



WHERE HISTORY & PROGRESS MEET

## DEVELOPMENT COMMITTEE

**Monday, October 9, 2023  
6:00 P.M. - Council Chambers**

**Please note the meeting time.**

### AGENDA

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

2. Approval of Minutes

A. June 12, 2023

3. Public Participation

The opportunity to speak to the Development Committee is provided for those who have a question or comment on an agenda item or a City of West Chicago issue. The Development Committee appreciates hearing from our residents and your thoughts and questions are valued. The Development Committee strives to make the best recommendations for the City and public input is very helpful.

Respect for the duties of the Development Committee and for the democratic process will be adhered to – in this regard, civility and a sense of decorum will be strictly followed. All speakers must address their comments to the Chairperson. Comments that are personally condescending will not be permitted. Speakers shall be courteous and should not make statements that are personally disrespectful to members of the Development Committee or City staff.

Please use the podium in the center aisle. Please announce your name and address (if acceptable) before commencing – all public comments are limited to three (3) minutes and each citizen will be permitted to speak only once. It is the Development Committee's policy not to engage in dialogue during Public Comment. Any questions raised will be addressed by City staff or an elected official outside of the Development Committee meeting.

4. Items for Consent.

**None**

5. Items for Discussion

- A. Mango Express Car Wash** – The petitioner seeks approval of a Special Use Permit to construct and operate a car wash at 151 S. Neltnor Blvd. While Plan Commission voted unanimously to support the petition, this is an Item for Discussion because a member of the public spoke at that meeting.
- B. Forming America, Ltd.** – The petitioner, located at 1200 N. Prince Crossing Rd., seeks a fifth amendment to the controlling Special Use Permit to reflect the work completed on the property. The recommendation includes the need to pave a final area covered currently by gravel, which the petitioner objects to. Paving this area or returning it to turf would complete the conformance requirements with City Code. The Plan Commission voted unanimously in favor of the amendment, including the need to pave over the gravel area.
- C. Text Amendment to Sec. 6.27 of the Zoning Ordinance** – The City was approached by someone who seeks to install several outdoor vending machines; however, this use is not listed as permitted in the Zoning Code, despite a number of vending machines already present at various locations. If a use is not listed, the Zoning Code prohibits its use as stated clearly in the Code. This text amendment would make outside vending machines legal with certain restrictions. The Plan Commission voted unanimously in favor of the amendment as proposed, although there was some discussion on vending machine content.

6. Unfinished Business

7. New Business

8. Reports from Staff

9. Adjournment

## **MINUTES**

### **DEVELOPMENT COMMITTEE**

**June 12, 2023 6:00 P.M.**

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

Alderman Rebecca Stout called the meeting to order at 6:00 p.m.

Roll call found Aldermen Lori Chassee, Christine Dettmann, Jayme Sheahan, Rebecca Stout and Chris Swiatek present. Alderman Stout announced a quorum.

Also in attendance was Community Development Director, Tom Dabareiner.

**2. Approval of Minutes.**

**A. May 8, 2023.**

**Alderman Dettman moved and Alderman Swiatek seconded a motion to approve the minutes. Voting Aye: Aldermen Chassee, Dettmann, Sheahan, Stout and Swiatek.**

**3. Public Participation. None.**

**4. Items for Consent.**

**A. Sign Ordinance Update** – Decisions by the US Supreme Court require changes to the City's sign ordinance. The changes remove regulatory control over sign content, but retains regulation of size, materials and location. Members of the Plan Commission voted unanimously (4-0) to recommend approval of the proposed changes.

**Alderman Swiatek moved to approve Item A and Alderman Sheahan seconded the motion. Voting Aye: Aldermen Chassee, Dettmann, Sheahan, Stout and Swiatek.**

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**5. Items for Discussion.**

- A. Townhouse Concept Plan, Located North of the North/Atlantic Intersection –** A company called Redwood hopes to develop a single-story townhouse development north of North Avenue at Atlantic. Commercial development along the north side of North Avenue would be developed by the property owner. The residential concept is up for discussion tonight.

Mr. Paul DeKruiff shared a presentation to the members of the proposed concept plan, which features a single-story rental townhouse development of between 160 to 175 units. The townhomes will range in size from 1,300 to 1,600 square feet and would cater to young professionals and empty nesters. All townhomes would be available for long-term rent and would consist of two beds, two baths, a 2-car garage and a patio. Their company would take care of exterior maintenance.

Questions were asked and answered regarding the number of units per building, speed limit enforcement, potential buffering along North Avenue, visitor parking, driveway depths, green space and sprinkler requirements.

Alderman Stout indicated that if the project were to move forward, she would like to see the units never be sold individually but rather as a whole.

All of the members voiced their support of the concept.

**6. Unfinished Business.** None.

**7. New Business.** None.

**8. Reports from Staff.**

Mr. Dabareiner indicated the potential for additional development plans to come before the committee in the upcoming months for conceptual review.

**9. Adjournment.**

**Alderman Dettman moved to adjourn the meeting at 7:06 p.m. and Alderman Swiatek seconded the motion. Voting Aye: Aldermen Chassee, Dettmann, Sheahan, Stout and Swiatek.**

Respectfully submitted,

Jane Burke

## CITY OF WEST CHICAGO

### DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Mango Express Car Wash  
151 S Neltnor Boulevard  
Special Use Permit

Ordinance No. 23-O-0036

**AGENDA ITEM NUMBER:** 5.A.

**FILE NUMBER:** \_\_\_\_\_

**COMMITTEE AGENDA DATE:** Oct. 9, 2023

**COUNCIL AGENDA DATE:** \_\_\_\_\_

**STAFF REVIEW:** Tom Dabareiner, AICP

**SIGNATURE** 

**APPROVED BY CITY ADMINISTRATOR:** Michael Guttman **SIGNATURE** \_\_\_\_\_

**ITEM SUMMARY:**

Alan Jacob of Car Wash Pro Designers has petitioned for approval of a Special Use Permit for the construction and operation of a car wash at 151 South Neltnor Boulevard. The subject property is vacant located on the west side of Neltnor Boulevard, between Washington Street and Main Street, consisting of 0.83 acres in the B-2 General Business District.

The petitioner is proposing to develop the site with a 3,850 square foot single-lane carwash facility with an ancillary vehicle vacuum area. The carwash is proposed to operate 7 days a week, 8:00 a.m. to 8:00 p.m. on weekdays, 9:00 a.m. to 7:00 p.m. on Saturdays, and 9:00 a.m. to 5:00 p.m. on Sundays.

The petitioner is proposing significant landscaping around the perimeter of the site as well as along the building foundation, and in the parking lot islands as required per City Code. A 6-foot solid vinyl privacy fence is also proposed along the east property line to provide additional screening of the proposed use from the adjacent residential properties. The petitioner has provided a photometric plan indicating that illumination levels will be at or below the maximum illumination level permitted of 2.0 foot-candles at the property line. Illumination levels will drop to 0.0 at the east property line adjacent to the residential area.

At their October 3<sup>rd</sup> meeting, members of the Plan Commission voted unanimously (4-0, with three absent) in support of the Special Use Permit.

**ACTION PROPOSED:**

Discuss and recommend approval of the requested Special Use Permit for 151 S Neltnor Boulevard.

**COMMITTEE RECOMMENDATION:**

Attachments: Draft Ordinance  
PC Report  
Proposed Plans

## ORDINANCE NO. 23-O-0036

### AN ORDINANCE APPROVING A SPECIAL USE FOR A CAR WASH 151 S NELTNOR BOULEVARD

WHEREAS, on July 17, 2023, Alan Jacob of Car Wash Pro Designers. (the “APPLICANT”), filed an application for a special use permit for a car wash for the property located at 151 S Neltnor Boulevard 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 special use application was published in the Daily Herald on September 18, 2023, 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 October 3, 2023, pursuant to said Notice; and,

WHEREAS, at the Public Hearing, the APPLICANT provided testimony in support of his 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. 2023-RC-0007, 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 for a car wash in conformance with Section 5.5 and Section 10.3-4(D) of the Zoning Ordinance is hereby granted for the SUBJECT REALTY, subject to compliance with the following conditions:

1. That the site be developed in substantial conformance with the following plans:
  - a. Geometric Plan, consisting of one page (Sheet C-3), prepared by Terra Consulting Group, dated June 22, 2023 with a latest revision date of August 8, 2023.
  - b. Landscape Plan, consisting of two pages (Sheets L-1.1 and L-1.2), prepared by Neri Architects, dated April 26, 2023 with a latest revision date of August 8, 2023.
  - c. Building Elevations, consisting of two pages (Sheets A-5.0 and A-5.1, prepared by Neri Architects, dated April 26, 2023 with a latest revision date of August 8, 2023.
  - d. Vacuum Canopy and Trash Enclosure Elevations, consisting of one page (Sheet A-7.1), prepared by Neri Architects, dated April 26, 2023 with a latest revision date of August 8, 2023.
  - e. Signage Plan, consisting of one page (Sheet A-7.0), prepared by Neri Architects, dated April 26, 2023 with a latest revision date of August 8, 2023.
2. Landscaping consisting of evergreen and deciduous shrubs shall be installed around the perimeter of the trash enclosure.

3. That light shields will be provided to prevent source point glare onto the residential properties to the east.
4. That prior to the issuance of a building permit, final approval shall be granted by the Illinois Department of Transportation and the Fire Protection District.

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 \_\_\_\_\_, 2023.

Alderman D. Beebe	_____	Alderman L. Chassee	_____
Alderman J. Sheahan	_____	Alderman H. Brown	_____
Alderman A. Hallett	_____	Alderman C. Dettmann	_____
Alderman M. Birch-Ferguson	_____	Alderman S. Dimas	_____
Alderman J. Smith, Jr.	_____	Alderman C. Swiatek	_____
Alderman R. Stout	_____	Alderman J. Short	_____
Alderman J. Morano	_____	Ward 7 – Vacant	

APPROVED as to form: \_\_\_\_\_  
City Attorney

APPROVED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Mayor Ruben Pineda

ATTEST:

\_\_\_\_\_  
Executive Office Manager Valeria Perez

PUBLISHED: \_\_\_\_\_



## EXHIBIT "A"

### LEGAL DESCRIPTION

PARCEL 1: LOT 1 IN OAK HILL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST ¼ OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20, 1994 AS DOCUMENT R94-207877, IN DUPAGE COUNTY, ILLINOIS. PARCEL 2: THAT PART OF LOT 1 IN BLOCK 8 IN UPDIKE'S ADDITION TO THE TOWN OF TURNER, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 3 AND OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 20, 1871 AS DOCUMENT 14172, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF AFORESAID LOT 1; THENCE RUNNING WEST ON THE

NORTH LINE OF SAID LOT 1 TO THE EAST LINE OF THE WEST 200.00 FEET OF THE NORTH 82.50 FEET OF SAID LOT 1 (ALSO AN EAST LINE OF LOT 1 OF OAK HILL SUBDIVISION AFORESAID); THENCE SOUTH, ALONG AN EAST LINE OF LOT 1 OF OAK HILL SUBDIVISION AFORESAID); THENCE SOUTH, ALONG AN EAST LINE OF LOT 1 OF OAK HILL SUBDIVISION AFORESAID, A DISTANCE OF APPROXIMATELY 50.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH CONTINUING ALONG AN EAST LINE OF SAID LOT 1 OF OAK HILL SUBDIVISION, A DISTANCE OF APPROXIMATELY 32.50 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF OAK HILL SUBDIVISION AFORESAID; THENCE EAST, PARALLEL WITH THE NORTH LINE OF SAID LOT 1 TO THE WEST LINE OF LOT 1 OF KEES' RESUBDIVISION OF PART OF LOTS 1, 2 AND 3 IN BLOCK 8 IN UPDIKE'S ADDITION TO THE TOWN OF TURNER AFORESAID ACCORDING TO THE PLAT OF SAID KEES' RESUBDIVISION RECORDED DECEMBER 1, 1958 AS DOCUMENT NO. 904585; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 IN KEES RESUBDIVISION, A DISTANCE OF APPROXIMATELY 32.50 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 IN KEES RESUBDIVISION; THENCE WEST, ALONG THE NORTH LINE OF SAID LOT 1 OF KEES RESUBDIVISION EXTENDED TO AN EAST LINE OF LOT 1 OF OAK HILL SUBDIVISION AND THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS. NOTE: THE FOREGOING PARCEL IS ALSO DESCRIBED AS FOLLOWS: ALL OF LOT 1 IN OAK HILL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20, 1994 AS DOCUMENT NO. R94-207877 AND PART OF LOT 1 IN BLOCK 8 IN UPDIKE'S ADDITION TO THE TOWN OF TURNER, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 3 AND THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 20, 1871 AS DOCUMENT NO. 14172, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID LOT 1 IN OAK HILL SUBDIVISION AFORESAID AND THE EAST RIGHT-OF-WAY LINE OF NOW ILLINOIS ROUTE 59 (FORMERLY MAPLE STREET); THENCE NORTH 89 DEGREES 43 MINUTES 40 SECONDS EAST, 217.39 FEET (RECORDED AS 217.47 FEET) ALONG SAID NORTH LINE; THENCE SOUTH 01 DEGREES 27 MINUTES 38 SECONDS WEST, 97.81 FEET (RECORDED AS SOUTH 01 DEGREES 32 MINUTES 01 SECONDS WEST, 97.82 FEET) ALONG AN EAST LINE OF SAID LOT 1; THENCE SOUTH 89 DEGREES 42 MINUTES 15 SECONDS WEST, 62.18 FEET (RECORDED AS SOUTH 89 DEGREES 40 MINUTES 58 SECONDS WEST) ALONG A SOUTH LINE OF SAID LOT 1; THENCE SOUTH 00



DEGREES 42 MINUTES 33 SECONDS WEST, 49.97 FEET (RECORDED AS SOUTH 01 DEGREES 38 MINUTES 13 SECONDS WEST) ALONG AN EAST LINE OF SAID LOT 1; THENCE SOUTH 89 DEGREES 13 SECONDS WEST) ALONG AN EAST LINE OF SAID LOT 1; THENCE SOUTH 89 DEGREES 12 MINUTES 35 SECONDS EAST, 32.44 FEET TO THE NORTHWEST CORNER OF THE PLAT OF KEES' RESUBDIVISION OF PART OF LOTS 1, 2 AND 3 IN BLOCK 8 IN UPDIKE'S ADDITION TO THE TOWN OF TURNER AFORESAID, ACCORDING TO THE PLAT OF SAID KEES' RESUBDIVISION RECORDED DECEMBER 1, 1958 AS DOCUMENT NO. 904585; THENCE SOUTH 01 DEGREES 36 MINUTES 03 SECONDS WEST, 32.13 FEET ALONG THE WEST LINE OF SAID KEES' RESUBDIVISION; THENCE NORTH 89 DEGREES 54 MINUTES 24 SECONDS WEST, 187.08 FEET (RECORDED AS NORTH 89 DEGREES 52 MINUTES 45 SECONDS WEST)

ALONG A SOUTH LINE OF SAID LOT 1 IN OAK HILL SUBDIVISION TO THE EAST RIGHT OF WAY LINE OF NOW ILLINOIS ROUTE 59 (FORMERLY MAPLE STREET); THENCE NORTH 01 DEGREES 31 MINUTES 51 SECONDS EAST, 179.33 FEET (RECORDED AS NORTH 01 DEGREES 31 MINUTES 14 SECONDS EAST, 179.25 FEET) ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS. PARCEL 3: THAT PART OF LOT 1 IN BLOCK 8 IN UPDIKE'S ADDITION TO TURNER, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 3 AND OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 20, 1871 AS DOCUMENT 14172, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF AFORESAID LOT 1; THENCE RUNNING WEST ON THE NORTH LINE OF SAID LOT 1 TO THE EAST LINE OF THE WEST 200.00 FEET OF THE NORTH 82.50 FEET OF SAID LOT 1 (ALSO AN EAST LINE OF LOT 1 OF OAK HILL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20, 1994 AS DOCUMENT NO. R94-207877), BEING THE POINT OF BEGINNING; THENCE SOUTH, ALONG AN EAST LINE OF LOT 1 OF OAK HILL SUBDIVISION AFORESAID, A DISTANCE OF APPROXIMATELY 50.00 FEET; THENCE EAST, PARALLEL WITH THE NORTH LINE OF SAID LOT 1 TO NORTHWEST CORNER OF LOT 1 OF KEES' RESUBDIVISION OF PART OF LOTS 1, 2 AND 3 IN BLOCK 8 IN UPDIKE'S ADDITION TO THE TOWN OF TURNER, AFORESAID, ACCORDING TO THE PLAT OF SAID KEES' RESUBDIVISION RECORDED DECEMBER 1, 1958 AS DOCUMENT NO. 904585; THENCE NORTH A DISTANCE OF APPROXIMATELY 50.00 FEET TO A SOUTH LINE OF LOT 1 OF OAK HILL SUBDIVISION AFORESAID; THENCE WEST, A DISTANCE OF APPROXIMATELY 32.50 FEET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS. NOTE: AFORESAID PARCEL IS ALSO DESCRIBED AS FOLLOWS: PART OF LOT 1 IN BLOCK 8 IN UPDIKE'S ADDITION TO THE TOWN OF TURNER, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 3 AND OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 20, 1871 AS DOCUMENT NO. 14172, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID LOT 1 AND THE EAST RIGHT OF WAY LINE OF NOW ILLINOIS ROUTE 59 (FORMERLY MAPLE STREET); THENCE NORTH 89 DEGREES 43 MINUTES 40 SECONDS EAST, 217.39 FEET (RECORDED AS 217.47 FEET) ALONG SAID NORTH LINE; THENCE SOUTH 01 DEGREES 27 MINUTES 38 SECONDS WEST, 97.81 FEET (RECORDED AS SOUTH 01 DEGREES 27 MINUTES 38 SECONDS WEST, 97.81 FEET (RECORDED AS SOUTH 01 DEGREES 32 MINUTES 01 SECONDS WEST, 97.82 FEET) ALONG AN EAST LINE OF SAID LOT 1; THENCE SOUTH 89 DEGREES 42 MINUTES 15 SECONDS WEST, 30.30 FEET (RECORDED AS SOUTH 89 DEGREES 40 MINUTES 58 SECONDS WEST) ALONG

THE NORTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 36 MINUTES 03 SECONDS WEST, 50.57 FEET TO THE NORTHWEST CORNER OF THE PLAT OF KEES' RESUBDIVISION OF PART OF LOTS 1, 2 AND 3 IN BLOCK 8 IN UPDIKE'S ADDITION TO THE TOWN OF TURNER AFORESAID, ACCORDING TO THE PLAT OF SAID KEES' RESUBDIVISION RECORDED DECEMBER 1, 1958 AS DOCUMENT NO. 904585; THENCE NORTH 89 DEGREES 12 MINUTES 35 SECONDS WEST, 32.44 FEET TO AN EAST LINE OF LOT 1 IN OAK HILL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20, 1994 AS DOCUMENT NO. R94-207877; THENCE NORTH 00 DEGREES 38 MINUTES 13 SECONDS EAST) ALONG AN EAST LINE OF SAID LOT 1 IN OAK HILL SUBDIVISION; THENCE NORTH 89 DEGREES 42 MINUTES 15 SECONDS EAST, 31.88 FEET (RECORDED AS SOUTH 89 DEGREES 40 MINUTES 58 SECONDS WEST) ALONG A SOUTH LINE OF LOT 1 IN OAK HILL SUBDIVISION TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PIN 04-10-201-064

## EXHIBIT "B"

RECOMMENDATION NO. 2023-RC-0007

TO: The Honorable Mayor and City Council

SUBJECT: PC 23-08  
Special use for a car wash  
Mango Express Car Wash  
151 South Neltnor Boulevard

DATE: October 3, 2023

DECISION: The Plan Commission/Zoning Board unanimously recommended approval of the special use for a car wash for the SUBJECT REALTY by a (4-0) vote.

### 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 based on the following findings of fact.

***(1) Is necessary for the public convenience at the 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\*\*\****

A motor vehicle laundry facility (i.e. carwash) is a use that is best suited to be located within a commercial corridor that is along a major arterial road with a high traffic volume. Neltnor Boulevard, fits those criteria. Furthermore, the property is located along one of the City's main commercial corridor hubs. Staff is of the opinion the petitioner has satisfied this finding.

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

Consideration has been given to the residential area to the east with additional landscaping and fencing to screen the proposed use. The proposed design of the site complies with all engineering and stormwater requirements. Staff is of the opinion the petitioner has satisfied this finding.

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

The proposed development will contain fencing as well as a significant amount of landscaping including evergreen trees to screen the property and provide sound attenuation for the residential areas to the east. The petitioner has oriented the car wash building so the exit, which contains the dryer, will be facing away from the residential area. The proposed lighting will comply with the maximum illumination level of 0.1 foot-candles permitted adjacent to a residential district as well as the maximum illumination level of 2.0 foot-

candles at all other property lines. All proposed lighting will be flat cut-off LED lighting to prevent glare. Staff is of the opinion the petitioner has satisfied this finding.

**(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 car wash facility use is listed as a special use per Section 10.3-4 (D) of the Zoning Code. Staff is of the opinion the petitioner has satisfied this finding.

Respectfully submitted,

Barbara Laimins  
Chairperson

**VOTE:**

For  
Laimins  
Slattery  
Kasprak  
Banasiak

Against

Abstain

Absent  
Hale  
Henkin  
Billingsley

## **EXHIBIT “C”**

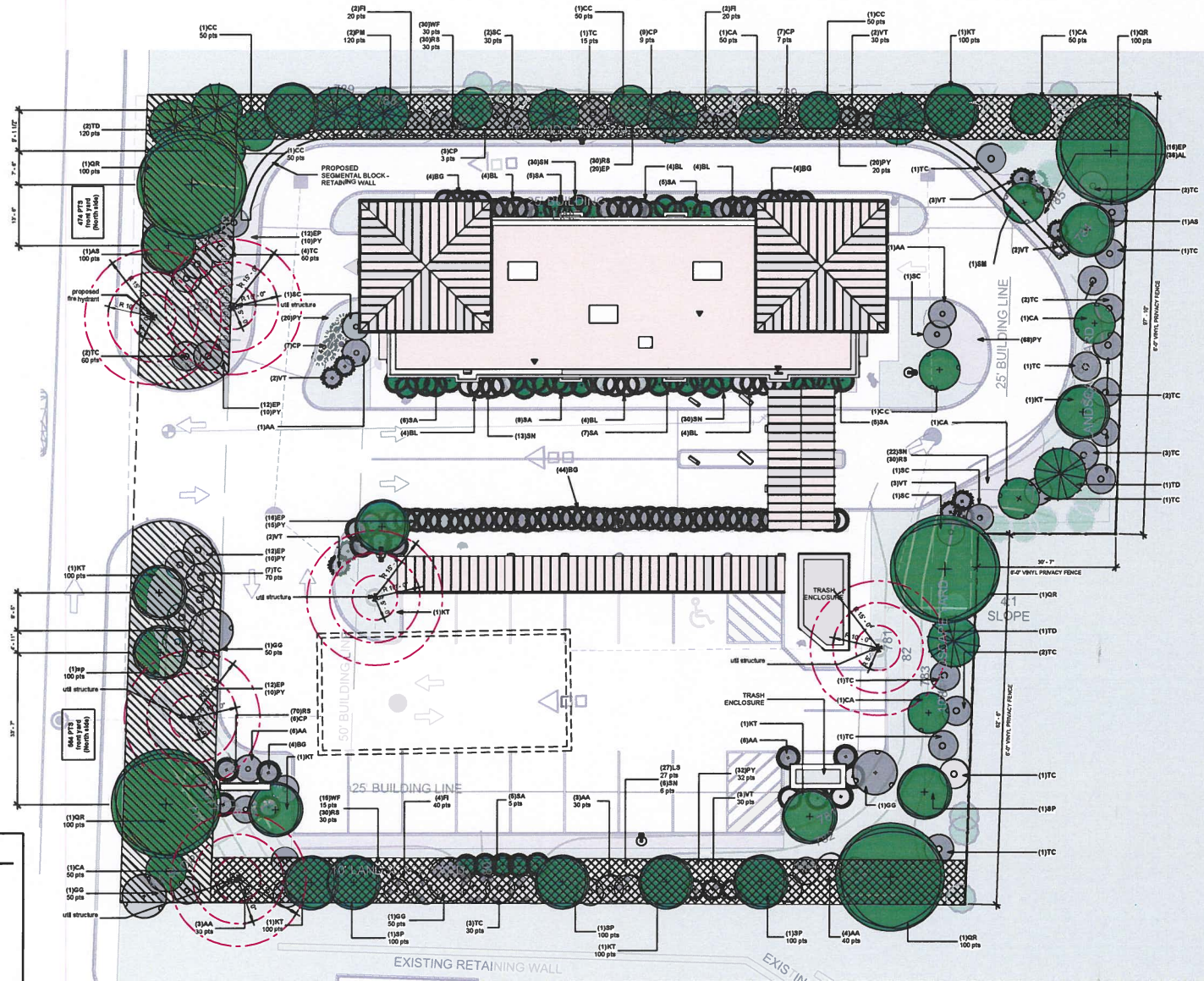
(Insert Development Plans here)





# EXISTING TREE LEGEND

- EXISTING TREES TO REMAIN
- EXISTING EVERGREEN TREE TO REMAIN



SITE PLAN  
SCALE: 3/32" = 1'-0"

**NERI** ARCHITECTS  
640 S. NORTHWEST HWY. SUITE 4  
CHICAGO, IL 60631  
TEL: 312.451.4400

PROJECT # 2319  
DATE: 04/26/23  
DESIGN FIRM # 184.003719-0001  
03/04/2023

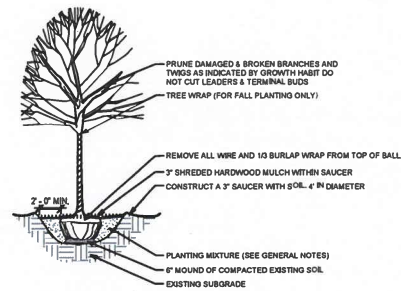
NEW AUTOMATED CARWASH FACILITY

151 S. NELTNOR BLVD.  
WEST CHICAGO, IL 60185

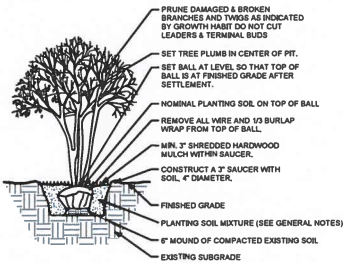
03/06/23 ZONING REVISIONS  
04/26/23 ZONING REVIEW  
REVISIONS  
DRAWN BY: RAB  
APPROVED BY: GCN/MAM  
SCALE: AS NOTED  
DESCRIPTION: LANDSCAPE PLAN

SHEET NO. L-1.1

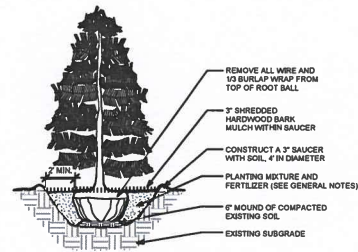


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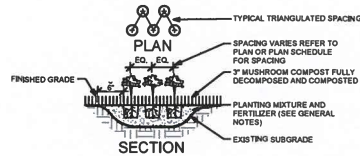
**DECIDUOUS TREE PLANTING DETAIL**  
SCALE 3/16" = 1'-0"



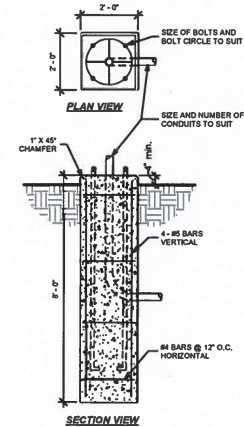
**LARGE SHRUB PLANTING DETAIL**  
SCALE: 1/4" = 1'-0"



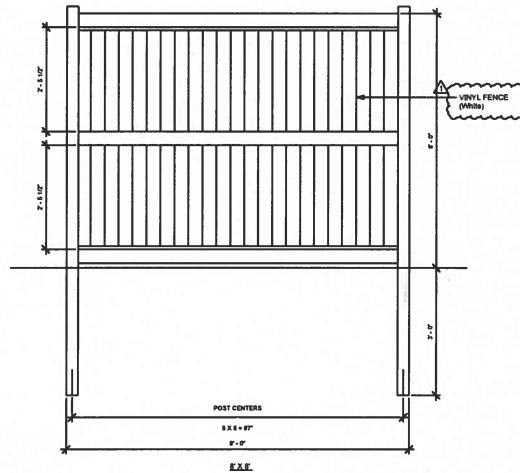
 ORNAMENTAL TREE PLANTING DETAIL



### GROUND COVER PLANTING DETAIL



Light Post Foundation  
SCALE 1/2" = 1'-0"



USED ID	PLANT N°	FULL SCIENTIFIC NAME	PTS	NOTICEABLE LEAF	COMMON NAME	WIL. SIZE	VEGETATION CO. OR OTHER
SHRUB (P/ARBO) DECIDUOUS TREES (A/N, Size at planting 7' tall; Pathway Trees shall be max 6' wpt)							
QP	6	2	200	Quercus Rubra	Red Oak	7' shrub / 18"	
AT	9	1	600	Quercus alpinum	Fatshue Tree	7' shrub / 18"	
UP	5	1	800	Syringa amurensis	Flowering Tree	7' shrub / 18"	noted height 5-20 ft
AL	4	2	100	Aucubus japonica	Shrub Forsythia	7' shrub / 18"	
AL	-	1	800	Not a native tree	Shrub Forsythia	7' shrub / 18"	
ORNAMENTAL DECIDUOUS TREES (A/N, Size at planting 7' tall, w/ 10' offset)							
CC	6	-	-	Cornus canadensis	Redbud	7' shrub / 18"	
CA	6	3	600	Cornus Amomida	Pageoda Dogwood	7' shrub / 18"	
TS	1	-	-	Magnolia latifolia	Star Magnolia	7' shrub / 18"	not any 18" - used either power line also
OD	-	-	-	Gleditsia Gled.	Gleditsia Gledis	7' shrub / 18"	
PERENNIAL TREES (A/N, Size at planting 7' tall)							
TD	-	-	-	Taxodium distichum	Bald Cypress	6' ft	
PI	-	-	-	Prunus Moline	Black Spruce	6' ft	
ENDANGERED TREES (18' height is to be maintained and not below 10' min. 4' tall 18' tall)							
TC	33	-	-	Taxus canadensis	Canada Tree	30" wpt / 18"	noted height 9' to 15'
BO	56	-	-	Buxus - Chinese Yew	Green Yew	30" wpt / 18"	noted height 9' to 4'
DECIDUOUS SHRUBS - 1' - 2' height at time of planting must be 18" - 18 inches (18" + 2" min)							
JA	12	-	-	Junonia Menziesii Varior	Black Chubushka	30" wpt / 18"	noted height is 10' to 15'
LC	5	2	50	Lespedeza bicolor	Chinese Wisteria	30" wpt / 18"	long height may be 10' - 15' (noted height 5-10)
CT	1	-	-	Corylus americana	Shrub Hickory	30" wpt / 18"	long height may be 10' - 15' (noted height 5-10)
VT	17	3	45	Viburnum Lonicera	American Crabapple Bush	30" wpt / 18"	long height may be 10' - 15' (noted height 5-10)
PERENNIAL GRASSES							
OP	33	-	-	Carex Pennsylvanica	Sedge	18" spread / 1' tall	ground cover (plants 18" - 12")
AS	41	-	-	Erythra Achromata	American Sweet Grass	18" spread / 1' tall	noted height 18" - 12"
PERENNIAL GRASS - 18" - 24" - 30" - 36" - 42" - 48" - 54" - 60" - 66" - 72" - 78" - 84" - 90" - 96" - 102" - 108" - 114" - 120" - 126" - 132" - 138" - 144" - 150" - 156" - 162" - 168" - 174" - 180" - 186" - 192" - 198" - 204" - 210" - 216" - 222" - 228" - 234" - 240" - 246" - 252" - 258" - 264" - 270" - 276" - 282" - 288" - 294" - 300" - 306" - 312" - 318" - 324" - 330" - 336" - 342" - 348" - 354" - 360" - 366" - 372" - 378" - 384" - 390" - 396" - 402" - 408" - 414" - 420" - 426" - 432" - 438" - 444" - 450" - 456" - 462" - 468" - 474" - 480" - 486" - 492" - 498" - 504" - 510" - 516" - 522" - 528" - 534" - 540" - 546" - 552" - 558" - 564" - 570" - 576" - 582" - 588" - 594" - 600" - 606" - 612" - 618" - 624" - 630" - 636" - 642" - 648" - 654" - 660" - 666" - 672" - 678" - 684" - 690" - 696" - 702" - 708" - 714" - 720" - 726" - 732" - 738" - 744" - 750" - 756" - 762" - 768" - 774" - 780" - 786" - 792" - 798" - 804" - 810" - 816" - 822" - 828" - 834" - 840" - 846" - 852" - 858" - 864" - 870" - 876" - 882" - 888" - 894" - 900" - 906" - 912" - 918" - 924" - 930" - 936" - 942" - 948" - 954" - 960" - 966" - 972" - 978" - 984" - 990" - 996" - 1002" - 1008" - 1014" - 1020" - 1026" - 1032" - 1038" - 1044" - 1050" - 1056" - 1062" - 1068" - 1074" - 1080" - 1086" - 1092" - 1098" - 1104" - 1110" - 1116" - 1122" - 1128" - 1134" - 1140" - 1146" - 1152" - 1158" - 1164" - 1170" - 1176" - 1182" - 1188" - 1194" - 1200" - 1206" - 1212" - 1218" - 1224" - 1230" - 1236" - 1242" - 1248" - 1254" - 1260" - 1266" - 1272" - 1278" - 1284" - 1290" - 1296" - 1302" - 1308" - 1314" - 1320" - 1326" - 1332" - 1338" - 1344" - 1350" - 1356" - 1362" - 1368" - 1374" - 1380" - 1386" - 1392" - 1398" - 1404" - 1410" - 1416" - 1422" - 1428" - 1434" - 1440" - 1446" - 1452" - 1458" - 1464" - 1470" - 1476" - 1482" - 1488" - 1494" - 1500" - 1506" - 1512" - 1518" - 1524" - 1530" - 1536" - 1542" - 1548" - 1554" - 1560" - 1566" - 1572" - 1578" - 1584" - 1590" - 1596" - 1602" - 1608" - 1614" - 1620" - 1626" - 1632" - 1638" - 1644" - 1650" - 1656" - 1662" - 1668" - 1674" - 1680" - 1686" - 1692" - 1698" - 1704" - 1710" - 1716" - 1722" - 1728" - 1734" - 1740" - 1746" - 1752" - 1758" - 1764" - 1770" - 1776" - 1782" - 1788" - 1794" - 1800" - 1806" - 1812" - 1818" - 1824" - 1830" - 1836" - 1842" - 1848" - 1854" - 1860" - 1866" - 1872" - 1878" - 1884" - 1890" - 1896" - 1902" - 1908" - 1914" - 1920" - 1926" - 1932" - 1938" - 1944" - 1950" - 1956" - 1962" - 1968" - 1974" - 1980" - 1986" - 1992" - 1998" - 2004" - 2010" - 2016" - 2022" - 2028" - 2034" - 2040" - 2046" - 2052" - 2058" - 2064" - 2070" - 2076" - 2082" - 2088" - 2094" - 2100" - 2106" - 2112" - 2118" - 2124" - 2130" - 2136" - 2142" - 2148" - 2154" - 2160" - 2166" - 2172"							

151 S. NELTNOR BLVD.  
WEST CHICAGO, IL 60185

**NERI**  
ARCHITECTS

6400 N. NORTHWEST HWY. SUITE 4  
CHICAGO, IL 60631  
TEL. 847.825.0400

PROJECT #	2319
DATE:	04/26/23



DESIGN FIRM #: 184.003719-0001  
EXP: 04.30.25

01/17/21	Issued to Zoning Commission
04/26/23	ZONING REVIEW

DRAWN BY:	RAM
APPROVED BY:	GCN / NAM

SCALE:	AS NOTED
DESCRIPTION:	PLANTING

SHEET NO. **SCHEDULE and LANDSCAPE DETAILS.**

L-1.2



PROJECT # 2319  
DATE: 04/26/23

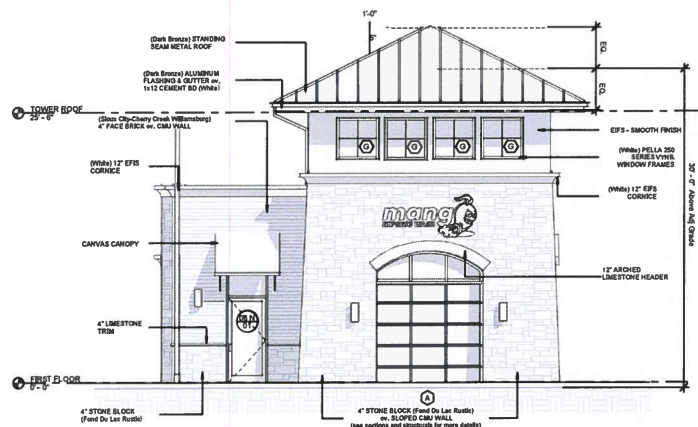


NEW AUTOMATED CARWASH FACILITY

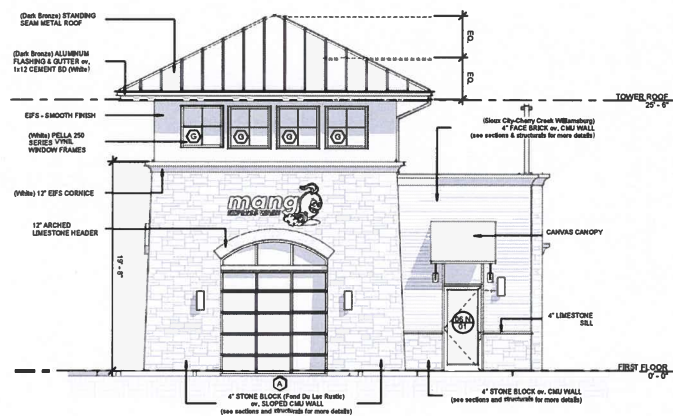
151 S. NELTNOR BLVD.  
WEST CHICAGO, IL 60185

04/26/23	ZONING REVISIONS
04/26/23	ZONING REVIEW
REVISIONS	
DRAWN BY: RAM	
APPROVED BY: GCM/MAM	
SCALE: AS NOTED	
DESCRIPTION: MAIN ELEVATIONS & WINDOW SCHDL.	

SHEET NO. A-5.1

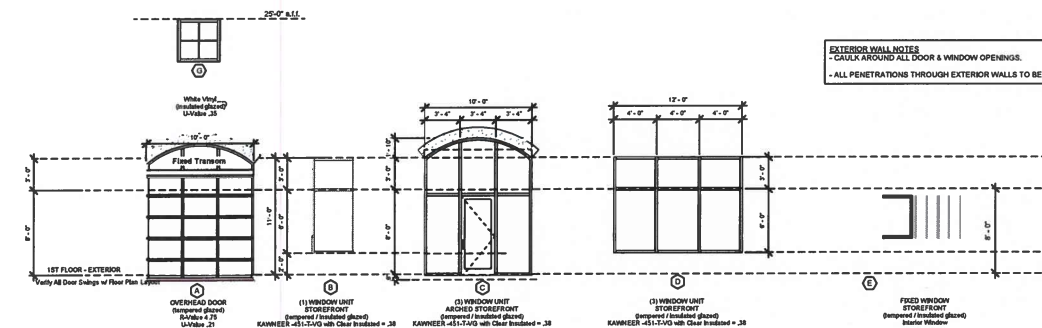


Entry Elevation  
SCALE: 3/16" = 1'-0"

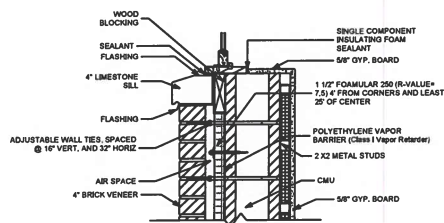


Exit Elevation  
SCALE: 3/16" = 1'-0"

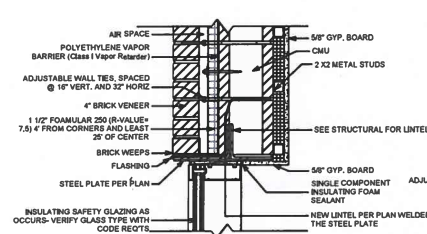
EXTERIOR WALL NOTES  
- CAULK AROUND ALL DOOR & WINDOW OPENINGS.  
- ALL PENETRATIONS THROUGH EXTERIOR WALLS TO BE SEALED PER IECC SECTION C402.5.1.1.3.



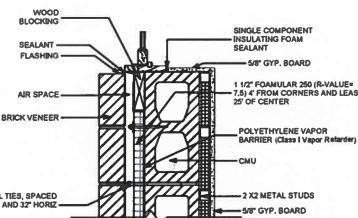
DOOR & WINDOW SCHEDULE  
SCALE: 3/16" = 1'-0"



WINDOW SILL DETAIL - brick veneer  
SCALE: 1/16" = 1'-0"

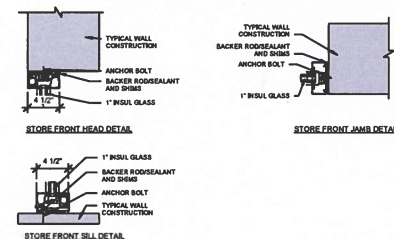


WINDOW HEADER DETAIL - brick veneer  
SCALE: 1/16" = 1'-0"

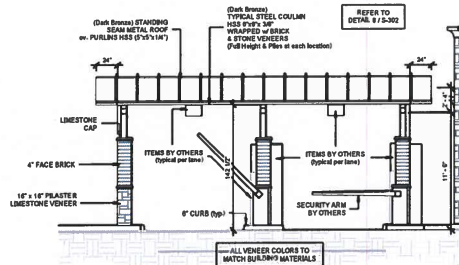


WINDOW JAMB DETAIL - brick veneer  
SCALE: 1/16" = 1'-0"

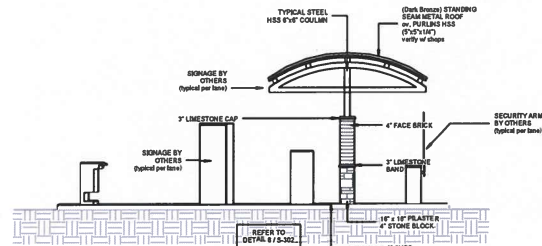
# INTERIOR STOREFRONT DETAILS



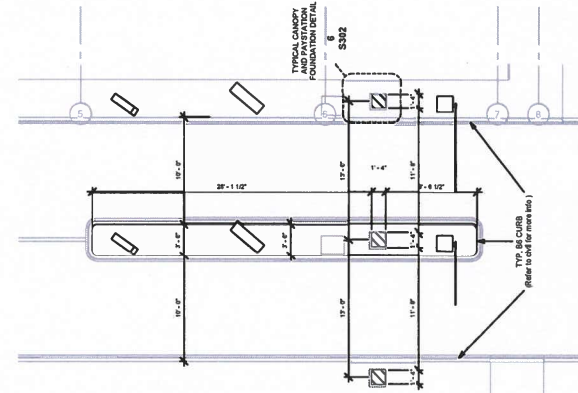




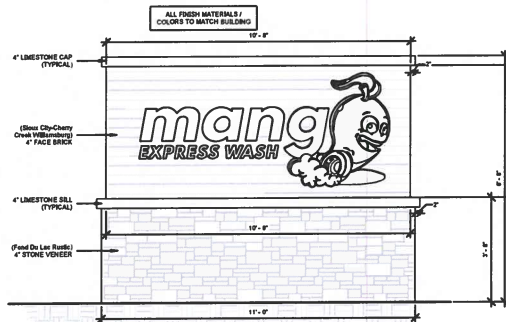
Pay Station Side Elevation  
SCALE: 3/16" = 1'-0"



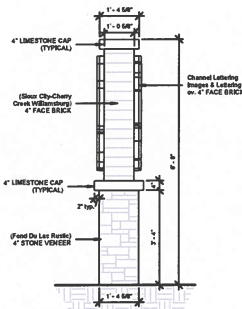
Pay Station Front Elevation  
SCALE: 3/16" = 1'-0"



PAY STATION PLAN  
SCALE: 3/16" = 1'-0"



MONUMENT SIGN - FACE  
SCALE: 1/2" = 1'-0"



MONUMENT SIGN - SIDE  
SCALE: 1/2" = 1'-0"



BUILDING SIGN (Over Tunnel Doors)  
SCALE: 1/4" = 1'-0"

BUILDING AND MONUMENT SIGNS ARE UNDER SEPARATE PERMIT  
(Coordination required by GC and SUB-Contractor. Notify Architect of Any Discrepancies)

EXPRESS EXTERIOR WASH

33 BUILDING SIGN  
SCALE: 3/4" = 1'-0"

**NERI** ARCHITECTS  
4423 N. NORTHWEST HWY.  
SUITE 4  
CHICAGO, IL 60631  
TEL: (773) 655-9900

PROJECT # 2219  
DATE: 04/26/23

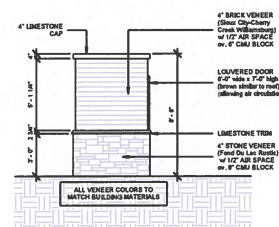
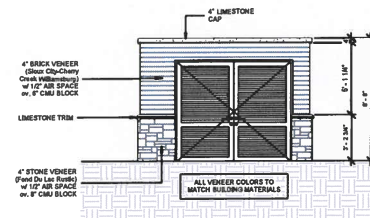
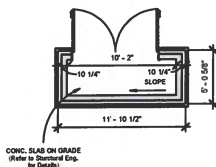
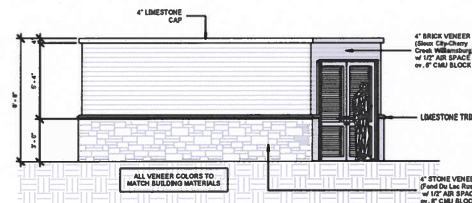
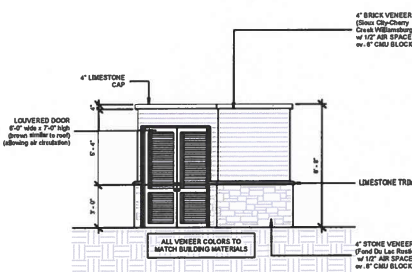
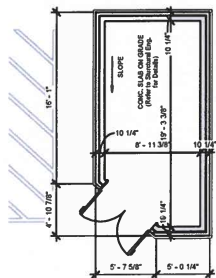
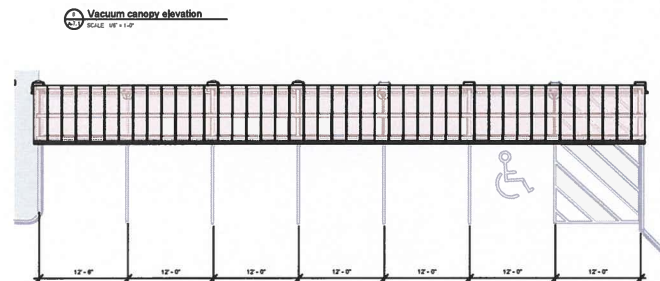
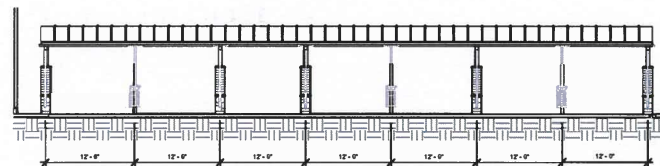
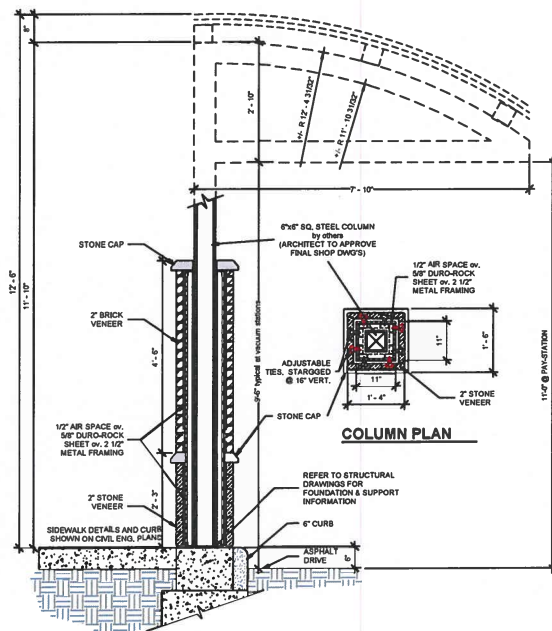


DESIGN FROM R 184.003719-0001  
EXP. 04.30.25

NEW AUTOMATED CARWASH FACILITY

151 S. NELTNOR BLVD.  
WEST CHICAGO, IL 60185

06/06/23	ZONING REVISIONS
04/26/23	ZONING REVIEW
	REVISIONS
DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	SIGNAGE, PAY STATION, MONUMENT SIGN
SHEET NO.	A-7.0



04/26/23	ZONING REVISIONS
04/26/23	ZONING REVIEW
	REVISIONS
DRAWN BY:	TCM
APPROVED BY:	GCN/MAM
SCALE:	AS NOTED
DESCRIPTION:	VACUUM CANOPY, REFUSE
SHEET NO.	A-7.1

## CITY OF WEST CHICAGO

### DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Forming America, Ltd.  
1200 North Prince Crossing Road  
Special Use Permit – Fifth Amendment

Ordinance No. 23-O-0037

**AGENDA ITEM NUMBER:** 5. B.

**FILE NUMBER:** \_\_\_\_\_

**COMMITTEE AGENDA DATE:** Oct. 9, 2023

**COUNCIL AGENDA DATE:** \_\_\_\_\_

**STAFF REVIEW:** Tom Dabareiner, AICP

**SIGNATURE** \_\_\_\_\_

**APPROVED BY CITY ADMINISTRATOR:** Michael Guttman

**SIGNATURE** \_\_\_\_\_

**ITEM SUMMARY:**

Forming America, Ltd. has petitioned the City to amend their existing special use permit for a fifth time at 1200 N Prince Crossing Road in the M Manufacturing District for ancillary outside storage on the property. The amendment is to update the controlling site plan for the special use permit so it is reflective of what has actually been constructed on the site. The petitioner originally received approval for their special use permit in 2007 and it is been amended over time to allow more time for the required paving to be completed. In 2019, a fourth amendment was approved that required the petitioner to provide a financial security that the City would hold onto until such time that all paving per the controlling site plan was completed.

The petitioner has paved all portions of the property currently being used for outside storage. There is approximately 64,000 square feet that was originally to be paved for outside storage but remains unpaved. The petitioner has indicated they have no need for this storage area any longer and therefore do not need to pave. This is acceptable provided they do not place any outside storage on this area to remain unpaved. For their financial security to be eligible for release, however, they must complete all of the paving identified on the controlling site plan. As such, they are requesting this amendment so their controlling site plan will replicate what portions of the property they are using for outside storage, as they have indicated they have no intention to utilize any more of the property for outside storage.

At their October 3<sup>rd</sup> meeting, members of the Plan Commission voted unanimously (4-0, with three absent) in support of the fifth amendment to the Special Use Permit.

**ACTION PROPOSED:**

Discuss and recommend approval of the requested Fifth Amendment to the Special Use Permit for 1200 N Prince Crossing Road.

**COMMITTEE RECOMMENDATION:**

Attachments:

Draft Ordinance  
PC Report  
Paving Plan

## **ORDINANCE NO. 23-O-0037**

### **AN ORDINANCE APPROVING A FIFTH AMENDMENT TO THE OUTSIDE STORAGE SPECIAL USE FOR 1200 N. PRINCE CROSSING ROAD – FORMING AMERICA, LTD.**

WHEREAS, on August 23, 2023, James Langkamp of Forming America, Ltd. (the “APPLICANT”), filed an application for a fifth amendment to the previously approved special use permit for an outside storage yard for the property located at 1200 North Prince Crossing Road and legally described on Exhibit “A”, which is attached hereto and incorporated herein as the “SUBJECT REALTY”; and,

WHEREAS, the corporate authorities of the City of West Chicago granted the original special use by Ordinance 07-O-0049 on August 20, 2007; and,

WHEREAS, the corporate authorities of the City of West Chicago granted the first amendment to the special use by Ordinance 11-O-0069 on December 19, 2011; and,

WHEREAS, the corporate authorities of the City of West Chicago granted the second amendment to the special use by Ordinance 14-O-0023 on July 21, 2014; and,

WHEREAS, the corporate authorities of the City of West Chicago granted the third amendment to the special use by Ordinance 16-O-0019 on April 18, 2016; and,

WHEREAS, the corporate authorities of the City of West Chicago granted the fourth amendment to the special use by Ordinance 19-O-0003 on February 18, 2019; and,

WHEREAS, Notice of Public Hearing on said special use application was published in the Daily Herald on September 18, 2023, 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 October 3, 2023, pursuant to said Notice; and,

WHEREAS, at the Public Hearing, the APPLICANT provided testimony in support of his 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. 2023-RC-0008, 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. That a fifth amendment to the special use permit for an outside storage yard in



conformance with Section 5.5 and Section 11.2-4(T) of the Zoning Ordinance is hereby granted on the SUBJECT REALTY subject to the following conditions:

1. Conditions 1 through 8 and 11 of Section 1 in Ordinance 19-O-0003 shall remain in full force and effect;
2. Condition 9 of Section 1 in Ordinance 19-O-0003 shall be stricken in its entirety and replaced with the following:

*The SUBJECT REALTY shall be in compliance with the pavement improvements identified on the 2023 Paving Plan date stamped received August 21, 2023, a copy of which is attached hereto as Exhibit "C", which by this reference is, incorporated herein.*

3. All gravel within the 64,000 square foot area no longer to be paved shall be removed no later than October 1, 2024.

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 \_\_\_\_\_, 2023.

Alderman D. Beebe	_____	Alderman L. Chassee	_____
Alderman J. Sheahan	_____	Alderman H. Brown	_____
Alderman A. Hallett	_____	Alderman C. Dettmann	_____
Alderman M. Birch-Ferguson	_____	Alderman S. Dimas	_____
Alderman J. Smith, Jr.	_____	Alderman C. Swiatek	_____
Alderman R. Stout	_____	Alderman J. Short	_____
Alderman J. Morano	_____	Ward 7 – Vacant	

APPROVED as to form: \_\_\_\_\_  
City Attorney

APPROVED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Mayor Ruben Pineda

ATTEST:

\_\_\_\_\_  
Executive Office Manager Valeria Perez

PUBLISHED: \_\_\_\_\_

## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER AND RUNNING THENCE SOUTH 00°21'51" EAST ON THE EAST LINE THEREOF, 870.30 FEET TO THE NORTHERLY LINE OF PROPERTY CONVEYED TO COMMONWEALTH EDISON COMPANY BY DOCUMENT R62-27934; THENCE NORTH 83°57'05" WEST ON SAID NORTHERLY LINE (BEING A LINE DRAWN PARALLEL WITH AND 50 FEET NORTHERLY OF THE NORTHERLY LINE OF THE FORMER CHICAGO GREAT WESTERN RAILROAD RIGHT OF WAY), 1317.39 FEET TO THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER OF SECTION 34; THENCE NORTH 00°05'22" EAST ON SAID WEST LINE, 702.05 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 88°42'25" EAST ON SAID NORTH LINE, 1303.76 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PIN 01-34-403-003

## EXHIBIT "B"

RECOMMENDATION NO. 2023-RC-0008

TO: The Honorable Mayor and City Council

SUBJECT: PC 23-09  
Fifth Amendment to a Special Use Permit  
Forming America, Ltd.  
1200 North Prince Crossing Road

DATE: October 3, 2023

DECISION: The Plan Commission/Zoning Board unanimously recommended approval of the special use for a car wash for the SUBJECT REALTY by a (4-0) vote.

### 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 based on the following findings of fact.

*(1) Is necessary for the public convenience at the 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\*\*\**

No change in use is occurring on the property and no additional site improvements are proposed. The purpose of the amendment is to amend the controlling site plan to be reflective of the actual improvements made on the property. Staff is of the opinion the petitioner has satisfied this finding.

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

No additional site improvements are proposed. The petitioner has previously performed the required site improvements to satisfy this finding. Staff is of the opinion the petitioner has satisfied this finding.

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

No change in use is occurring on the property and no additional site improvements are proposed. The purpose of the amendment is to amend the controlling site plan to be reflective of the actual improvements made on the property. Less outside storage will occur on the property than what was original approved. Staff is of the opinion the petitioner has satisfied this finding.

(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 existing manufacturing facility with ancillary outside storage listed as a special use per Section 11.2-4 (T) of the Zoning Code. No change in use will occur on the property. Staff is of the opinion the petitioner has satisfied this finding.

Respectfully submitted,

Barbara Laimins  
Chairperson

**VOTE:**

For  
Laimins  
Slattery  
Kasprak  
Banasiak

Against

Abstain

Absent  
Hale  
Henkin  
Billingsley

## **EXHIBIT “C”**

(Insert 2023 Paving Plan here)

SQUARE FOOTAGE	
ZONE 1: 1,143 SF	3,213 SF
ZONE 2: 2,914 SF	
ZONE 3: 18,958 SF	
ZONE 4: 47,377 SF	
ZONE 5: 15,745 SF	
ZONE 6: 16,169 SF	
ZONE 7: 13,308 SF	
ZONE 8: 516 SF	
ZONE 9: 1,143 SF	

CONSERVATION EASEMENT

POSSIBLE FUTURE WAREHOUSE  
~25,000 SF

ZONE M (Manufacturing)

64,000 SQ FT UNUSED  
(NOT FOR OUTSIDE STORAGE)

EXISTING WETLAND DETENTION BASIN  
HWL = 732.88  
100yr HWL = 737.31  
OVERFLOW = 737.33

BASE-TO-DECK  
ELEVATION = 737.33  
LENGTH = 35'-6"

ZONE 8  
516 SF

ZONE 7  
13,308 SF

ZONE 2: 2,914 SF

ZONE 4  
47,377 SF  
REPAIRS

ZONE 3  
18,958 SF

ZONE 6  
16,169 SF

ZONE 5  
15,745 SF

ZONE 1  
6,164 SF

ZONE 9  
1,143 SF

ZONE 10  
1,143 SF

ZONE 11  
1,143 SF

ZONE 12  
1,143 SF

ZONE 13  
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ZONE 14  
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## CITY OF WEST CHICAGO

### DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Zoning Text Amendment  
Outside Continuous Vending  
Vending Machines

Ordinance No. 23-O-0038

**AGENDA ITEM NUMBER:** 5.C.

**FILE NUMBER:** \_\_\_\_\_

**COMMITTEE AGENDA DATE:** Oct. 9, 2023

**COUNCIL AGENDA DATE:** \_\_\_\_\_

**STAFF REVIEW:** Tom Dabareiner, AICP

**SIGNATURE** \_\_\_\_\_

**APPROVED BY CITY ADMINISTRATOR:** Michael Guttman

**SIGNATURE** \_\_\_\_\_

**ITEM SUMMARY:**

Staff was recently approached by a party interested in installing walk-up ice/water vending machines outside of various retail establishments in the community, such as grocery stores and hardware stores. Section 6.27 of the Zoning Code regulates continuous outside vending and contains five instances when continuous outside vending is permitted. Vending machines are not listed as one of these instances and therefore would not be permitted.

Several vending machines exist throughout the City in places such as grocery stores and hardware stores, as well as other locations. Staff is of the opinion that vending machines are ancillary uses that should be allowed throughout City. Staff has drafted an amendment to the zoning text of Section 6.27 of the Zoning Code to permit vending machines to be located outside of a building with certain limitations.

At their October 3<sup>rd</sup> meeting, members of the Plan Commission voted unanimously (4-0, with three absent) in support of the Zoning Text Amendment.

**ACTION PROPOSED:**

Discuss and recommend approval of the proposed Zoning Text Amendment.

**COMMITTEE RECOMMENDATION:**

Attachments: Draft Ordinance  
PC Report

## ORDINANCE NO. 23-O-0038

### AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF WEST CHICAGO – APPENDIX A SECTION 6.27 OF THE ZONING CODE RELATING TO CONTINUOUS OUTSIDE VENDING

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, the City of West Chicago regulates various activities related to continuous outside vending; and

WHEREAS, there are no current regulations related to vending machines within Section 6.27 of the Zoning Code; and

WHEREAS, the City Council believes it is in the best interest of the City to amend the Zoning Code to allow for vending machines with certain restrictions; and

WHEREAS, Notice of Public Hearing on said text amendments was published in the Daily Herald on or about September 18, 2023, 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 October 3, 2023 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. 23-RC-0009, 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 6.27 – Continuous Outside Vending, of Article VI, Appendix A, of the Code of Ordinances of the City of West Chicago be amended to add the following paragraph:

- (G) *Vending Machines, Walk-Up. Properties, except for those used as single-family detached residential, may contain vending machines that dispense ice, non-alcoholic beverages, food, and non-tobacco merchandise. All vending machines shall serve pedestrians only and not motor vehicles. All vending machines shall be located on an approved hard surface but shall not be located within a parking stall, parking drive aisle, fire lane, or other paved area used for vehicular traffic. If located on a private sidewalk, vending machines shall provide a minimum five feet of clearance for pedestrians. Vending machines shall not block any building entrance/exit and shall not cover any portion of any window on a building. Sign-*

*age contained on a vending machine shall not be debited against a property's overall allowable wall signage.*

Section 2. 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 3. 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Alderman D. Beebe	_____	Alderman L. Chassee	_____
Alderman J. Sheahan	_____	Alderman H. Brown	_____
Alderman A. Hallett	_____	Alderman C. Dettmann	_____
Alderman M. Birch Ferguson	_____	Alderman S. Dimas	_____
Alderman J. Smith, Jr.	_____	Alderman C. Swiatek	_____
Alderman R. Stout	_____	Alderman J. Short	_____
Alderman J. Morano	_____	Ward 7 – Vacant	

APPROVED as to form: \_\_\_\_\_  
City Attorney

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Mayor Ruben Pineda

ATTEST:

\_\_\_\_\_  
Executive Office Manager Valeria Perez

PUBLISHED: \_\_\_\_\_

## EXHIBIT “A”

RECOMMENDATION # 23-RC-0009

TO: The Honorable Mayor and City Council

SUBJECT: PC 23-10  
Amendment to Section 6.27 – Continuous Outside Vending, of Appendix A – the Zoning Code, of the Code of Ordinances of the City of West Chicago

DATE: October 3, 2023

DECISION: The motion to recommend approval of the proposed amendment was approved by a vote of four (4) “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 amendment will be beneficial to the City of West Chicago.

The amendment is in keeping with the purpose of the Zoning Code. The Plan Commission is of the opinion that the proposed amendment 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  
Slattery  
Henkin  
Banasiak

Against

Abstain

Absent  
Kasprak  
Billingsley  
Hale