

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

## DEVELOPMENT COMMITTEE

Monday, October 14, 2024  
6:00 P.M. - Council Chambers

### AGENDA

1. Call to Order, Roll Call, and Establishment of a Quorum
2. Approval of Minutes
  - A. September 9, 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
5. Items for Discussion

A. **Zoning Text Amendment** – An amendment to the Zoning Code has been drafted to reduce the minimum lot size required for multi-family residential dwellings from 5,000 square feet per dwelling unit to 2,000 square feet per dwelling unit in the R-6 Zoning District. This higher density for multi-family is more consistent with nearby communities, as well as direction laid out in the City's Comprehensive Plan. Plan Commission members voted 4-0 in favor of the amendment.

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Ruben Pineda  
MAYOR

Michael L. Guttman  
CITY ADMINISTRATOR

6. Unfinished Business
7. New Business
8. Reports from Staff
9. Adjournment – Next Meeting November 11, 2024

Draft

**MINUTES**  
**DEVELOPMENT COMMITTEE**

**September 9, 2024, 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 John Banas, Melissa Birch Ferguson, Lori Chassee, Christine Dettman, Jayme Sheahan, Rebecca Stout, and Christopher Swiatek present. Alderman Stout announced a quorum.

Also in attendance was Community Development Director, Tom Dabareiner.

**2. Approval of Minutes.**

**A. July 8, 2024.**

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

**3. Public Participation.** None.

**4. Items for Consent.**

**A. 1200 N. Prince Crossing Road** – Forming America, Ltd., at 1200 North Prince Crossing Road, intends on expanding their outside storage. To accomplish this, the property requires a sixth amendment to their Special Use Permit, plus a Lot Consolidation. This would expand to an area deleted just last year when they concluded they would not require the area for storage, which was included in their stormwater efforts, so no additional stormwater work is needed. Plan Commission members voted unanimously in favor of both the Ordinance and the Resolution.

**B. 1307 S. Neltnor Blvd.** – In 2023, SRH Properties, LLC acquired the property of the former Shell gas station, which closed in 2022. The property owner intends to replace all structures on the current property with a new Shell station and convenience store. To accomplish this, a third amendment to the Special Use Permit for this property is required. Plan Commission members voted unanimously in support of the Ordinance.

Development Committee Minutes  
September 9, 2024

**C. 100 Hahndorf Street** – The Kitchen Table has petitioned the City for approval of a Special Use Permit to allow a school in the R-6 District. A School, which is allowed in the District, requires a Special Use Permit. No site and exterior improvements are being sought. Given their proposed operation, there exists adequate parking. The petitioners will not live on the property. Plan Commission members voted unanimously in support of the Ordinance.

**D. Trillium Farm Variances and Map Amendment** – The Trillium Farm Residential Subdivision consists of 84 residence lots and was annexed to the City of West Chicago on August 19, 2024. When properties are annexed to the City they are automatically given an ER-1 Estate Residence label; however, given the density and type of homes and properties, Trillium Farm should more accurately be designated as R-5 Single-Family Residence. This change requires a Zoning Map Amendment. The Staff report details the variances required once granted the R-5 District classification. Plan Commission members voted unanimously in support of the Map Amendment and the Variances.

**Alderman Birch Ferguson moved, and Alderman Chassee seconded a motion to approve the Items for Consent. Voting Aye: Aldermen Banas, Birch Ferguson, Chassee, Dettman, Sheahan, Stout and Swiatek.**

**5. Items for Discussion.** None.

**6. Unfinished Business.** None.

**7. New Business.** None.

**8. Reports from Staff.**

Tom Dabareiner informed the members about an upcoming item for discussion regarding increasing the density for multifamily residential.

**9. Adjournment.**

**Alderman Chassee moved to adjourn the meeting at 6:03 p.m., and Alderman Banas 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  
R-6 Multi-Family Dwelling Lot Size  
  
Ordinance No. 24-O-0034

**AGENDA ITEM NUMBER:** 5. A.**FILE NUMBER:** \_\_\_\_\_**COMMITTEE AGENDA DATE:** Oct. 14, 2024**COUNCIL AGENDA DATE:** \_\_\_\_\_**STAFF REVIEW:** Tom Dabareiner, AICP**SIGNATURE**  \_\_\_\_\_**APPROVED BY CITY ADMINISTRATOR:** Michael Guttman**SIGNATURE** \_\_\_\_\_**ITEM SUMMARY:**

Staff has drafted an amendment to the Zoning Code that will reduce the minimum lot size required for multi-family residential dwellings from 5,000 square feet per dwelling to 2,000 square feet per dwelling. The current regulation of 5,000 square feet per dwelling limits the opportunity for more dense residential developments and restricts the ability of developers to construct infill, multi-family developments, such as apartments or condominiums. Staff has surveyed other communities for their requirements for similar type developments and found that 2,000 square foot minimums per dwelling unit is common in the general area. The setbacks required for a multi-family structure will remain the same so the amount of greenspace used for dwellings will not be decreased as a result of the proposed text amendment. No changes to the maximum height of structures is proposed either. The minimum lot size per dwelling of 2,000 square feet is consistent with the City's required minimum lot size for senior housing in the same district.

At their October 1<sup>st</sup> meeting, members of the Plan Commission voted unanimously (4-0, with three absent) in support of the proposed Zoning Text Amendment.

**ACTION PROPOSED:**

Discuss and recommend approval of the proposed Zoning Text Amendment.

**COMMITTEE RECOMMENDATION:**

Attachments:            Draft Ordinance  
                                 PC Report

## ORDINANCE NO. 24-O-0034

### AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF WEST CHICAGO – APPENDIX A, THE ZONING CODE SECTION 9.7 RELATING TO LOT SIZES IN THE R-6 MULTIPLE-FAMILY RESIDENCE DISTRICT

WHEREAS, the City of West Chicago periodically reviews the text of the Zoning Code for consistency with current trends in development and design; and

WHEREAS, the City's lot size requirements in Section 9.7-2(A) of the Zoning Code stipulates a lot to have an area of at least 5,000 square feet per dwelling unit for a multi-family dwelling structure; and

WHEREAS, this requirement limits the opportunity for more dense residential developments and restricts the ability of developers to construct infill, multi-family developments, such as apartments or condominiums; and

WHEREAS, the City Council believes it is in the best interest of the City to amend the Zoning Code to allow more housing opportunities for residents; and

WHEREAS, Notice of Public Hearing on said zoning text amendment was published in the Daily Herald on or about September 16, 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 October 1, 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-0012, 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 9.7-2 (A)(3) – Lot and building requirements, of Article IX, Appendix A, of the Code of Ordinances of the City of West Chicago be amended as follows:

*“(3) Multi-family – ~~Five~~ two thousand (5,000,000) square feet (per dwelling unit).”*

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	_____	Alderman J. Banas	_____

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-0012

TO: The Honorable Mayor and City Council

SUBJECT: PC 24-14  
Proposed Zoning Text Amendment to Section 9.7-2(C) of Appendix A (the Zoning Code), of the Code of Ordinances of the City of West Chicago.

DATE: October 1, 2024

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 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. 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,

David Kasprak  
Vice Chairperson

#### VOTE:

For

Henkin  
Billingsley  
Kasprak  
Terrazas

Against

Abstain

Absent

Laimins  
Banasiak  
Slattery