTERIOR DOCKS	
EXTERIOR DOCKS PROVIDED	36 DOCKS
DRIVE IN OVERHEAD DOORS	2 DOORS
TRAILER STALLS PROVIDED	48 STALLS
BUILDING HEIGHT	
GENERAL BUILDING HEIGHT AT PERMITTER	42'-0" A.F.F.
GENERAL BUILDING HEIGHT AT OFFICE PARAPET	45'-0" A.F.F.
BUILDING INTERIOR CLEAR HEIGHT	
MAXIMUM FLOOR AREA RATIO (F.A.R.) ALLOWED	60%
FLOOR AREA RATIO (F.A.R.) PROVIDED	35.82%
CAR PARKING REQUIREMENTS	
OFFICE USE REQUIREMENTS	
1 SPACE FOR EACH 1,000 S.F. (ASSUME 21,000 S.F.)	21 STALLS
RIGIDITRAL USE REQUIREMENTS	
1 SPACE FOR EACH 1,000 S.F. UP TO 100,000 S.F.	100 STALLS
1 SPACE FOR EACH 2,000 S.F. IN EXCESS OF 100,000 S.F.	68 STALLS
(ASSUME 131,720 S.F. REMAINING WAREHOUSE AREA)	
TOTAL CAR PARKING REQUIRED	169 STALLS
CAR PARKING PROVIDED (INCLUDES 7 HC STALLS)	219 STALLS

STOTAN
INDUSTRIAL

HARRIS ARCHITECTS, INC.
1111 W. WASHINGTON STREET, SUITE 100
CHICAGO, ILLINOIS 60604

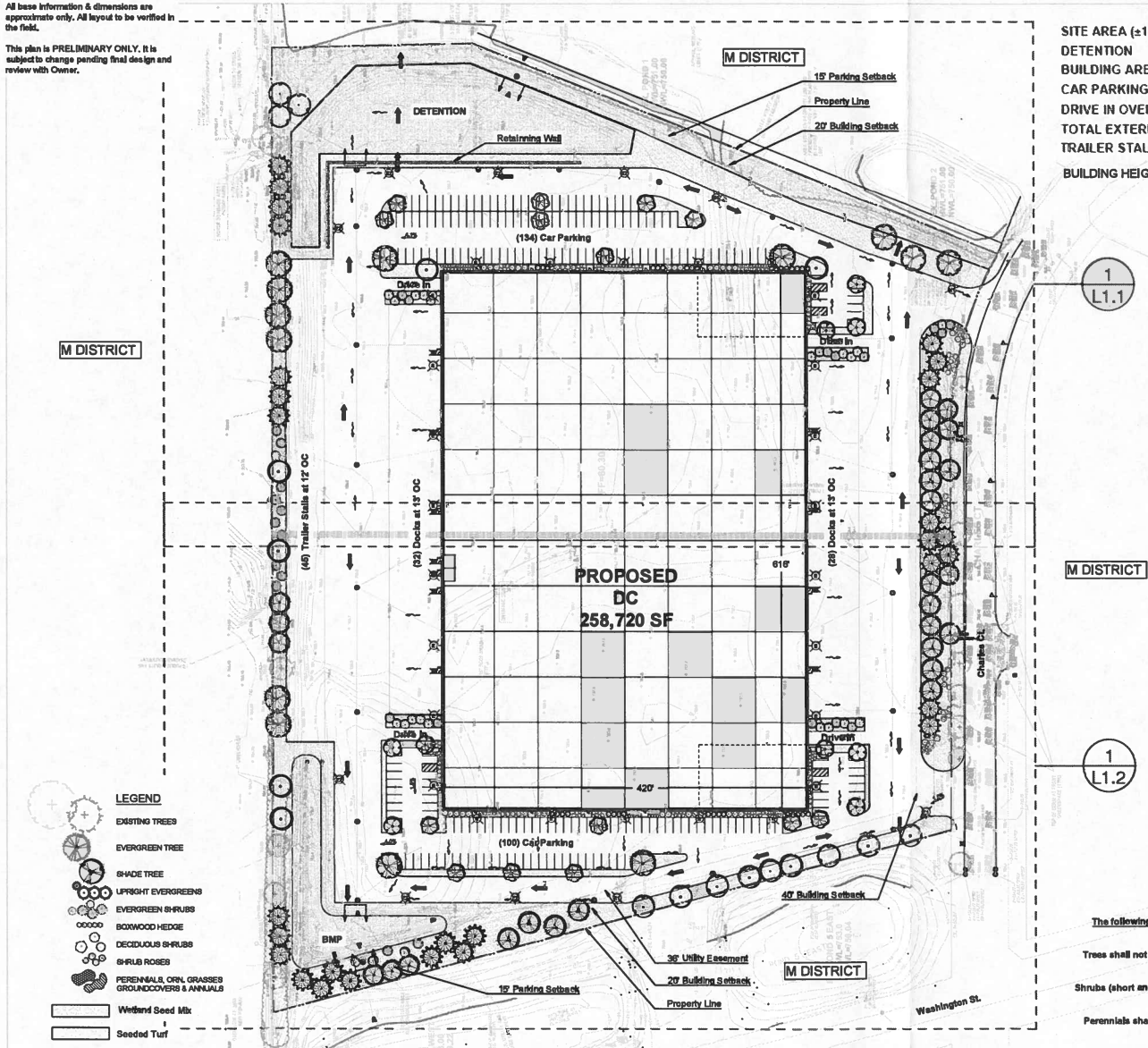
PROPOSED 258,720 S.F. SPEC. OFFICE/WAREHOUSE BUILDING FOR:
STOTAN INDUSTRIAL
348 CHARLES COURT
WEST CHICAGO, ILLINOIS

02-11-2022
02-11-2022
SUBMITTED FOR OWNER REVIEW
BASED ON PRELIMINARY

PROJECT NO.
221278
DRAWN BY:
DJK
DATABASE:
221278P.LANDS

SHEET NO.
A1.0
2 OF 2 SHEETS

All base information & dimensions are approximate only. All layout to be verified in the field.
This plan is PRELIMINARY ONLY. It is subject to change pending final design and review with Owner.



SITE AREA (±16.67 AC.)
DETENTION
BUILDING AREA
CAR PARKING
DRIVE IN OVERHEAD DOORS
TOTAL EXTERIOR DOCKS
TRAILER STALLS
BUILDING HEIGHT 38'0"

±726,390 S.F.
T&D
258,720 SF
234 STALLS
4 DOORS
60 DOCKS
45 STALLS

EAST LANDSCAPE YARD		Quantity	Points/ EA	Points
EVERGREEN TREES		23	60	1,380
TALL SHRUBS		25	15	345
ORNAMENTAL TREES		-	50	-
LOW SHRUBS		22	10	220
ORNAMENTAL GRASSES		-	1.0	-
PERENNIALS		-	1.0	-
SHADE TREES		8	100	800
PLANTINGS TOTAL POINTS				2,745
FENCE LENGTH		-	2.5	-
BERM CALCULATIONS		Height	Length	Berm LxH
BERM HEIGHT 1		4	258	1,032
BERM HEIGHT 2		5	108	540
BERM HEIGHT 3		6	88	528
AVERAGE HT		4.6	454	2,100
BERM HEIGHT X LENGTH X POINTS		2,100	0.50	1,050
TOTAL POINTS				3,795
SUMMARY		LENGTH OF YARD	POINTS/ LF	POINTS REQ'D
REQ'D POINTS FOR LANDSCAPE YARD		667	5	3,335
POINTS PROVIDED				3,795
ADDITIONAL POINTS PROVIDED				460

Additional planting for the requirement to be installed along the south property line					
WEST LANDSCAPE YARD	Quantity (West Yard)	Quantity (relocated to South)	Total	Points/ EA	Points
EVERGREEN TREES	24	13	37	60	2,220
TALL SHRUBS	-	-	-	15	-
ORNAMENTAL TREES	-	-	-	50	-
LOW SHRUBS	-	-	-	10	-
ORNAMENTAL GRASSES	-	-	-	1.0	-
PERENNIALS	-	-	-	1.0	-
EXISTING SHADE TREES	7	-	7	100	700
SHADE TREES	13	13	26	100	2,600
PLANTINGS TOTAL POINTS					5,520
FENCE LENGTH				2.5	-
AVERAGE BERM HT				800	-
BERM HEIGHT X LENGTH X POINTS		-		0.50	-
TOTAL POINTS					5,520
SUMMARY		LENGTH OF YARD	POINTS/ LF	POINTS REQ'D	
REQ'D POINTS FOR LANDSCAPE YARD		1,101	5		5,505
POINTS PROVIDED					5,520
ADDITIONAL POINTS PROVIDED					15

FOUNDATION LANDSCAPING		Quantity	Points/ EA	Points
EVERGREEN TREES		29	60	1,740
TALL SHRUBS		75	15	1,125
ORNAMENTAL TREES		-	50	-
LOW SHRUBS		162	10	1,620
ORNAMENTAL GRASSES		-	1.0	-
PERENNIALS		-	1.0	-
EXISTING SHADE TREES		-	100.0	-
SHADE TREES		-	100	-
PLANTINGS TOTAL POINTS				4,485
FENCE LENGTH		-	2.5	-
AVERAGE BERM HT		-	800	-
BERM HEIGHT X LENGTH X POINTS		-	0.50	-
TOTAL POINTS				4,485
SUMMARY		LENGTH OF YARD	POINTS/ LF	POINTS REQ'D
TOTAL POINTS FOR PERIMETER		2,072	4	8,288
REDUCTION FOR PAVEMENT AND WALKS		(1,007)	-49%	(4,028)
NET POINTS REQ'D				4,260
POINTS PROVIDED				4,485
ADDITIONAL POINTS PROVIDED				225

The following no plant zones shall apply around utility structures
Trees shall not be planted within fifteen (15) feet of a utility structure
Shrubs (short and tall) shall not be planted within ten (10) feet of a utility structure
Perennials shall not be planted within five (5) feet of utility structures

LANDSCAPE PLAN

SCALE: 1" = 60'-0"



WINGREN LANDSCAPE

5128 Walnut Ave.
Downers Grove, IL 60515
TEL: 630.758.6100
www.wingrenlandscape.com

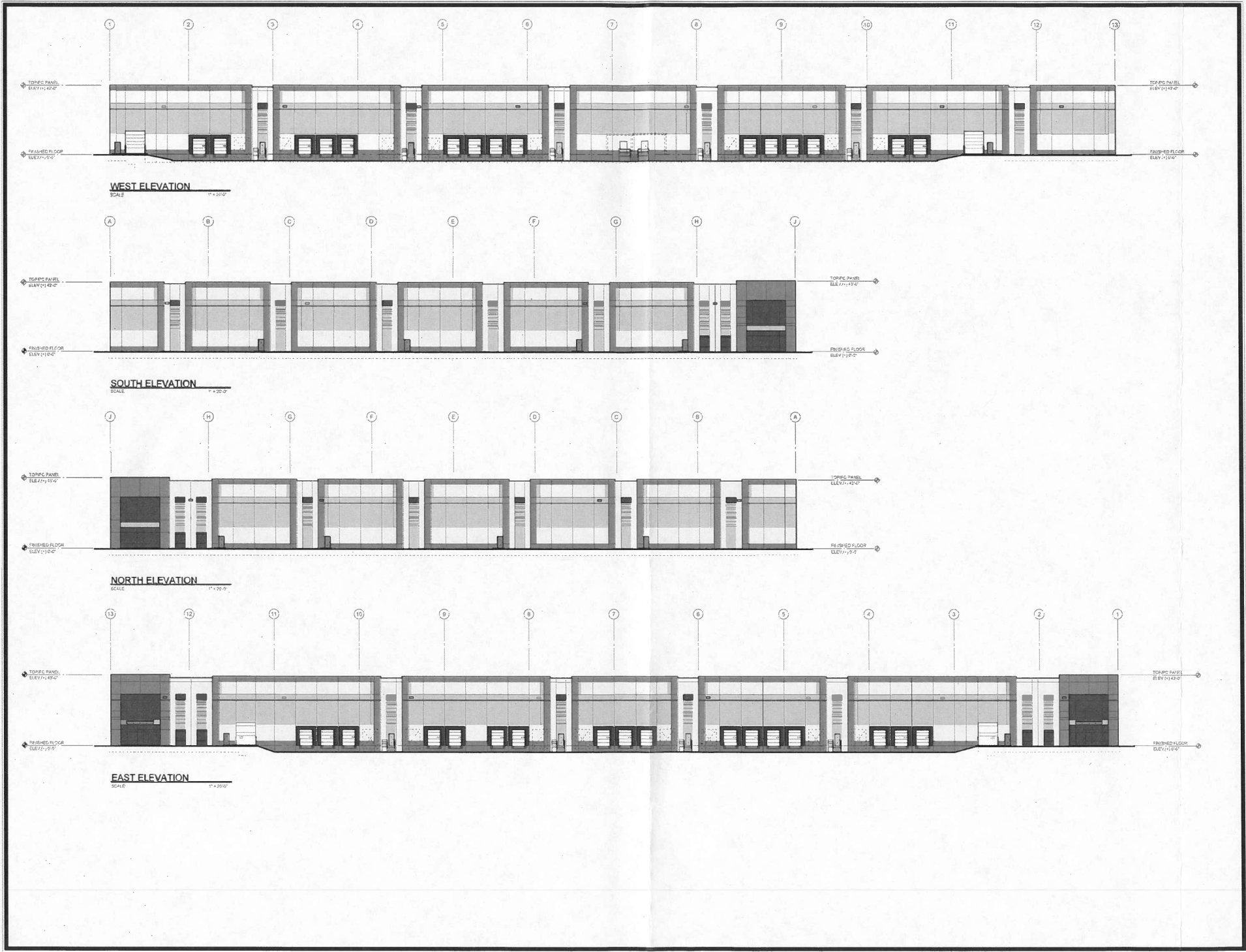
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REVISIONS:
Per Comments: 12.07.21
Per City Comments 01.12.21

SHEET TITLE:
LANDSCAPE
PLAN
OVERVIEW

Stotan Industrial Building
348 Charles Court, West Chicago, Illinois

DATE: 11.28.21
JOB: Commercial
SCALE: 1"= 60'-0"
BY: CG and JZ
SHEET L1.0





STOTAN
INDUSTRIAL



HARRIS ARCHITECTS INC.
ARCHITECTS
1000 N. LAKE STREET, SUITE 200
CHICAGO, IL 60610
(773) 344-1100

PROPOSED 258,720 S.F. SPEC. OFFICE/WAREHOUSE BUILDING FOR
STOTAN INDUSTRIAL
348 CHARLES COURT
WEST CHICAGO, ILLINOIS

ISSUED FOR OWNER REVIEW
ISSUED FOR OWNER REVIEW
02-11-2023
REV 211432

PROJECT NO.
221171
DRAWN BY
JMK
DATABASE
221218/PLAN D

SHEET NO.
A2.0
3 OF 3 SHEETS

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

2022 Amendments to the Official Future Land Use Map

Resolution No. 22-O-0010

AGENDA ITEM NUMBER: 4. B.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: March 14, 2022

COUNCIL AGENDA DATE: _____

STAFF REVIEW: Tom Dabareiner, AICP

SIGNATURE 

APPROVED BY CITY ADMINISTRATOR: Michael Guttman

SIGNATURE _____

After receiving the final version of the newly adopted Comprehensive Plan, a number of corrections were found to be needed on the Future Land Use Map. That Map was reviewed several times for accuracy but the final version arrived with errors and was adopted. The majority of changes require the open space designation to be returned to the intended uses. Part of the confusion came about because the software used to track map changes fell into two different categories and were not compatible with each other.

No changes to the text of the document are needed, only changes to colors on the map. The Plan Commission recommended unanimously (5-0) the identified changes.

ACTIONS PROPOSED:

Staff recommends adoption of the map amendments to the Future Land Use Map, as presented.

COMMITTEE RECOMMENDATION:

ORDINANCE NO. 22-O-0010

AN ORDINANCE ADOPTING AMENDMENTS TO THE FUTURE LAND USE MAP

BE IT ORDAINED by the City Council of the City of West Chicago, in regular session assembled as follows:

Section 1. That amendments to the Future Land Use Map of the City of West Chicago, attached hereto and incorporated herein as Exhibit "A", are hereby adopted.

Section 2. That all Ordinances, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, expressly repealed.

Section 3. That this Ordinance shall be in full force and effect from and after its adoption and approval as provided by law.

PASSED this ____ day of March, 2022.

Alderman Beifuss	_____	Alderman Chassee	_____
Alderman Sheehan	_____	Alderman Brown	_____
Alderman Hallett	_____	Alderman Dettman	_____
Alderman Birch-Ferguson	_____	Alderman Dimas	_____
Alderman Swiatek	_____	Alderman Garling	_____
Alderman Stout	_____	Alderman Short	_____
Alderman Jakabcsin	_____	Alderman Morano	_____

APPROVED as to form: _____
City Attorney

APPROVED THIS ____ day of March, 2022.

Mayor, Ruben Pineda

ATTEST:

Deputy City Clerk, Valeria Perez

PUBLISHED: _____

EXHIBIT “A”

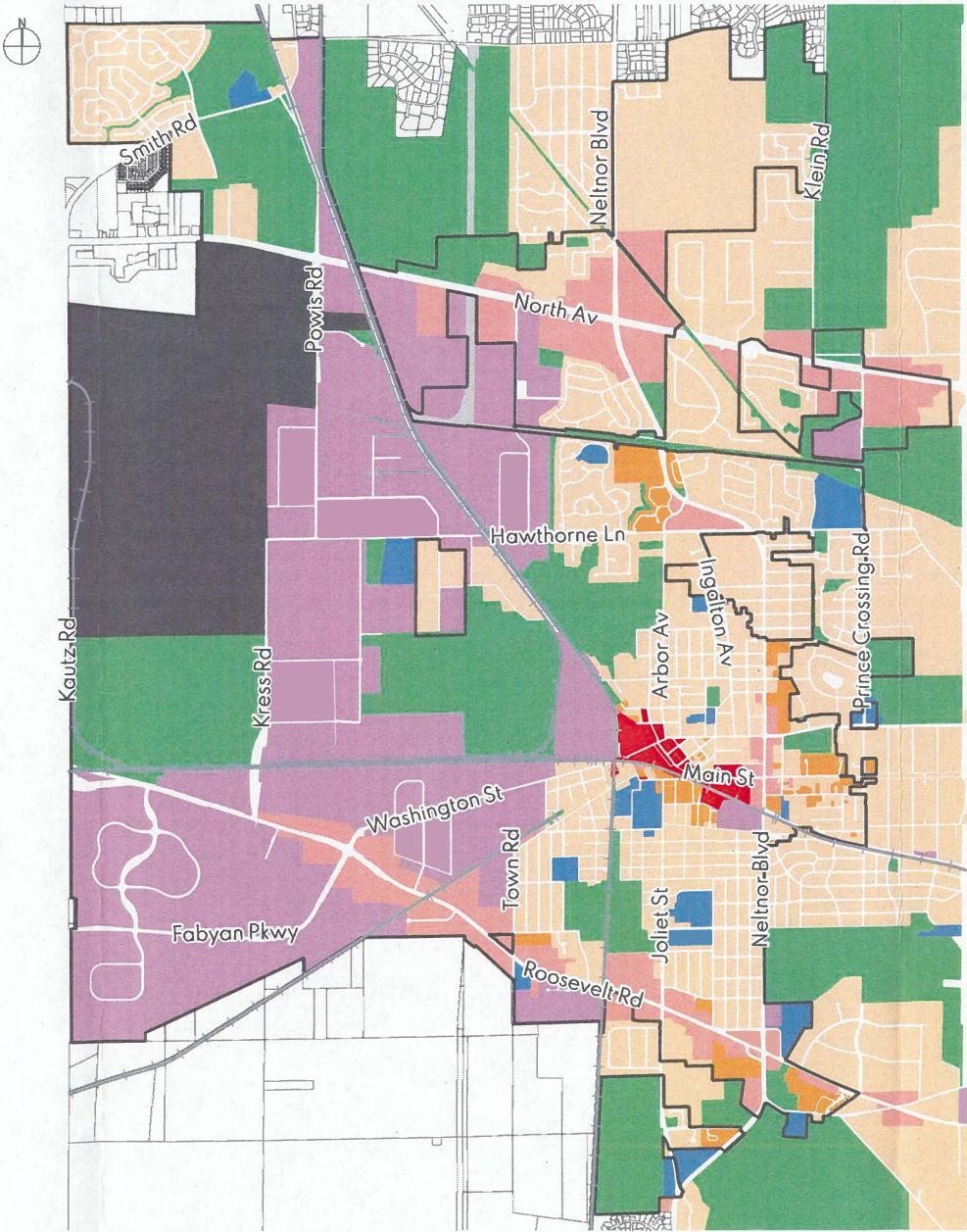
(INSERT FUTURE LAND USE MAP)

EXHIBIT "A"

Future Land Use

Legend

- Parks and Open Space
- Single-Family Residential
- Multi-Family Residential
- Institutional
- Industrial
- Corridor Commercial
- Downtown
- DuPage Airport
- Municipal Boundary



CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

2022 Zoning Map Approval

Resolution No. 22-R-0019

AGENDA ITEM NUMBER: 4.C.


FILE NUMBER: _____

COMMITTEE AGENDA DATE: March 14, 2022

COUNCIL AGENDA DATE: _____

STAFF REVIEW: Tom Dabareiner, AICP

SIGNATURE _____



APPROVED BY CITY ADMINISTRATOR: Michael Guttman

SIGNATURE _____

Illinois State Statute 63 ILCS 5/11-13-19 requires municipalities to formally approve an official zoning map on an annual basis.

Although the City Council did not approve any zoning changes in 2021, staff reviews and verifies the accuracy of the zoning map each year and finds the draft 2021 Zoning Map to be complete. A handful of property line changes were included in the new map but no zoning changes.

Members of the Plan Commission voted unanimously (5-0) on March 1 in support of the 2022 Official City of West Chicago Zoning Map.

Attachments:

Draft Resolution Adopting 2022 Zoning Map

Draft 2022 Zoning Map

ACTIONS PROPOSED:

Staff recommends adoption of the 2022 Zoning Map dated February 7, 2022, as presented.

COMMITTEE RECOMMENDATION:

RESOLUTION NO. 22-R-0019

**A RESOLUTION AUTHORIZING THE MAYOR TO ADOPT THE 2022
OFFICIAL ZONING MAP FOR THE CITY OF WEST CHICAGO**

BE IT RESOLVED by the City Council of the City of West Chicago, in regular session assembled, that the Mayor is hereby authorized per 65 ILCD5/11-13-19 of the Illinois Compiled State Statutes to adopt the official 2022 Zoning Map for the City of West Chicago dated February 7, 2022, in substantially the form attached hereto and incorporated herein as Exhibit "A".

APPROVED this ____ day of March, 2022.

AYES: _____

NAYES: _____

ABSTAIN: _____

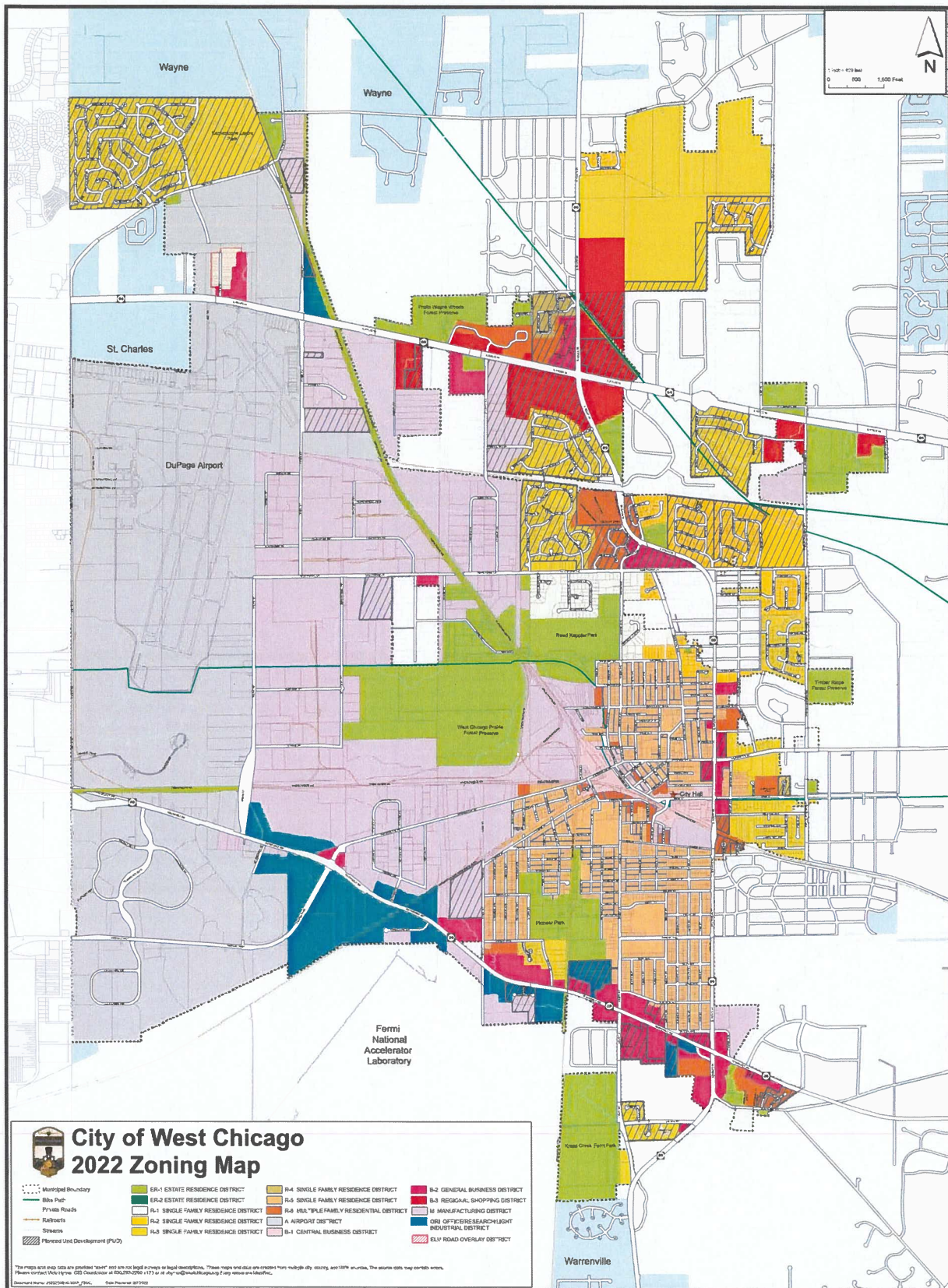
ABSENT: _____

Mayor Ruben Pineda

ATTEST:

Deputy City Clerk Valeria Perez

EXHIBIT "A"



CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

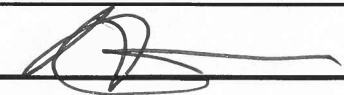
ITEM TITLE:

An Ordinance Modifying the City Code and
Establishing an Economic Development
Commission

Ordinance No. 22-O-0009

AGENDA ITEM NUMBER:

5.A.

FILE NUMBER:**COMMITTEE AGENDA DATE:** March 14, 2022**COUNCIL AGENDA DATE:****STAFF REVIEW:** Tom Dabareiner, AICP**SIGNATURE****CITY ADMINISTRATOR REVIEW:** Michael Guttman**SIGNATURE****ITEM SUMMARY:**

As part of its continued desire to better focus efforts to promote healthy and sustainable community and economic development, the City Council commissioned a Chicago area planning firm to draft a Strategic Plan. The Plan was adopted in May 2016, and offered guidance on how to effectively marshal and deploy the resources needed to promote the type of dynamic growth within West Chicago desired by its residents and members of the City Council. Among the primary recommendations was the formation of an Economic Development Commission or Task Force that would serve as an advisory body to the City Council. According to the Strategic Plan, the group would "[meet] regularly to act, in effect, as local economists who are experts on West Chicago's development trends and potential...and [advise] on what course of action the City should take, if any at all" (West Chicago Strategic Plan, 2016). Creation of an Economic Development Commission was subsequently incorporated into the City's Economic Development Plan (2019).

Formation of the Economic Development Commission would provide an opportunity to encourage additional connections and coordination with the business community, area non-profits, and regional, state and national organizations. It would enhance communication and understating of economic development strategies and build relationships between the City of West Chicago public sector, members of the public, and the business community. The Economic Development Commission would advise and make recommendations to the City Council on economic development policy and issues that advance the economy and prosperity.

ACTIONS PROPOSED:

Recommend approval of Ordinance No. 22-O-0009 modifying the City Code and Establishing an Economic Development Commission

COMMITTEE RECOMMENDATION:

ORDINANCE NO. 22-O-0009

AN ORDINANCE MODIFYING THE CITY CODE AND ESTABLISHING AN ECONOMIC DEVELOPMENT COMMISSION IN THE CITY OF WEST CHICAGO, ILLINOIS

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of West Chicago, Illinois, in regular session assembled:

SECTION 2. Article VI Division 11 shall be modified by adding as follows:

"DIVISION 11. Economic Development Commission

Section 2—416. Establishment

There is hereby created a Commission, to be known as the Economic Development Commission.

Section 2—417 Membership and Appointment

The Commission shall consist of seven (7) members, all of whom shall be appointed by the Mayor with the advice and consent of the City Council. Residency within the City shall not be required for eligibility for appointment to the Commission.

Section 2—418. Terms

- A) Appointment to the Commission shall be for a term of three (3) years.
- B) All vacancies occurring in the membership of the Commission shall be filled by appointment for the remainder of the unexpired term in the same manner as the original appointment. Each member shall hold office as a member of the Commission until a successor has been appointed.

Section 2—419. Meetings; by—laws

- A) The Commission shall have the power to adopt its own by-laws and schedule of regular meetings. These rules shall include procedures for the election by the members of a Vice Chairman, and Secretary from among the membership of the Commission, with the understanding that no such officer shall serve for more than two consecutive three-year terms. The Chairman of the Commission shall be appointed by the Mayor on an annual basis.
- B) Special meetings of the Commission may be called by the Chairman or any three (3) members provided that notice is given as provided in the Illinois "Open Meetings Act."

Section 2—420. Functions of the Commission

The Economic Development Commission shall:

- A) Make recommendations to the City Council of the City of West Chicago for the fostering and cultivation of an environment in which commercial, cultural and community enterprises will flourish within the corporate limits of the City of West Chicago;
- B) Provide input to the City Council on various matters to facilitate economic growth and business development within the City of West Chicago;
- C) Collaborate with the City Council and Staff to realize appropriate goals and objectives relating to sound business policies, an increased tax base and increased employment opportunities;

D) Cooperate with the professional City Staff to administer all Commission programs and activities;

Section 2—421. Report to City Council

The Economic Development Commission shall submit a written annual report to the City Council at the first Council meeting in February of each year. The report shall contain an outline of activities and work accomplished during the previous year and shall include recommendations for any proposed improvements or programs which the Council should consider for the next year.

Secs. 422-425. - Reserved

SECTION 3. All ordinances or parts thereof in conflict with this ordinance are hereby repealed.

SECTION 4. This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form.

PASSED this 21 day of March, 2022.

Alderman Beifuss	_____	Alderman Chassee	_____
Alderman Sheehan	_____	Alderman Brown	_____
Alderman Hallett	_____	Alderman Dettmann	_____
Alderman Birch-Ferguson	_____	Alderman Dimas	_____
Alderman Swiatek	_____	Alderman Garling	_____
Alderman Stout	_____	Alderman Short	_____
Alderman Jakabcsin	_____	Alderman Morano	_____

APPROVED as to form:

City Attorney

APPROVED THIS _____ day of March, 2022

Mayor Ruben Pineda

ATTEST:

Deputy City Clerk Valeria Perez

PUBLISHED: