

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

## DEVELOPMENT COMMITTEE

**Monday, October 10, 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.
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

Draft

## 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:**

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

**AGENDA ITEM NUMBER:** W. A.**FILE NUMBER:** \_\_\_\_\_**COMMITTEE AGENDA DATE:** Oct. 10, 2022  
**COUNCIL AGENDA DATE:** \_\_\_\_\_**STAFF REVIEW:** Tom Dabareiner, AICP**SIGNATURE** **APPROVED BY CITY ADMINISTRATOR:** Michael Guttman**SIGNATURE** \_\_\_\_\_**ITEM SUMMARY:**

At the August 8<sup>th</sup> 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

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## 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.
- ~~(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%
- 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%
- 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.

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- 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 19<sup>th</sup> 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 19<sup>th</sup> 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:

For

Laimins

Hale

Billingsley

Slattery

Henkin

Banasiak

Against

Abstain

Absent

Kasprak