

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

DEVELOPMENT COMMITTEE

Monday, April 8, 2024
6:00 P.M. - Council Chambers

AGENDA

1. Call to Order, Roll Call, and Establishment of a Quorum
2. Approval of Minutes
 - A. March 11, 2024
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
 - A. **Zoning Text Amendments (Government Facility Signs)** – Staff propose a Zoning Text Amendment to Sections 4.1 (Definitions) and 12.3(E) (Signs) of Appendix A (the Zoning Code) of the Code of Ordinances of the City of West Chicago.

5. Items for Discussion
6. Unfinished Business
7. New Business
8. Reports from Staff
9. Adjournment – Next Meeting May 13, 2024

Draft

MINUTES
DEVELOPMENT COMMITTEE

March 11, 2024, 6:00 P.M.

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

Alderman Melissa Birch Ferguson called the meeting to order at 6:00 p.m.

Roll call found Aldermen Melissa Birch Ferguson, Lori Chassee, Christine Dettman, Jayme Sheahan, and Christopher Swiatek present. Alderman Birch Ferguson announced a quorum.

Also in attendance was Community Development Director, Tom Dabareiner.

2. Approval of Minutes.

A. February 12, 2024.

Alderman Swiatek moved, and Alderman Sheahan seconded a motion to approve the minutes. With a voice vote of four ayes, zero noes, and one abstention, the motion carried.

3. Public Participation. None.

4. Items for Consent.

A. Zoning Text Amendments (Design Standards) – Staff proposes a Zoning Text Amendment to Sec. 7.13(C) of Appendix A (the Zoning Code) of the Code of Ordinances of the City of West Chicago.

B. Approval of the 2024 Zoning Map – Annual required approval of the City’s official zoning map.

Alderman Chassee moved, and Alderman Swiatek seconded a motion to approve the Items for Consent. With a voice vote of all ayes, the motion carried.

5. Items for Discussion.

Development Committee Minutes
March 11, 2024

- A. New City Hall Draft Site Plan** – A few CD staff put together elements of a draft site plan for a future City Hall/public use area north of Washington Street and west of Fremont Street. It includes the City Hall pre-designed by an architect under contract to Public Works and makes suggestions on neighboring properties intended to address economic development and planning goals. A rough draft is included with the packet and Staff seeks Committee member review, questions, comments, and recommendations.

Tom Dabareiner provided a staff update. A brief discussion followed about the old train station nearby on Washington Street. Per Mr. Dabareiner, bids have been requested for the cleanup of the interior, which would lead to eventual rehabbing to use the space. The Committee members expressed favorable opinions about the draft site plan.

6. Unfinished Business. None.

7. New Business. None.

8. Reports from Staff.

Mr. Dabareiner informed the members about the upcoming April meeting.

9. Adjournment.

Alderman Chassee moved to adjourn the meeting at 6:11 p.m., and Alderman Sheahan seconded the motion. With a voice vote of all ayes, the motion carried.

Respectfully submitted,

Jane Burke

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Zoning Text Amendment
Government Facility Signs

Ordinance No. 24-O-0013

AGENDA ITEM NUMBER: 4.A.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: April 8, 2024

COUNCIL AGENDA DATE: _____

STAFF REVIEW: Tom Dabareiner, AICP

SIGNATURE 

APPROVED BY CITY ADMINISTRATOR: Michael Guttman

SIGNATURE _____

ITEM SUMMARY:

Signs that are used by *Government Facilities* are exempt from the requirement to obtain a sign permit. These signs, however, are still subject to other signage regulations such as the total number of signs permitted on a *Government Facility* property as well as the size of each individual sign. For example, a *Government Facility* is limited to only one freestanding sign on a property. This can be problematic given that signs for a *Government Facility* contain information that benefit the public and often require multiple signs or signs that may require a larger area than what is permitted. For instance, a public school may require more than one freestanding sign to provide information at various points on a property. Current regulations, however, prohibit this from occurring. The City's signage regulations are effective at regulating commercial businesses, which use signage to advertise or promote services or products of a business. Government uses, however, have different priorities than commercial entities and are necessary to provide the public with important information.

Staff is therefore proposing a Zoning Text Amendment that would further exempt signs for a *Government Facility* from the maximum number of signs and from the maximum size of an individual sign. It is not uncommon for municipalities to exempt government signs from most sign regulations. All signs would still be subject to visibility requirements to ensure vehicular and pedestrian sight lines are not obstructed by any sign. Staff is also proposing an amendment to the definition of *Government Facility*, which currently only mentions "units of government", to include "public schools" to make clear that public school signs are also exempt from certain sign regulations.

At the April 2nd hearing, members of the Plan Commission voted unanimously (7-0) to recommend approval of the proposed zoning text amendment with additional language that requires sign plans to be submitted and reviewed by staff for compliance with Section 12.6 of the Zoning Code, which regulates illumination levels, intersection visibility, and structural requirements of signs, though no formal building permit would be required. This recommended language is in italics in the attached draft ordinance under Section 2.

ACTION PROPOSED:

Discuss and recommend approval of the Zoning Text Amendment related to Government Facilities, including the proposed language recommended by the members of the Plan Commission.

COMMITTEE RECOMMENDATION:

Attachments:

Draft Ordinance
PC Report

ORDINANCE NO. 24-O-0013

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF WEST CHICAGO – APPENDIX A ARTICLES IV AND XII RELATING TO GOVERNMENT FACILITY SIGNS

WHEREAS, the City of West Chicago periodically reviews the text of the Zoning Code for inefficiencies and redundancies; and

WHEREAS, the City's sign regulations exempt signs for Government Facilities from the requirement to obtain a building permit; and

WHEREAS, these signs, however, are still subject to other signage regulations such as the total number of signs permitted on a Government Facility property as well as the size of each individual sign; and

WHEREAS, this can be problematic given that signs for a Government Facility contain information that benefit the public and often require multiple signs or signs that may require a larger area than what is permitted; and

WHEREAS, the City's signage regulations are effective at regulating commercial businesses, which use signage to advertise or promote services or products of a business; and

WHEREAS, government uses, however, have different priorities than commercial entities and are necessary to provide the public with important information; and

WHEREAS, the City Council believes it is in the best interest of the City to amend the Zoning Code to exempt signs for a Government Facility from the amount and size regulations; and

WHEREAS, Notice of Public Hearing on said zoning text amendment was published in the Daily Herald on or about February 19, 2024, 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 March 5, 2024 and on April 2, 2024 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. 24-RC-0005, 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 4.1 – Construction of terms, of Article IV, Appendix A, of the Code of Ordinances of the City of West Chicago be amended as follows:

“Government facility: A building, structure or parcel of land owned, ~~and~~ operated, or used by a unit of government, including a public school.”

Section 2. That Section 12.3(E) – Signs-Exempt Signs-Government Facility Signs, of Article XII, Appendix A, of the Code of Ordinances of the City of West Chicago be amended as follows:

“(E) Government facility signs, including signs used for identification, information, or directional purposes and other signs incidental thereto, shall not be required to obtain a building permit but shall submit signage plans for review for compliance with Section 12.6 of the Zoning Code. Such signs shall not be located within the vision triangle as defined in section 12.6-3, ~~and shall comply with the regulations set forth in section 12.7.~~”

Section 3. 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 4. 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 _____, 20____.

Mayor Ruben Pineda

ATTEST:

Executive Office Manager Valeria Perez

PUBLISHED: _____

EXHIBIT “A”

RECOMMENDATION # 24-RC-0005

TO: The Honorable Mayor and City Council

SUBJECT: PC 24-05
Proposed Zoning Text Amendment to Section 4.1 (Construction of terms) and Section 12.3(E) (Exempt signs – Government facility signs) of Appendix A (the Zoning Code), of the Code of Ordinances of the City of West Chicago.

DATE: April 2, 2024

DECISION: The motion to recommend approval of the proposed amendment was approved by a vote of seven (7) “yes” and zero (0) “no”.

RECOMMENDATION:

After a review of the proposed Zoning Text Amendment as presented, the Plan Commission/Zoning Board of Appeals finds that the proposed Amendment does not pose a threat to the health, safety and welfare of the community provided that language be added requiring the review of sign plans for compliance with Section 12.6 of the Code prior to the installation of said signs. 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 and the Comprehensive Plan. 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			
Henkin			
Billingsley			
Banasiak			
Kasprak			
Slattery			
Terrazas			