

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

DEVELOPMENT COMMITTEE

**Monday, September 12, 2022
7:00 P.M. - Council Chambers**

AGENDA

1. Call to Order, Roll Call, and Establishment of a Quorum
2. Approval of Minutes
 - A. August 8, 2022
3. Public Participation
4. Items for Consent.
 - A. **181 N. Prince Crossing Road** – A lot consolidation is proposed to allow a new house to be built.
 - B. **1219 W. Washington Street** – A Special Use Permit is being requested for outside storage ancillary to a roll-off dumpster company.
 - C. **511 E. Roosevelt Road** – A one-year extension to the approval for a Final PUD and a Special Use Permit for the development and operation of a car wash facility.
5. Items for Discussion
6. Unfinished Business
 - A. **Zoning Text Amendments** – Staff is proposing a number of clarifications and corrections to the Zoning Ordinance. There are no new regulations contained in this set of text amendments. Plan Commission voted unanimously in favor of the amendments. This item is continued from the August 8, 2022 meeting.
7. New Business
8. Reports from Staff
9. Adjournment

MINUTES

DEVELOPMENT COMMITTEE

August 8, 2022 7:00 P.M.

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

Tom Dabareiner called the meeting to order at 7:00 p.m.

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

Also in attendance was Community Development Director, Tom Dabareiner.

2. Approval of Minutes.

A. May 9, 2022.

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

3. Public Participation. None.

4. Items for Consent.

A. Zoning Text Amendments – Staff is proposing a number of clarifications and corrections to the Zoning Ordinance. There are no new regulations contained in this set of text amendments. Plan Commission voted unanimously in favor of the amendments.

Alderman Garling requested this Item be removed for further discussion.

Tom Dabareiner provided a staff update. He explained there are no new regulations. Rather, the changes proposed come from frequent questions staff receives. The first part attempts to clear up the confusion regarding fences and site triangles, while the second part attempts to clarify the requirements for driveway expansions.

Alderman Garling asked for clarification about the text for new driveways whereby they shall lead directly from a street/alleyway to the entrance of a garage and whereby

no portion of any driveway may be located in front of a non-garage portion of the residence. He wondered about the instances around town where driveways lead to carports and not garages and other properties with circular driveways. Mr. Dabareiner pointed out they are not enforcing legal, nonconforming situations such that people would need to change their driveways or garages. He indicated that if you build a new home today, the City would require a garage. Carports and circular driveways have been prohibited for a while and no new ones are allowed. The new text amendments intend to clarify the existing regulations about brand new driveways or when modifying an existing driveway for purposes such as widening or upgrading from gravel to a hard surface.

Alderman Sheahan expressed concern about properties that do not have garages, and yet have driveways that go from the street to the back of the property. She asked if those owners would be allowed to change from asphalt to concrete, given that these types of driveways do not lead to a garage. Mr. Dabareiner assured her that existing legal nonconforming driveways like these would not be asked to make this change. Alderman Sheahan asked if this language could be added, as she would not be comfortable voting for this if the text amendment changes do not state this. Mr. Dabareiner pointed out that the language regarding legal, nonconforming situations is in a different section of the ordinance, which is not being changed at this time.

Alderman Beifuss stated these changes appear to have been written for the instances of where driveways are located in the front of the house. Alderman Birch Ferguson then read aloud proposed Section 3.8 to clarify the matter of existing driveways that shall be deemed legal nonconforming. Discussion followed among the Aldermen and Mr. Dabareiner.

Alderman Beifuss shared history of back when people were paving too much of their yards. While at that time they considered different geometries, it was decided instead to impose lot coverage restraints. He asked whether the geometries of the driveways are again being considered. Mr. Dabareiner replied that they are not going to enforce anything that is legal nonconforming. Staff has worked to make the requirements clear for the thickness of the materials used to construct driveways. Discussion followed regarding residences with driveways located in an interior side yard with no garage and garages converted to living space.

Alderman Garling asked about the significance of December 20, 2021, mentioned in the proposed Text Amendment language of Section 3.(A)8. Mr. Dabareiner replied he was unsure and that he would find out.

Alderman Sheahan asked why the change in fence height from four to three feet. Alderman Stout stated this only applies to the visibility triangle, which usually happens at corners to ensure there is a clear site line. Alderman Beifuss asked about the definition of a visibility triangle vis-à-vis this ordinance. Mr. Dabareiner agreed to

provide more clarification on this Section, 2.c. Discussion followed regarding chain-link fences.

Alderman Birch Ferguson moved, and Alderman Beifuss seconded a motion to request that staff further clarify the two sections of the proposed Zoning Text Amendments. The motion was approved unanimously by voice vote.

5. Items for Discussion. None.

6. Unfinished Business. None.

7. New Business. None.

8. Reports from Staff. None.

9. Adjournment.

Alderman Birch Ferguson moved, and Alderman Sheahan seconded the motion to adjourn the Development Committee meeting at 8:18 p.m. The motion was approved unanimously by voice vote.

Respectfully submitted,

Jane Burke

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Lot Consolidation
181 N Prince Crossing Road

Resolution No. 22-R-0052

AGENDA ITEM NUMBER: 4. A.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: Sept. 12, 2022
COUNCIL AGENDA DATE: _____

STAFF REVIEW: Tom Dabareiner, AICP

SIGNATURE _____

APPROVED BY CITY ADMINISTRATOR: Michael Guttman

SIGNATURE _____

ITEM SUMMARY:

The petitioners, Filip Durbas and Britta Hatzold, own two (2) contiguous parcels of vacant unimproved land on the east side of Prince Crossing Road, approximately 70 feet north of Main Street, in the ER-1 Estate Residence District. The northern parcel contains 39,639 square feet and the southern parcel contains 37,461 square feet. The parcels were originally platted in 1914 as Lots 8 and 9 of the First Addition to High Lake Subdivision.

The petitioners are proposing a Minor Subdivision to consolidate the two (2) parcels to create one (1) 77,100 square foot lot. The width of the new lot will be 262 feet while the existing depth of 327 feet will not change. The proposed consolidated lot will satisfy all lot size requirements of the ER-1 Estate Residence district. No public improvements nor any public ways are proposed with the Minor Subdivision. The petitioners intend to construct one (1) single-family home on the proposed consolidated lot.

At its September 7, 2022 meeting, the Plan Commission/Zoning Board of Appeals (PC/ZBA) reviewed the proposed lot consolidation and found it to be in compliance with the City's Subdivision Regulations Code. Members voted unanimously (6-0) in favor of recommending approval of the Minor Subdivision.

ACTION PROPOSED:

Consideration of the proposed Resolution approving a Lot Consolidation for 181 North Prince Crossing Road.

COMMITTEE RECOMMENDATION:**Attachments:**

Draft Resolution & PC Report

RESOLUTION NO. 22-R-0052

A RESOLUTION APPROVING DURBAS PLAT OF CONSOLIDATION 181 NORTH PRINCE CROSSING ROAD

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

Section 1. That the Plat of Durbas Consolidation, as prepared by Polena Engineering, LLC consisting of one (1) sheet attached hereto and incorporated herein as Exhibit “A”, be and the same is hereby approved and that the Mayor and City Clerk and all other necessary and appropriate officers of the City are authorized to execute said plat.

Section 2. That the recommendation and findings of fact of the Plan Commission, pursuant to Recommendation No. 22-RC-0010, a copy of which is attached hereto and incorporated herein as Exhibit “B” be and the same are hereby adopted as the findings of fact of the City Council.

Section 3. That all resolutions, or parts thereof, in conflict with the provisions of this Resolution are, to the extent of such conflict, expressly repealed.

Section 4. That this Resolution shall be in full force and effect from and after its adoption and approval as provided by law.

APPROVED this ____ day of _____, 2022.

AYES: _____

NAYES: _____

ABSTAIN: _____

ABSENT: _____

Mayor, Ruben Pineda

ATTEST:

Deputy City Clerk, Valeria Perez

EXHIBIT “A”

(INSERT PLAT OF CONSOLIDATION HERE)

EXHIBIT "B"

RECOMMENDATION # 22-RC-0010

TO: The Honorable Mayor and City Council

SUBJECT: PC 22-11
Durbas Lot Consolidation
181 North Prince Crossing Road

DATE: September 7, 2022

DECISION: The motion to approve the requested Lot Consolidation passed by a unanimous (6-0) vote.

RECOMMENDATION

After review of the proposed Durbas Lot Consolidation, the Plan Commission/Zoning Board of Appeals recommends approval and includes the following findings of fact, per Section 8.7-2(1) of the Subdivision Regulations Code, with its recommendation:

1. That Filip Durbas and Britta Hatzold are the owners of record of the following described property:

LOTS 8 AND 9 IN THE FIRST ADDITION TO HIGH LAKE, A SUBDIVISION OF LOT 147 IN HIGH LAKE SUBDIVISION, IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID FIRST ADDITION TO HIGH LAKE RECORDED APRIL 28, 1914 AS DOCUMENT 116279, IN DUPAGE COUNTY ILLINOIS.
2. That all matters have been performed by the petitioners required by this ordinance.
3. That a Plat of Consolidation is attached hereto marked "Exhibit E" and has been duly attested by Bruce Smolinski of Polena Engineering, LLC, a registered land surveyor, contains all certifications required by law, and is in a condition to record once all signatures have been obtained.
4. That said Plat of Consolidation will be recorded in the Recorder of Deeds Office of the County of DuPage upon approval by the West Chicago City Council.
6. That said Minor Consolidation contains no additional public ways, nor are any public ways vacated therein.
7. That said Minor Consolidation contains no additional public improvements nor are any public improvements vacated.
8. The purpose of said Consolidation is to construct one (1) single-family home.

Respectfully submitted,

Barbara Laimins
Chairman

VOTE:

For

B. Laimins

A. Banasiak

H. Billingsley

B. Henkin

D. Kasprak

T. Slattery

Against

Abstain

Absent

S. Hale

OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



7-1022-5087/220087/220087310 7-14-22.dwg

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

1219 West Washington Street
Intrarex, Inc.
Special Use Permit

Ordinance No. 22-O-0033

AGENDA ITEM NUMBER: 4.B.**FILE NUMBER:** _____**COMMITTEE AGENDA DATE:** Sept. 12, 2022**COUNCIL AGENDA DATE:** _____**STAFF REVIEW:** Tom Dabareiner, AICP**SIGNATURE** _____**APPROVED BY CITY ADMINISTRATOR:** Michael Guttman**SIGNATURE** _____

The petitioner, Intrarex, Inc., is requesting approval of a special use permit for *Contractor's Equipment Sales and Leasing with Ancillary Outside Storage* at 1219 W. Washington Street. The subject property is 1.06 acres and is located on the north side of West Washington Street, approximately 140 feet east of Wegner Drive, in the M Manufacturing District. The property contains a ≈14,000 square foot industrial building with office and warehouse space that is partially occupied with an existing contractor's office. The building is served by an existing parking lot in the front of the building with a paved area, approximately 4,300 square feet in size, directly behind the building.

The petitioner is proposing to occupy the remaining office space in the building to serve as contractor's equipment sales and leasing operation with ancillary outside storage of trailers and refuse containers to be used at construction sites. The storage will be located in the paved area directly behind building and will be screened with a proposed 10-foot solid privacy fence. No other improvements to the property are proposed. Furthermore, no other improvements are needed nor required for the requested use.

The Plan Commissioners found that the Findings of Fact were met and voted unanimously (6-0) to recommend approval of the Special Use Permit.

ACTIONS PROPOSED:

Discussion and consideration of the proposed Special Use Permit.

COMMITTEE RECOMMENDATION:

Pc: Ordinance and Exhibits

ORDINANCE NO. 22-O-0033

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR CONTRACTOR'S EQUIPMENT SALES AND LEASING WITH ANCILLARY OUTSIDE STORAGE 1219 WEST WASHINGTON STREET

WHEREAS, on or about July 25, 2022, INTRAREX, INC. (the "APPLICANT"), filed an application for a special use permit for Contractor's Equipment Sales and Leasing with Ancillary Outside Storage for the property located at 1219 West Washington Street 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 August 22, 2022, 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 September 7, 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-0009, 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 Contractor's Equipment Sales and Leasing with Ancillary Outside Storage, in conformance with Section 5.5, Section 11.2-4(J), 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. All storage shall be contained in the paved area located in the rear of the building; and
2. The four (4) parking stalls on the rear of the building shall remain free and clear of any storage and no storage shall hinder the ability for passage to and from the parking stalls from the access drive along the east side of the building; and
3. A 10-foot privacy fence shall be installed, after approval of a permit, in the rear of the building along the west property line prior to outside storage occurring; and
4. No off-site refuse may be continuously stored on the subject property.

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 2 IN LIPSCOMB’S 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 NOVEMBER 16, 2005 AS DOCUMENT R2005-256570, IN DUPAGE COUNTY, ILLINOIS.

Tax ID Number: 04-08-201-029

EXHIBIT “B”

RECOMMENDATION NO. 2022-RC-0009

TO: The Honorable Mayor and City Council

SUBJECT: PC 22-10
Contractor’s Equipment Sales and Leasing with Ancillary Outside Storage
Intrarex, Inc.
1219 West Washington Street

DATE: September 7, 2022

DECISION: With a vote of six (6) “yes” and zero (0) “no”, the motion to recommend approval of the Special Use Permit for Contractor’s Equipment Sales and Leasing with Ancillary Outside Storage 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 use of contractor’s sales and leasing of equipment with ancillary outside storage is best suited for an industrial area such as the location of the subject property. The subject property is located within one of the City’s major industrial corridors with industrial uses, including outside storage, surrounding it. Adjacent properties will not be affected by the proposed use and are similar in character to the proposal. The proposed use 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 contain fencing, in addition to existing landscaping, to screen the use from public view. The property is already equipped with a paved surface on the rear of the building that will satisfy outside storage requirements. No other improvements are needed to the property for the proposed use.

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

The proposed use 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 properties to the north and the east both have existing outside storage occurring and will not be impacted by the proposed storage on the subject property. All storage will occur in the rear of the building and will not be seen from public view.

- (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 subject property is located in the M Manufacturing District and both *Contractor's Equipment Sales and Leasing* as well as *Outside Activity or Storage Ancillary to a Permitted or Special Use* are listed as special uses in the M Manufacturing District, per Section 11.2-4 of the Zoning Code.

Respectfully submitted,

Barbara Laimins
Chairperson

VOTE:

For

B. Laimins
A. Banasiak
H. Billingsley
B. Henkin
D. Kasprak
T. Slattery

Against

Abstain

Absent

S. Hale

EXHIBIT “C”

(Site Plan)

ALTA/NSPS LAND TITLE SURVEY

LOT 2 IN LIPSCOMB'S SUBDIVISION OF PLAT 9 OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 24 NORTH, RANGE 4 E. EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 19, 1915 AS DOCUMENT, IN DUFGAN COUNTY, GEORGIA.

NORTH INDUSTRIAL
PARK
LOT 2

SCHEDULE ON DECEMBER 17, 1960

ACCORDING TO CHICAGO TITLE COMPANY RECORDS ANY CONVEYANCE
MADE BY CHICAGO TITLE COMPANY SINCE 1954,

IS THE PUBLIC UTILITY AND SERVICE CATCHMENTS SET FORTH ON THE
PLAN OF SUBDIVISION ARE PLOTTED.

Proposed 10' fence for screening of outside storage

Storwater
detention
AREA with
no site
line to
street from
Subject property

NORTH INDUSTRIAL
PARK
OUTLOT D

LOT 1

Office
Space

Office
Personnel
Parking

W. WASHINGTON STREET

1000 0000
ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 1704200000
FOR DUFFEL COUNTY, LINDSEY AND UNINCORPORATED AREAS DATED 01/01/2000
THIS SITE IS IN ZONE X. AREAS DESIGNATED TO BE OUTSIDE THE 0.2%
ANNUAL CHANCE FLOODING ARE

CONCLUSION

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN
OTHERWISE

FD-350 (Rev. 5-22-64)

THIS IS TO CERTIFY THAT THE MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 27TH ANNUAL EIGHTH DAY OF JULY REGULATIONS FOR ALIENATED LANDS SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NORT., AND ENCLOSED HEREIN ARE 1, 2, 3, AND 76 OF TABLE C THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 2, 1908.

6

DATE 27 DAY OF April 1970
 BY: [Signature]
 NAME PROFESSOR LARRY CLARK NO. 2687
 ADDRESS STONE HILL DRIVE
WESTON, MASSACHUSETTS
02456
02456
02456

44-38861-1000
 THIS THE WEST LINE OF LOT 7 IS A CORNER AS SHOWN
 ON THE PLAN OF SUBDIVISION RECORDED

0000
+0.200 604200(0774-1441) 2000

[illegible]

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Extension to Approved Final PUD and Special Use Permit
511 E Roosevelt Road
Express Car Wash, Inc.

Ordinance No. 22-O-0034

AGENDA ITEM NUMBER: 4.C.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: Sept. 12, 2022

COUNCIL AGENDA DATE: _____

STAFF REVIEW: Tom Dabareiner, AICP

SIGNATURE _____

APPROVED BY CITY ADMINISTRATOR: Michael Guttman

SIGNATURE _____

ITEM SUMMARY:

On September 20, 2021, the City Council approved Ordinance 21-O-0022, which granted a Final Planned Unit Development (PUD) and Special Use Permit (SUP) for the development and operation of a car wash for the property located at 511 East Roosevelt Road in the B-2 General Business District. The petitioner, Dan Gunsteen of Express Car Wash, Inc., submitted for a permit on August 19, 2022 to develop the site and construct the facility. The ordinance approving the Final PUD and SUP did not establish a deadline for when construction must begin. In cases such as this, the Zoning Code stipulates that the Final PUD approval shall expire one (1) year from the date of approval if construction has not commenced, per Section 15.5 (A)(2), and that the SUP approval shall expire one (1) year from the date of approval if the use has not become operational, per Section 5.5-8.

In anticipation of not meeting the one (1) year deadline to begin construction or become operational, the petitioner has requested a one (1) year extension affording the petitioner until September 20, 2023 to commence construction on the property and become operational. Section 15.5 of the Zoning Code provides the City Council the ability to grant an extension to an SUP, including the SUP for a Final PUD and car wash.

Staff recommends that the approval for the Final PUD and SUP be extended until September 20, 2023 to allow enough time for the site/building permit application to be reviewed and approved and construction to occur.

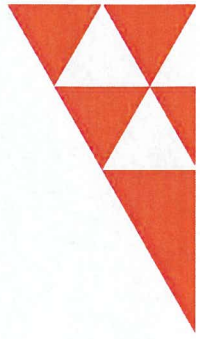
ACTIONS PROPOSED:

Approve the (1) year extension requested by Dun Gunsteen of Express Car Wash, Inc. for the previously approved Final PUD and SUP to develop and operate a proposed car wash at 511 E Roosevelt Road.

COMMITTEE RECOMMENDATION:



Engineering • Design • Consulting



August 31, 2022

**City of West Chicago - Department of Community Development
475 Main Street
West Chicago, Illinois 60185
Attn: John Sterrett - City Planner**

**RE: PUD Extension Request
Reference #22080070
Proposed Extreme Clean Car Wash
511 East Roosevelt Road
West Chicago, Illinois**

Mr. Sterrett,

Please accept this letter on behalf of Dan Gunsteen of CWD of West Chicago request a PUD approval extension per **Section 15.5(A)(2)** of the City Zoning Code for a period of one year. Construction would commence within a year of approval and proper paper work is completed.

We are grateful for your time and attention to this matter, please feel free to contact me should you have any questions.

Sincerely,

**THE W-T GROUP, LLC
Christopher M. Starke
Project Manager**

Cc: Dan Gunsteen

ORDINANCE NO. 22-O-0034

AN ORDINANCE GRANTING AN EXTENSION FOR FINAL PLANNED UNIT DEVELOPMENT AND SPECIAL USE PERMIT APPROVAL 511 E WEST ROOSEVELT ROAD

WHEREAS, on September 20, 2021, Dan Gunsteen of Express Car Wash, Inc. (the "APPLICANT"), was granted approval for a Final Planned Unit Development and Special Use Permit to the develop and operate a car was facility with respect to the property legally described in Exhibit "A" attached hereto and incorporated herein (the "SUBJECT REALTY"), pursuant to Ordinance 21-O-0022; and,

WHEREAS, construction for the facility has not yet begun on the SUBJECT REALTY; and

WHEREAS, Section 15.5(A)(2) of the Zoning Code states that Final Planned Unit Development Approval shall expire in one (1) year if construction has not commenced and Section 5.5-8 of the Zoning Code states that special use permits shall expire in one (1) year if they do not become operational; and

WHEREAS, Section 5.5-8 of the Zoning Code states that an extension may be granted with approval of the City Council; and

WHEREAS, on or about August 31, 2022 the APPLICANT filed a request for an extension of the approved Final Planned Unit Development and Special Use Permit; and

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

Section 1. There is hereby granted an extension to the approved Final Planned Unit Development and Special Use Permit for the SUBJECT REALTY granted by Ordinance 21-O-0022 until September 20, 2023, at which time the Final Planned Unit Development and Special Use Permit shall expire if the use has not become operational.

Section 2. That all conditions contained in Section 1 of Ordinance 21-O-0022 shall remain in full force and effect.

Section 3. That all other ordinances and resolutions, or parts thereof, to the extent not expressly modified by the terms and conditions of this Ordinance shall remain in full force and effect as therein provided.

Section 4. That this Ordinance shall be in full force and effect 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”

Subject Realty Legal Description

LOT 2 IN THE BLUESTONE SINGLE TENANT PROPERTIES SUBDIVISION IN PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 28, 2016 AS DOCUMENT R2016-1-5618, IN DUPAGE COUNTY, ILLINOIS.

Tax ID Number: 04-15-301-007

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Zoning Text Amendments
Corrections and Clarifications
Continued from August 8, 2022 Development Committee
Ordinance 22-O-0025

AGENDA ITEM NUMBER: 6. A.**FILE NUMBER:** _____**COMMITTEE AGENDA DATE:** Sept. 12, 2022**COUNCIL AGENDA DATE:** _____**STAFF REVIEW:** Tom Dabareiner, AICP**SIGNATURE** **APPROVED BY CITY ADMINISTRATOR:** Michael Guttman**SIGNATURE** _____**ITEM SUMMARY:**

At the August 8th Development Committee meeting, the discussion on the proposed Zoning Text Amendments clarifying regulations for fences and driveways was continued pending the resolution of questions brought up by members of the Committee.

Members of the Committee questioned if a residential fence proposed in the area near the edge of a driveway and the front lot line of a single family home may be built up to 4 feet in height or if this area is considered a "visibility triangle" and thus requires the fence to be 3 feet or less in height. The definition of a "visibility triangle" specifically excludes "*driveways associated with a single-family residence*" from being considered part of a "visibility triangle" (see attached), thus exempting it from height restrictions associated with such. Therefore, fences in the area near the edge of a driveway and the front property line are, and will continue to be, permitted up to 4 feet in height.

Staff is proposing language that states all existing driveways that do not meet the surface material requirement (i.e. gravel driveways) as of December 20, 2021 are considered legal nonconforming, with respect to said surface material requirement. Members of the Committee questioned the significance of this date. December 20, 2021 is the date the City Council eliminated the amortization for existing gravel driveways. The now eliminated amortization had required existing gravel driveways to be replaced with an approved surface material no later than 2004. The proposed language makes clear that gravel driveways existing prior to December 20, 2021 are considered legal nonconforming and may remain gravel.

ACTION PROPOSED:

Review and approval of the proposed Zoning Text Amendments.

COMMITTEE RECOMMENDATION:**Attachments:**

Visibility Triangle Definition
Proposed Zoning Text Amendments
Draft Ordinance 22-O-0025

APPENDIX A – ZONING CODE

Article IV – Definitions

4.1. Construction of terms.

Visibility triangle: An area bound by imaginary lines measured to points twenty-five (25) feet from the intersection of and parallel to any pavement edges or curbs associated with public rights-of-way improved with a street or alley, private driveways (excluding any private driveways associated with a single family residence), or private drive aisles, with a third line connecting said points.

**Proposed Text Amendments to Appendix A (Zoning Code)
of the Code of Ordinances of the City of West Chicago**

Development Committee
September 12, 2022
Continued from August 8, 2022

Underline = New Text; ~~Strikethrough~~ = Deleted Text

ARTICLE VII
SUPPLEMENTARY USE AND BULK REGULATIONS

1. Amendment to Section 7.1(B) (Fences – Fence Construction Standards) of Appendix A (Zoning Code) as follows:

(1) Location: Each fence shall be located completely within the boundaries of the lot ~~on~~ for which ~~it is located~~ the permit has been issued, including all posts, bases and other structural parts.

2. Amendment to Section 7.1(C) (Fences – District Regulations) of Appendix A (Zoning Code) as follows:

(1) Residential districts.

- a. Only decorative and open fences shall be permitted in actual front yards and shall not exceed four (4) feet in height, except within a visibility triangle, in which case the fence shall not exceed three (3) feet in height. Chain-link fences shall be prohibited in the actual front yard.*
- b. Fences shall be permitted in actual interior and corner side yards, provided that the fence does not extend beyond the front line of the building or structure and shall not exceed six (6) feet in height, except within a visibility triangle, in which case the fence shall not exceed three (3) feet in height.*
- c. Fences shall be permitted in actual rear yards and shall not exceed six (6) feet in height, except within a visibility triangle, in which case the fence shall not exceed three (3) feet in height, or in Fences located in an actual rear yard extending along any state highway or railroad right-of-way, ~~in which case the fence~~ shall not exceed eight (8) feet in height.*
- d. Privacy fences immediately adjacent to patios or first floor decks shall not exceed six (6) feet in height, as measured from the top of the patio or deck. A privacy fence immediately adjacent to a deck other than a first floor deck shall not exceed five (5) feet in height, as measured from the top of the deck. Said privacy fences shall not exceed a total of ten (10) lineal feet and shall not require a permit.*

- e. Fences within a **front yard** visibility triangle shall not exceed three (3) feet in height. ~~Fences within a corner side yard visibility triangle shall not exceed four (4) feet in height.~~

(2) Commercial and manufacturing districts.

- a. Fences shall be permitted in interior side yards, corner side yards and rear yards and shall not exceed eight (8) feet in height, except within a visibility triangle, which shall not exceed three (3) feet in height. Fences that are required to provide screening of outside activity or storage, in accordance with Section 11.2-1(C)(2)(a) of Appendix A (the Zoning Code), shall be permitted up to ten (10) feet in height, except within a visibility triangle, which shall not exceed three (3) feet in height.
- b. Fences shall be permitted in actual front yards and shall not exceed four (4) feet in height in commercially zoned districts and six (6) feet in height in manufacturing zoned districts, except within a visibility triangle, which shall not exceed three (3) feet in height.
- c. Fences within a **front yard** visibility triangle shall not exceed three (3) feet in height. ~~Fences within a corner side yard visibility triangle shall not exceed four (4) feet in height.~~

ARTICLE XIII
OFF-STREET PARKING AND LOADING

3. Amendment to Section 13.1-13 (A) (Parking – Location of Parking – Residential Districts) of Appendix A (Zoning Code) as follows:

(A) Residential districts.

- (1) Permit required: No person shall begin the construction, alteration, or replacement of a driveway within a Residential District without first having applied for and obtained a permit in writing to do so from the City of West Chicago.
- ~~(4)~~ (2) Driveway coverage of a lot. A new driveway shall cover no more than fifteen (15) percent of a lot. However, in the event that a new driveway leads to a detached garage located behind the rear building line, the driveway shall cover no more than twenty (20) percent of the lot. All existing driveways that are to be repaired or replaced at or less than the same dimensions and areas that they currently exist shall be exempt from the aforementioned lot coverage regulations in this subsection. Existing driveways enlarged beyond the current dimensions shall comply with the aforementioned lot coverage regulations in this subsection.
- ~~(2)~~ (3) Driveway coverage of front yard. A driveway shall not cover more than the following percentages of an actual front yard of a residential lot:

- a. R-1 40%
- b. R-2 40%
- c. R-3 42.5%
- d. R-4 45%
- e. R-5 45%

~~(3)~~ **(4)** Driveway width:

- a. Driveways (other than ribbon driveways): The maximum width of a driveway in the actual front yard shall not exceed forty-five (45) percent of the lot width. The minimum width of a driveway, at any point in the driveway, shall not be less than eight (8) feet.
- b. Ribbon driveways: The maximum width of a ribbon driveway in the actual front yard, as measured from the outermost edges of each strip, shall not exceed forty-five (45) percent of the lot width. The minimum width of each strip in a ribbon driveway shall be not less than two (2) feet and the strips shall have a minimum separation of five (5) feet on center.

~~(4)~~ **(5)** Parking spaces accessory to dwellings located in any residential zoning district shall be located on the same lot as the dwelling. Each parking space accessory to a multifamily dwelling shall be unobstructed so that no vehicle needs to be moved in order to allow another vehicle to enter/exit the parking area.

~~(5)~~ **(6)** There shall be no parking except on driveways, parking lots, or in enclosed garages, constructed consistent with the provisions of this section.

(7) All new driveways shall lead directly from a street or alleyway to the entrance of a garage.

~~(6)~~ **(8)** ~~New driveways~~ **Driveways** accessory to dwellings located in any residential zoning district shall be surfaced with **a minimum of two and one-half (2 ½) inches of bituminous asphalt pavement over six (6) inches of compacted gravel, or with a minimum of four (4) inches of concrete pavement over four (4) inches of compacted gravel, or with interlocking pavers designed and approved for vehicle parking over ten (10) inches of compacted gravel.**

Existing driveways that do not comply with the aforementioned surfacing requirements in this subsection as of December 20, 2021 shall be deemed legal nonconforming with respect to the surface material and may remain provided that no expansion or replacement of the legal nonconforming driveway occurs. An expansion or replacement of the legal nonconforming driveway shall require compliance with the surfacing requirements of this subsection.

(9) Driveway approaches within a public right-of-way shall comply with Section 15-4. - Standards and procedures for driveway approaches and sidewalks, of the Code of Ordinances of the City of West Chicago.

~~(7)~~ **(10)** All new single-family dwellings shall be required to provide two (2) completely enclosed parking spaces.

~~(8)~~ **(11)** It shall be prohibited to use a garage as a dwelling space unless it is attached to a house and another garage providing the same number of parking spaces is provided on the same property.

~~(10)~~ **(12)** All parking spaces accessory to permitted non-dwelling uses located in any residential district generally shall be located on the same lot as the use served. An exception: The administrator may allow such parking facilities to be located on another parcel within two hundred (200) feet of the use served if the "same lot" requirement is not feasible.

~~(11)~~ **(13)** Paved and concrete driveways and sidewalks may only be expanded using the same or higher quality surface material as approved by the Code Official.

~~(12)~~ **(14)** Driveway location.

- a. Residences having primary access off of Neltnor Boulevard (IL Route 59) or North Avenue (IL Route 64) shall be exempt from these regulations.
- b. Driveways ~~S~~shall have a minimum setback of one (1) foot from an interior side lot line, ~~excluding driveways unless the driveway is located~~ in the R-5 zoning district ~~and that leads~~ to a detached garage, in which case no setback shall be required.
- c. Driveways ~~S~~shall be prohibited in an actual interior side yard, except when leading to a detached garage.
- d. When leading to an attached garage the driveway shall only be located in the area directly in front of the garage or in that portion of the actual front yard between the closest interior side lot line and the garage.
- e. No portion of any driveway ~~Driveways in front of the non-garage portion of the residence shall be prohibited.~~ may be located in front of a non-garage portion of a residence.
- e. f. Any portion of a driveway that leads to an attached garage and is located in that portion of the actual front yard between the closest interior side lot line and the garage shall be tapered so that the maximum width of the driveway at the property line is equal to or less than the width of the garage. This portion of the driveway shall have a maximum width of nine (9) feet and a maximum length of eighteen (18) feet, measured from the front of the garage to the start of the taper. The taper shall reduce at a maximum ratio of one (1) foot length for every one (1) foot in width of that portion of the driveway.

ORDINANCE NO. 22-O-0025

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF WEST CHICAGO – APPENDIX A ARTICLES VII AND XIII OF THE ZONING CODE RELATING TO FENCES AND DRIVEWAYS

WHEREAS, the City of West Chicago periodically reviews the text of the Zoning Code for inconsistencies, discrepancies, and regulations in need of clarification ; and

WHEREAS, it is necessary to amend the Zoning Code, from time to time, to explain in clear terms how certain codes are enforced; and

WHEREAS, vague or inconsistent regulations within the Zoning Code must be addressed to avoid confusion; and

WHEREAS, the City Council believes it is in the best interest of the City to clarify certain sections of the Zoning Code; and

WHEREAS, Notice of Public Hearing on said text amendment was published in the Daily Herald on or about July 18, 2022, 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 on August 2, 2022 pursuant to said Notice; and

WHEREAS, at the Public Hearing 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 which contains specific findings of fact, pursuant to Recommendation No. 22-RC-0008, a copy of which is attached hereto as Exhibit “A” which is, by this reference, made a part hereof.

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

Section 1. That Section 7.1(B) – Fence Construction Standards, of Article VII, Appendix A, of the Code of Ordinances of the City of West Chicago be amended as follows:

(1) Location: Each fence shall be located completely within the boundaries of the lot ~~on~~ for which ~~it is located~~ the permit has been issued, including all posts, bases and other structural parts.

Section 2. That Section 7.1(C) – District Regulations, of Article VII, Appendix A, of the Code of Ordinances of the City of West Chicago be amended as follows:

(1) Residential districts.

- a. Only decorative and open fences shall be permitted in actual front yards and shall not exceed four (4) feet in height, except within a visibility triangle, in which case the fence shall not exceed three (3) feet in height. Chain-link fences shall be prohibited in the actual front yard.
- b. Fences shall be permitted in actual interior and corner side yards, provided that the fence does not extend beyond the front line of the building or structure and shall not exceed six (6) feet in height, except within a visibility triangle, in which case the fence shall not exceed three (3) feet in height.
- c. Fences shall be permitted in actual rear yards and shall not exceed six (6) feet in height, except within a visibility triangle, in which case the fence shall not exceed three (3) feet in height. ~~or in Fences located in an actual rear yard extending along any state highway or railroad right-of-way, in which case the fence shall not exceed eight (8) feet in height.~~
- d. Privacy fences immediately adjacent to patios or first floor decks shall not exceed six (6) feet in height, as measured from the top of the patio or deck. A privacy fence immediately adjacent to a deck other than a first floor deck shall not exceed five (5) feet in height, as measured from the top of the deck. Said privacy fences shall not exceed a total of ten (10) lineal feet and shall not require a permit.
- e. Fences within a ~~front yard~~ visibility triangle shall not exceed three (3) feet in height. ~~Fences within a corner side yard visibility triangle shall not exceed four (4) feet in height.~~

(2) Commercial and manufacturing districts.

- a. Fences shall be permitted in interior side yards, corner side yards and rear yards and shall not exceed eight (8) feet in height, except within a visibility triangle, which shall not exceed three (3) feet in height. Fences that are required to provide screening of outside activity or storage, in accordance with Section 11.2-1(C)(2)(a) of Appendix A (the Zoning Code), shall be permitted up to ten (10) feet in height, except within a visibility triangle, which shall not exceed three (3) feet in height.
- b. Fences shall be permitted in actual front yards and shall not exceed four (4) feet in height in commercially zoned districts and six (6) feet in height in manufacturing zoned districts, except within a visibility triangle, which shall not exceed three (3) feet in height.
- c. Fences within a ~~front yard~~ visibility triangle shall not exceed three (3) feet in height. ~~Fences within a corner side yard visibility triangle shall not exceed four (4) feet in height.~~

Section 3. That Section 13.1-13(A) – Location of Parking, of Article XII, Appendix A, of the Code of Ordinances of the City of West Chicago, be amended to add the following: defined terms:

(A) Residential districts.

(1) Permit required: No person shall begin the construction, alteration, or replacement of a driveway within a Residential District without first having applied for and obtained a permit in writing to do so from the City of West Chicago.

~~(1)~~ (2) Driveway coverage of a lot. A ~~new~~ driveway shall cover no more than fifteen (15) percent of a lot. However, in the event that a ~~new~~ driveway leads to a detached garage located behind the rear building line, the driveway shall cover no more than twenty (20) percent of the lot. All existing driveways that are to be repaired or replaced at or less than the same dimensions and areas that they currently exist shall be exempt from the aforementioned lot coverage regulations in this subsection. Existing driveways enlarged beyond the current dimensions shall comply with the aforementioned lot coverage regulations in this subsection.

~~(2)~~ (3) Driveway coverage of front yard. A driveway shall not cover more than the following percentages of an actual front yard of a residential lot:

- a. R-1 40%
- b. R-2 40%
- c. R-3 42.5%
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~~(3)~~ (4) Driveway width:

- a. Driveways (other than ribbon driveways): The maximum width of a driveway in the actual front yard shall not exceed forty-five (45) percent of the lot width. The minimum width of a driveway, at any point in the driveway, shall not be less than eight (8) feet.
- b. Ribbon driveways: The maximum width of a ribbon driveway in the actual front yard, as measured from the outermost edges of each strip, shall not exceed forty-five (45) percent of the lot width. The minimum width of each strip in a ribbon driveway shall be not less than two (2) feet and the strips shall have a minimum separation of five (5) feet on center.

~~(4)~~ (5) Parking spaces accessory to dwellings located in any residential zoning district shall be located on the same lot as the dwelling. Each parking space accessory to a multifamily dwelling shall be unobstructed so that no vehicle needs to be moved in order to allow another vehicle to enter/exit the parking area.

~~(5)~~ (6) There shall be no parking except on driveways, parking lots, or in enclosed garages, constructed consistent with the provisions of this section.

~~(7)~~ (7) All new driveways shall lead directly from a street or alleyway to the entrance of a garage.

~~(6)~~ (8) ~~New driveways~~ Driveways accessory to dwellings located in any residential zoning district shall be surfaced with a minimum of two and one-half (2 ½) inches of bituminous asphalt pavement over six (6) inches of compacted gravel, or with a minimum of four (4) inches of concrete pavement over four (4) inches of compacted gravel, or with interlocking pavers designed and approved for vehicle parking over ten (10) inches of compacted gravel.

Existing driveways that do not comply with the aforementioned surfacing requirements in this subsection as of December 20, 2021 shall be deemed legal nonconforming with respect to the surface material and may remain provided that no expansion

or replacement of the legal nonconforming driveway occurs. An expansion or replacement of the legal nonconforming driveway shall require compliance with the surfacing requirements of this subsection.

(9) Driveway approaches within a public right-of-way shall comply with Section 15-4. - Standards and procedures for driveway approaches and sidewalks, of the Code of Ordinances of the City of West Chicago.

~~(7)~~ (10) All new single-family dwellings shall be required to provide two (2) completely enclosed parking spaces.

~~(8)~~ (11) It shall be prohibited to use a garage as a dwelling space unless it is attached to a house and another garage providing the same number of parking spaces is provided on the same property.

~~(10)~~ (12) All parking spaces accessory to permitted non-dwelling uses located in any residential district generally shall be located on the same lot as the use served. An exception: The administrator may allow such parking facilities to be located on another parcel within two hundred (200) feet of the use served if the "same lot" requirement is not feasible.

~~(11)~~ (13) Paved and concrete driveways and sidewalks may only be expanded using the same or higher quality surface material as approved by the Code Official.

~~(12)~~ (14) Driveway location.

- a. Residences having primary access off of Neltnor Boulevard (IL Route 59) or North Avenue (IL Route 64) shall be exempt from these regulations.
- b. Driveways shall have a minimum setback of one (1) foot from an interior side lot line, excluding driveways unless the driveway is located in the R-5 zoning district and that leads to a detached garage, in which case no setback shall be required.
- c. Driveways shall be prohibited in an actual interior side yard, except when leading to a detached garage.
- d. When leading to an attached garage the driveway shall only be located in the area directly in front of the garage or in that portion of the actual front yard between the closest interior side lot line and the garage.
- e. No portion of any driveway Driveways in front of the non-garage portion of the residence shall be prohibited. may be located in front of a non-garage portion of a residence.
- e. f. Any portion of a driveway that leads to an attached garage and is located in that portion of the actual front yard between the closest interior side lot line and the garage shall be tapered so that the maximum width of the driveway at the property line is equal to or less than the width of the garage. This portion of the driveway shall have a maximum width of nine (9) feet and a maximum length of eighteen (18) feet, measured from the front of the garage to the start of the taper. The taper shall reduce at a maximum ratio of one (1) foot length for every one (1) foot in width of that portion of the driveway.

Section 4. That all ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, expressly repealed.

Section 5. That this Ordinance shall be in full force and effect after its passage, approval and publication in pamphlet form as provided by law.

PASSED this 19th day of September, 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 19th day of September, 2022.

Mayor Ruben Pineda

ATTEST:

Deputy City Clerk Valeria Perez

PUBLISHED: _____

EXHIBIT "A"

RECOMMENDATION # 21-RC-0008

TO: The Honorable Mayor and City Council

SUBJECT: PC 22-09
Zoning Text Amendments.

DATE: August 2, 2022

DECISION: The motion to approve the proposed amendments was approved by a vote of six (6) "yes" and zero (0) "no".

RECOMMENDATION:

After a review of the proposed Zoning Text Amendments as presented, the Plan Commission/Zoning Board of Appeals finds that the proposed amendments do not pose a threat to the health, safety and welfare of the community. It is the Commission's opinion that the proposed amendments will be beneficial to the City of West Chicago.

The amendments are in keeping with the purpose of the Zoning Code. The Plan Commission is of the opinion that the proposed amendments will protect, promote, and improve the public health, safety, morals, convenience, order, appearance, prosperity and the general welfare of the citizens of West Chicago community.

Respectfully submitted,

Barbara Laimins
Chairperson

VOTE:

<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Laimins			Kasprak
Hale			
Billingsley			
Slattery			
Henkin			
Banasiak			