

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

**Plan Commission/Zoning Board of Appeals**  
**Tuesday, June 4, 2024 - 7:00 p.m.**

**West Chicago City Hall - Council Chambers**  
**475 Main Street**  
**West Chicago, IL 60185**

## A G E N D A

1. **Call to Order, Roll Call and Determination of a Quorum**
2. **Pledge of Allegiance**
3. **Chairperson's Comments**
4. **Public Comment**
5. **Approval of the Draft April 2, 2024 Meeting Minutes**
6. **Public Hearing of Case PC 24-08 – Special Use Permit – BAP Power Corporation d/b/a Cenergy Power – 220 Kress Road**  
A Special Use Permit (SUP) for an alternative electric supply facility, in accordance with Sections 5.5 and 10.5-3(C)(3) of the Zoning Code. The request, if approved would allow the property to be developed and used for a solar farm.
7. **Review and Recommendation of Case PC 24-08 – Special Use Permit – BAP Power Corporation d/b/a Cenergy Power – 220 Kress Road**
8. **Public Hearing of Case PC 24-09 – Zoning Text Amendment – Indoor Recreation and Amusement – City of West Chicago**  
A Zoning Text Amendment to Section 10.3-3 (B-2 General Business District - Permitted Uses) of Article X (Business Districts), of Appendix A (the Zoning Code) of the Code of Ordinances of the City of West Chicago to allow “Indoor Recreation and Amusement” as a permitted use in the B-2 General Business District.
9. **Review and Recommendation of Case PC 24-09 – Zoning Text Amendment – Indoor Recreation and Amusement – City of West Chicago**
10. **Petition Updates/Staff Report**
11. **Adjournment** – Next Meeting Tuesday, July 2, 2024

The Rules of Procedure for the Plan Commission/Zoning Board of Appeals can be found on the City's website at <https://westchicago.org/community-development/>

cc: Plan Commission Members	School Districts #25, #33, #94, #303, #46
Mayor	West Chicago Fire Protection District
City Council	West Chicago Park District
M. Guttman	West Chicago Public Library District
T. Dabareiner	DuPage County Building & Zoning
M. Patel	Warrenville Plan Commission

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Ruben Pineda  
MAYOR

Michael L. Guttman  
CITY ADMINISTRATOR

**Draft**  
**PLAN COMMISSION/ZONING BOARD OF APPEALS**  
**April 2, 2024 7:00 P.M.**

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

Chairperson Laimins called the meeting to order at 7:00 p.m. Roll call found Chairperson Laimins, Vice Chairperson Kasprak, and Commissioners Banasiak, Billingsley, Henkin, Slattery, and Terrazas present. With seven members present, a quorum was established.

Staff in attendance included City Planner John Sterrett.

**2. Pledge of Allegiance**

Chairperson Laimins led the Commission in the Pledge of Allegiance.

**3. Chairperson's Comments**

None.

**4. Public Comment**

None.

**5. Approval of draft meeting minutes from March 5, 2024**

Commissioner Banasiak made a motion, seconded by Commissioner Slattery, to approve the draft meeting minutes of the March 5, 2024 Plan Commission meeting. With a voice vote of all ayes the motion carried.

**6. Public Hearing of Case PC 24-05 – Zoning Text Amendment – Government Facility Signs – Continued from March 5, 2024**

Commissioner Billingsley made a motion, seconded by Commissioner Banasiak, to reopen the continued public hearing. With a voice vote of all ayes, the motion carried.

Mr. Sterrett was duly sworn in. Mr. Sterrett stated that at the March 5<sup>th</sup> hearing, members of the Plan Commission voted to continue the discussion to the next meeting pending further examples of existing governmental signs that do not necessarily meet the City's sign regulations. Mr. Sterrett stated that it is important to note that this proposed amendment is an effort to be proactive to address future governmental signs and not necessarily attempting to react to existing problems. Governmental signs, even though proposed to be exempt from the size and number of signs, are still subject to other regulations such as illumination standards, visibility setbacks, and structural/maintenance requirements.

After further discussion, members of the Commission determined that there should be some level of review by staff for governmental signs for compliance with Section 12.6 of the Zoning Code, which regulates illumination levels, intersection visibility, and structural requirements, though no formal building permit would be required.

With all members of the public having had the opportunity to speak, and with all Plan Commissioners having the opportunity to question staff, Commissioner Banasiak made a motion, seconded by Commissioner Henkin, to close the public hearing. With a voice vote of all ayes, the motion carried and the public hearing was closed.

## **7. Review and Recommendation of Case PC 24-05 - Zoning Text Amendment – Government Facility Signs**

The Plan Commission deliberated the proposed Zoning Text Amendment. After a brief discussion, Commissioner Billingsley made a motion, seconded by Commissioner Terrazas, to recommend approval of the proposed Zoning Text Amendment as amended as follows:

“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.~~”

A roll call vote found Commissioners Billingsley, Terrazas, Banasiak, Henkin, and Slattery, and Vice Chairperson Kasprak and Chairperson Laimins voting “aye” and no one voting “no”. With a roll call vote of seven (7) “aye” and zero (0) “no”, the motion carried.

## **8. Petition Updates/Staff Report**

Mr. Sterrett provided a brief update on upcoming projects and previously approved projects.

## **9. Adjournment**

With no further business to discuss, Commissioner Henkin made a motion, seconded by Commissioner Billingsley to adjourn the meeting. With a voice vote of all ayes, the motion carried and the Plan Commission, at 7:32 p.m., adjourned.

Respectfully Submitted,  
John Sterrett, City Planner

**City of West Chicago**  
**Community Development Department**  
**Report for the Plan Commission/Zoning Board of Appeals**  
**June 4, 2024**



**Case:** PC 24-08  
**Petitioner:** BAP Power Corporation d/b/a Cenergy Power, 26880 Aliso Viejo Parkway, Suite #100, Aliso Viejo, CA 92656 represented by John Prock, Senior Director of Project Development  
**Owner:** DuPage Airport Authority  
**Location:** 220 Kress Road  
**Zoning:** A Airport District  
**Existing Use:** Vacant  
**Comp Plan:** Open Space  
**Requests:** A Special Use Permit (SUP) for an alternative electric supply facility, in accordance with Sections 5.5 and 10.5-3(C)(3) of the Zoning Code. The request, if approved would allow the property to be developed and used for a solar farm.  
**Summary:** The application for an electric supply facility meets the standards for an SUP in accordance with Section 5.5 of the Zoning Code.

**Recommendation:** Staff recommends the Plan Commission adopt the Findings of Fact suggested by staff on page 2 of this report and pass a motion recommending **APPROVAL** of the proposed Special Use Permit, subject to the following conditions:

1. The subject property shall be developed in substantial compliance with the Detailed Site Plan SP301, prepared by Cenergy Power, having a last revision date of April 10, 2024.
2. The subject property shall comply with all requirements of the DuPage County Stormwater Ordinance prior to the issuance of a permit to develop the facility.

**Public Notice.**

All public notice requirements were completed including a notice of public hearing published in the Daily Herald on Monday, May 20, 2024, notification to all property owners within 250 feet of the subject property, and placement of a hearing sign on the property visible from Kress Road.

**Adjacent Property Zoning and Land Use Information**

<i>Location</i>	<i>Adjacent Zoning</i>	<i>Adjacent Land Use</i>	<i>Comprehensive Plan</i>
North	A Airport	Wetland/Floodplain	Open Space
South	ER-1 Estate Residential	Union Pacific Railroad	Rail
East	M Manufacturing	Union Pacific Rail Yard	Industrial
West	A Airport	Kress Creek	Open Space

**Existing Conditions.**

The subject property is approximately 16 acres in area and is located on the west side of Kress Road between the Union Pacific Railroad overpass and Downs Drive. The property is currently zoned A, Airport district.

**Proposal.**

The petitioner is proposing to install a solar power facility on 11 acres of the 16 acre subject property. The unused 5 acres of the property is a result of the existing wetland and floodplain throughout the site that cannot be developed on. The facility will consist of multiple rows of solar panels. The panels will be pole mounted several feet above the ground and automatically pivot over the course of the day in sequence with the angle of the sun. Native vegetation will be grown beneath the panels. The entire facility will be enclosed with a 7-foot tall chain link fence for security purposes. Minimal ground equipment will be placed in the northeast corner of the site. The site will also be accessed from a paved driveway in the northeast corner of the site to Kress Road. Once constructed, the site will be unmanned and require minimal maintenance. Please refer to the attached Detailed Site Plan for specific details.

The petitioner had sought and received approval for an SUP for the proposed solar farm in 2018 according Ordinance 18-O-0052. The project, however, never moved forward and the site remains undeveloped. As a result, the approval given by the City Council had lapsed and requires a new approval prior to the development of the site.

**Special Use Findings of Fact**

As stated under Section 5.5-4 of the Zoning Code, the Zoning Board of Appeals shall recommend an SUP only if it shall make findings of fact based upon evidence presented that the SUP:

**(A) 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\*\*\***

The proposed solar power facility intended to be an asset to the community by providing an environmentally friendly source of electrical power that will be added into the region's power grid through the existing ComEd utility infrastructure with minimal development impacts to the subject property.

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

The site is surrounded by unbuildable wetland and floodplain to the north and west, has railroad to the south, and is at the bottom of the Kress Road overpass embankment to the east, thus severely limiting the usability of the property. The site is also being developed with minimal impact to the existing undeveloped character of the site.

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

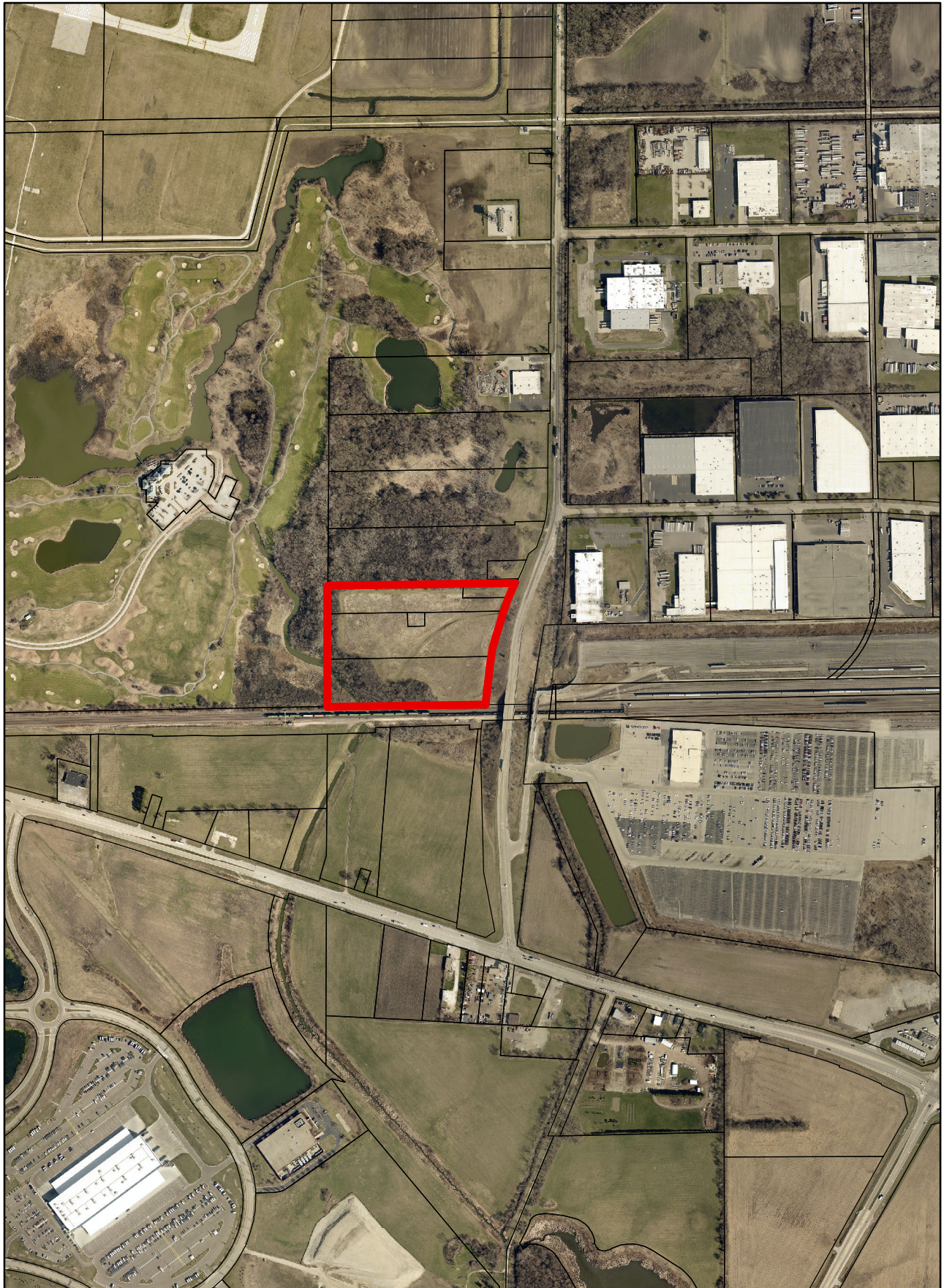
The proposed use should not have a negative impact on the surrounding neighborhood in which it is located because it is surrounded by unbuildable wetland and floodplain to the north and west, has railroad to the south and is at the bottom of the Kress Road overpass embankment to the east.

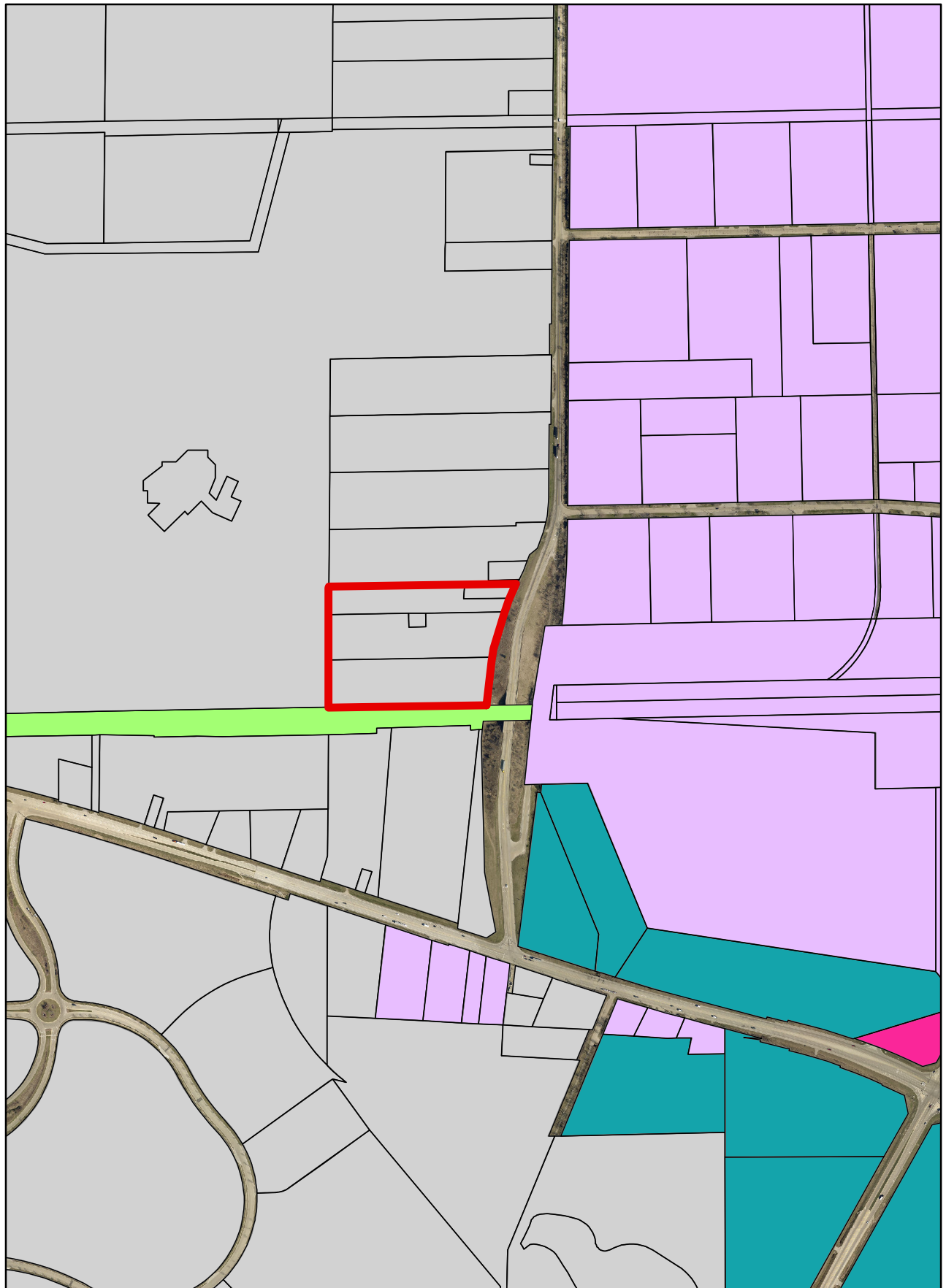
**(D) The proposed special use is designated by this code as a listed special use in the zoning district in which the property in question is located:**

The proposed alternative electric supply use is listed as a special use, per the Airport zoning district regulations established in Section 10.5-3(C)(3) of the Zoning Code.

**Exhibits.**

- Exhibit A – Location Map
- Exhibit B – Zoning Map
- Exhibit C – Aerial Photo
- Exhibit D – Detailed Site Plan









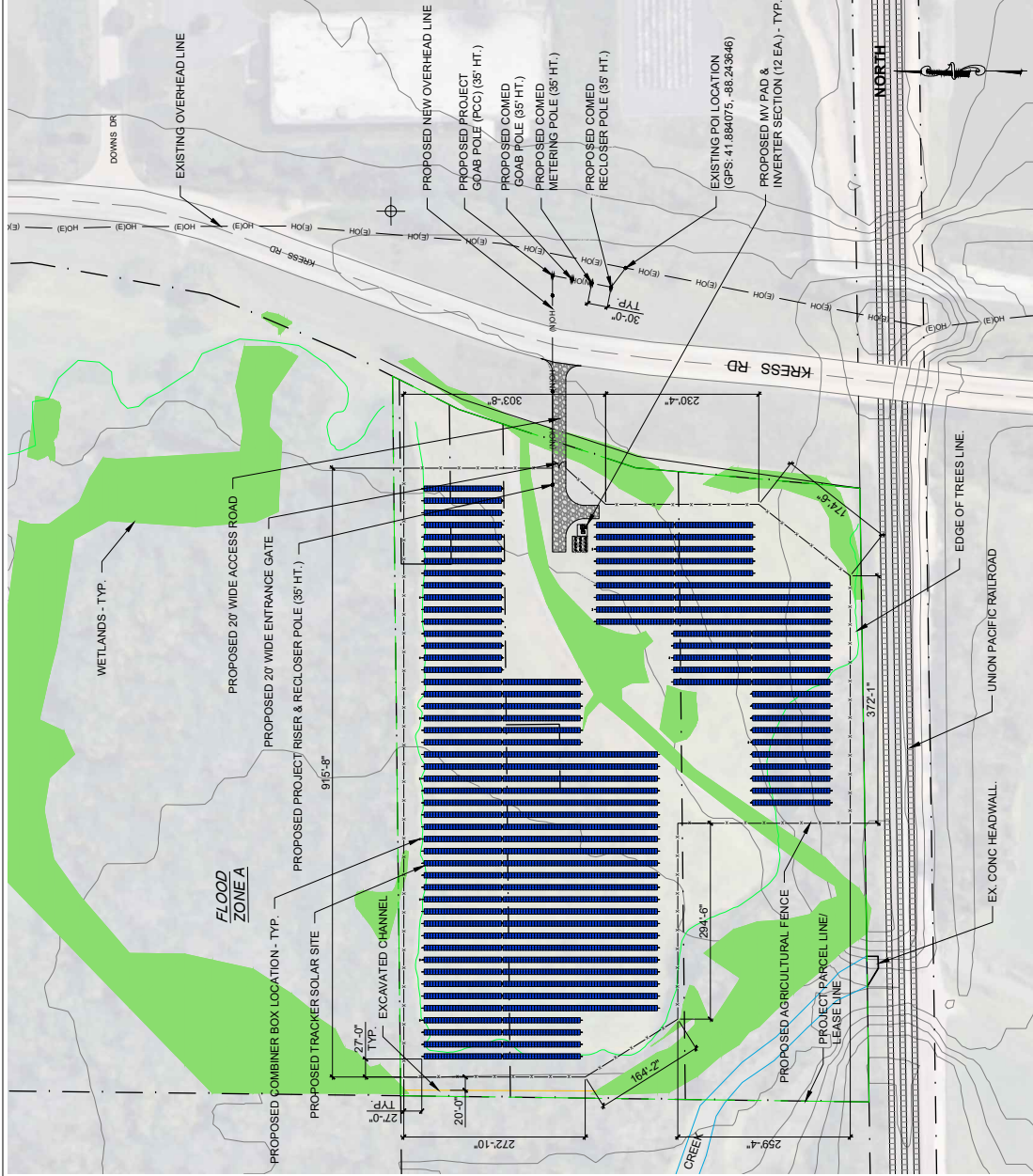
# SOLAR PROJECT SITE PLAN DUPAGE AIRPORT

ADDRESS: 220 KRESS ROAD, WEST CHICAGO, IL 60185

GPS: 41.884010, -88.245723

AS BUILT  
 FC  
 PFR  
 PF  
 BID SET  
 NX

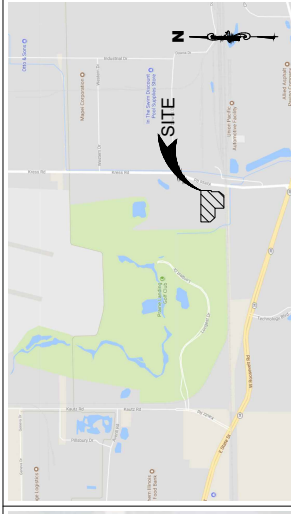
**CENERGY**  
 26880 AISO VIEJO PARKWAY, SUITE 100  
 WWW.CENERGYPOWER.COM  
 TEL: 760.603.1933 FAX: 760.683.3116



SOLAR POWER SYSTEM SITE LAYOUT

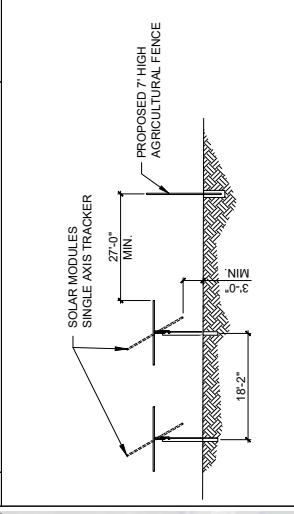
SCALE: 1" = 80'

1



VICINITY MAP

N.T.S.



TYPICAL RACKING SYSTEM

N.T.S.

NO.	DATE	DESCRIPTION	APPROVED
1	11/13/23	INITIAL RELEASE	
2	11/13/23	ISSUES AS MOBILE LAYOUT	
3	11/13/23	ISSUES AS MOBILE LAYOUT	
4	11/13/23	ISSUES AS MOBILE LAYOUT	
5	11/13/23	ISSUES AS MOBILE LAYOUT	
6	11/13/23	ISSUES AS MOBILE LAYOUT	
7	11/13/23	ISSUES AS MOBILE LAYOUT	
8	08/28/24	ISSUES AS MOBILE LAYOUT	
9	08/28/24	ISSUES AS MOBILE LAYOUT	
10	08/28/24	ISSUES AS MOBILE LAYOUT	

OWNER	CENERGY
PROJECT	DUPAGE AIRPORT
SHEET NO.	SP301
SHEET TITLE	DETAILED SITE PLAN
PROJECT	DUPAGE AIRPORT
OWNER	CENERGY
PROJECT	DUPAGE AIRPORT
SHEET NO.	SP301
SHEET TITLE	DETAILED SITE PLAN

**MODULE MFG:** CSI SOLAR CO., LTD.  
**MODULE PIN:** CSTN7-705TB-AG, 705Wp  
**MODULES QTY.:** 3,888  
**MODULES/STRING:** 27  
**TOTAL STRING:** 144  
**RACK QTY.:** 26 (81 MODULES/RACK)  
**INVERTER MFG:** YASKAWA SOLECTRIA SOLAR  
**INVERTER PIN:** XGI 1500-166/166-UL [600V]  
**INVERTER QTY.:** 12  
**GCR:** 43%

**RACKING SYSTEM:** SINGLE AXIS TRACKER SYSTEM  
**FENCE:** 7' HIGH AGRICULTURAL FENCE  
**LEASE AREA:** 15.71 ACRES  
**PROJECT AREA:** 11.04 ACRES  
**TOTAL CAPACITY:** 2,741,040 KWDC (STC)  
 1,982,000 KW-AC (NAMEPLATE)

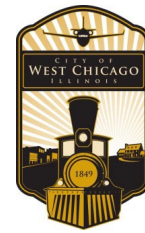
N.T.S.

PROJECT DATA

4

1

**City of West Chicago**  
**Community Development Department**  
**Report for the Plan Commission/Zoning Board of Appeals**  
**June 4, 2024**



**Case:** PC 24-09  
**Petitioner:** City of West Chicago  
**Summary:** A Zoning Text Amendment to Section 10.3-3 (B-2 General Business District - Permitted Uses) of Article X (Business Districts), of Appendix A (the Zoning Code) of the Code of Ordinances of the City of West Chicago to allow “Indoor Recreation and Amusement” as a permitted use in the B-2 General Business District.

**Staff Recommendation: APPROVAL**

Staff recommends the Plan Commission/Zoning Board of Appeals pass a motion recommending approval of the proposed Zoning Text Amendment.

**Public Notice.**

A notice of public hearing was published in the May 20, 2024 edition of the Daily Herald in accordance with Section 5.6-2 of the Zoning Code and 65 ILCS 5/11-13-14.

**Proposal.**

The City Council approved a text amendment in 2020 to permit the use of *Indoor Recreation and Amusement* in the B-3 Regional Shopping District. This was to allow Kids Empire USA to locate an indoor activity play facility in the Mosaic Shopping Center. The definition that was created as part of the 2020 text amendment includes a variety of uses, such as sports facilities, swimming pools, skating rinks, bowling alleys, tennis, handball, indoor golf, paintball, billiards, foosball, table tennis, shuffleboard, pinball machines, video games, activity play, and other similar recreation or amusement uses.

This use was included only within the B-3 District because that is the district where Kids Empire was to be located. The B-2 General Business District, which has many of the same permitted uses as the B-3 District, does not contain the use of *Indoor Recreation and Amusement*. Staff is of the opinion that the properties within the B-2 District are appropriate for this type of use and the use should be permitted in the B-2 District as well. One such property is the former Bowling Green bowling alley, which is proposed to be remodeled and will contain several other indoor recreational activities in addition to bowling.

Amending the B-2 District to allow this type of use will not pose a threat to the health, safety, nor welfare of the community. Staff is of the opinion that the proposed Amendment will be beneficial to the City of West Chicago and will protect, promote, and improve the public health, safety, morals, convenience, order, appearance, prosperity and the general welfare of its citizens. Furthermore, the Amendment is in keeping with the purpose of the Zoning Code and the Comprehensive Plan. Staff is of the opinion that the proposed amendments

**Exhibits**

- Exhibit A – Proposed Text Amendment

For questions, please contact John H. Sterrett, City Planner (630) 293-2200 ext. 158 or at [jsterrett@westchicago.org](mailto:jsterrett@westchicago.org)

**Proposed Text Amendment to Appendix A (Zoning Code)  
of the Code of Ordinances of the City of West Chicago  
Indoor Recreation and Amusement**

Plan Commission/Zoning Board of Appeals  
Public Hearing  
June 4, 2024

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

ARTICLE X  
Business District

- 1. Amend Section 10.3-3 (B-2 General Business District – Permitted Uses) to add the following language to the list of permitted uses in the B-2 District:**

*(PP) Indoor Recreation and Amusement.*