

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

## DEVELOPMENT COMMITTEE

**Monday, January 13, 2025  
6:00 P.M. - Council Chambers**

### AGENDA

1. Call to Order, Roll Call, and Establishment of a Quorum
2. Approval of Minutes
  - A. December 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
  - A. **Zoning Text Amendment** – Donation bins are currently not allowed anywhere in the City of West Chicago per the Zoning Code, but inquiries have been received from both business owners and a local donation bin company. Staff has drafted a Zoning Text Amendment (25-O-0003) to allow donation bins on non-residential properties, serving commercial, industrial and institutional purposes. Plan Commission members voted unanimously (4-0) in support of the Amendment.

B. **629-651 W. Washington Street** – The Crusher, a recycling and salvage facility, requests approval of a second amendment (25-O-0002) to their existing Special Use Permit to extend the deadline for the completion of the Phase One site improvements on the referenced property. Plan Commission members voted unanimously (4-0) in support of the Amendment.

5. Items for Discussion
6. Unfinished Business
7. New Business
8. Reports from Staff
9. Adjournment – Next Meeting February 10, 2025

**MINUTES**  
**DEVELOPMENT COMMITTEE**

**December 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, Lori Chassee, Christine Dettman, Jayme Sheahan, Rebecca Stout and Christopher Swiatek present. Alderman Stout announced a quorum.

Also in attendance were Community Development Director, Tom Dabareiner.

**2. Approval of Minutes.**

**A. November 11, 2024.**

**Alderman Banas moved, and Alderman Swiatek seconded a motion to approve the minutes. With a voice vote of all ayes, the motion carried.**

**3. Public Participation.** None.

**4. Items for Consent.**

**A. Zoning Text Amendment** – A text amendment is proposed to allow Day Care Facilities, without regard to age, by right in the B-2 and M Districts. Plan Commission members supported the Amendment (24-O-0052) unanimously.

**B. Turner School** – School District 33 proposes to construct a new 17-stall parking lot with improved drop-off along a new sidewalk, combined with improvements to the existing parking lot. Plan Commission members supported the Ordinance (24-O-0037) unanimously.

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

**5. Items for Discussion**

- A. Fair Housing Text Amendment** – To be eligible for Community Development Block Grant Funding, the City needs to update its Fair Housing Action Plan. Requirements for training and online publication must be added and are spelled out in 24-O-0051. This did not need to go before the Plan Commission for consideration as it is not a zoning item.

Tom Dabareiner provided a staff update. A brief discussion followed.

**Alderman Banas moved, and Alderman Chassee seconded a motion to approve Item for Consent A. Voting Aye: Aldermen Banas, Chassee, Dettman, Sheahan, Stout and Swiatek.**

**6. Unfinished Business.** None.

**7. New Business.** None.

**8. Reports from Staff.**

**9. Adjournment.**

**Alderman Chassee moved to adjourn the meeting at 6:12 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  
Donation Collection Bins  
  
Ordinance No. 25-O-0003

**AGENDA ITEM NUMBER:** 4. A.**FILE NUMBER:** \_\_\_\_\_**COMMITTEE AGENDA DATE:** Jan. 13, 2025**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 allow the placement of a donation bin on all properties used for commercial, industrial, and institutional purposes. Staff has received inquiries from both business owners and a local donation bin company about the possibility of placing a donation bin on non-residential property. The Zoning Code does not currently allow donation bins anywhere in the City. Staff is of the opinion that donation bins should be permitted on properties used for commercial, industrial, or institutional purposes. The placement of these bins should also have regulations to prevent a proliferation of donation bins on properties and to ensure the area around a donation bin is kept in a clean and neatly manner.

The amendment staff drafted will add a definition for a *Donation Bin* in Section 4.1 (Construction of Terms) and add regulations for the placement of a bin on property in Article VI (Zoning Districts Generally) of Appendix A of the Code of Ordinances of the City of West Chicago.

At their January 7<sup>th</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:      Proposed Zoning Text Amendment  
                            Draft Ordinance 25-O-0003  
                            Plan Commission Report and Recommendation to the City Council

## ORDINANCE NO. 25-O-0003

### AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF WEST CHICAGO – APPENDIX A, THE ZONING CODE ARTICLE IV AND ARTICLE VI RELATING TO DONATION COLLECTION BINS

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

WHEREAS, the placement of donation collection bins on property is not allowed in the City of West Chicago; and

WHEREAS, donation collection bins are beneficial for businesses and residents alike and should be permitted within the City of West Chicago; and

WHEREAS, the placement of these bins should also have regulations to prevent a proliferation of donation bins on properties and to ensure the area around a donation bin is kept in a clean and neatly manner; and

WHEREAS, the City of West Chicago has proposed a zoning text amendment to allow the placement of a donation bin on all properties used for commercial, industrial, and institutional purposes; and

WHEREAS, Notice of Public Hearing on said zoning text amendment was published in the Daily Herald on December 23, 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 January 7, 2025 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. 25-RC-0002, 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** of Article IV, Appendix A, of the Code of Ordinances of the City of West Chicago be amended to add the following definition:

“Donation Collection Bin: A receptacle designed with a door, slot, or other opening that is intended to accept and store donations; provided, however, that the definition of a Donation Collection Bin shall not include trailers where personnel are present to accept donations.”

Section 2. That Article VI, Appendix A, of the Code of Ordinances of the City of West Chicago be amended as follows to add a Section 6.29:

“Section 6.29 Donation Collection Bins

Donation Collection Bins shall be permitted on all property used as commercial, industrial, or institutional, subject to the following conditions:

1. No more than one (1) Donation Collection Bin shall be placed on a property.
2. A Donation Collection Bin shall neither interfere with vehicular or pedestrian traffic and shall not occupy any required parking stall, nor shall it be placed in a required emergency vehicular lane.
3. The area around the Donation Collection Bin shall be kept in a clean and well-maintained manner at all times. No donations shall be placed outside the Donation Collection Bin and the owner or tenant of the property shall regularly verify that no donations or refuse have accumulated outside the Donation Collection Bin.”

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 20<sup>th</sup> day of January, 2025.

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 20<sup>th</sup> day of January, 2025.

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

ATTEST:

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

**EXHIBIT “A”**

**RECOMMENDATION NO. 2025-RC-0002**

**TO:** The Honorable Mayor and City Council

**SUBJECT:** PC 25-03  
Amendment to the text of the Zoning Code – Article IV and Article VI  
Donation Collection Bins

**DATE:** January 7, 2025

**PUBLIC HEARING**

The Plan Commission/Zoning Board of Appeals conducted a public hearing for PC 25-03 on Tuesday, January 7, 2025 in the Council Chambers of West Chicago City Hall – 475 Main Street, West Chicago, Illinois.

**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.

**ROLL CALL VOTE**

<b>Yeas (4)</b>	<b>Nays (0)</b>	<b>Abstain (0)</b>	<b>Absent (3)</b>
Billingsley			Banasiak
Kasprak			Henkin
Slattery			Laimins
Terrazas			

Respectfully submitted,

David Kasprak  
Vice Chairperson



**Proposed Text Amendments to Appendix A (Zoning Code)  
of the Code of Ordinances of the City of West Chicago  
Donation Collection Bins**

Development Committee  
January 13, 2025

Underline = New Text

ARTICLE IV  
Definitions

- 1. Amend Section 4.1 (Definitions – Construction of Terms) to define a “Donation Collection Bin”**

Donation Collection Bin: A receptacle designed with a door, slot, or other opening that is intended to accept and store donations; provided, however, that the definition of a Donation Collection Bin shall not include trailers where personnel are present to accept donations.

ARTICLE VI  
Zoning Districts Generally

- 2. Amend Article VI (Zoning Districts, Generally) to add a Section 6.29 for the use of “Donation Collections Bins” with regulations.**

Section 6.29 Donation Collection Bins

Donation Collection Bins shall be permitted on all property used as commercial, industrial, or institutional, subject to the following conditions:

1. No more than one (1) Donation Collection Bin shall be placed on a property.
2. A Donation Collection Bin shall neither interfere with vehicular or pedestrian traffic and shall not occupy any required parking stall, nor shall it be placed in a required emergency vehicular lane.
3. The area around the Donation Collection Bin shall be kept in a clean and well-maintained manner at all times. No donations shall be placed outside the Donation Collection Bin and the owner or tenant of the property shall regularly verify that no donations or refuse have accumulated outside the Donation Collection Bin.

# CITY OF WEST CHICAGO

## DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Second Amendment to a Special Use Permit  
The Crusher – 629-651 W Washington Street  
Recycling and Salvage Facility with Ancillary Outside  
Storage

Ordinance No. 25-O-0002

**AGENDA ITEM NUMBER:** 4. B.

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

**COMMITTEE AGENDA DATE:** Jan. 13, 2025

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

**STAFF REVIEW:** Tom Dabareiner, AICP

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



**APPROVED BY CITY ADMINISTRATOR:** Michael Guttman

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

**ITEM SUMMARY:**

The Crusher, located at 629-651 W Washington Street, is requesting approval of a second amendment to their existing special use permit, granted for a recycling and salvage facility with ancillary outside storage, to extend the deadline for the completion of the Phase I site improvements on the property.

An amendment to the original 2018 Special Use Permit was granted in February of 2023 to extend the date of completion for Phase I to December 31, 2024 and Phase II to December 31, 2026. No changes to the previously approved 2018 development plans were proposed as part of the amendment. The building permit for Phase I was issued in May of 2024. Site work, however, did not commence and the deadline for completion has passed. The petitioner, through their attorney, has indicated that the funds necessary to begin the project are tied up in a probate dispute that is going into litigation. Because of these reasons, the petitioner is now requesting a second amendment to the Special Use Permit to extend the deadline for the completion of Phase I improvements to November 21, 2026. Like the 2023 Special Use Permit amendment, there are no changes to the development plans.

At their January 7<sup>th</sup> meeting, members of the Plan Commission voted unanimously (4-0, with three absent) in support of the proposed second amendment to the Special Use Permit.

**ACTION PROPOSED:**

Discuss and recommend approval of the proposed Special Use Permit.

**COMMITTEE RECOMMENDATION:**

Attachments:

Draft Ordinance 25-O-0002

Plan Commission Report and Recommendation to the City Council

**ORDINANCE NO. 25-O-0002**

**AN ORDINANCE GRANTING A SECOND AMENDMENT TO A SPECIAL USE PERMIT  
FOR A SALVAGE AND RECYCLING FACILITY  
629 – 651 WEST WASHINGTON STREET**

WHEREAS, on November 7, 2024, Andres J. Gallegos II, attorney for David Neumaier of The Crusher, Inc. (the “APPLICANT”), filed an application for a second amendment to a special use permit to extend the deadline to complete certain required site improvements with respect to the property legally described on Exhibit “A” attached hereto and incorporated herein (the “SUBJECT REALTY”); and,

WHEREAS, the corporate authorities of the City of West Chicago granted the original Special Use Permit by Ordinance 18-O-0026 on May 21, 2018; and,

WHEREAS, the corporate authorities of the City of West Chicago granted an amendment to the Special Use Permit by Ordinance 23-O-0005 on February 20, 2023; and,

WHEREAS, Notice of Public Hearing on said second amendment to the special use permit was published in the Daily Herald on December 23, 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, commencing on January 7, 2025, 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 which contains specific findings of fact, pursuant to Recommendation No. 2025-RC-0001, 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, Du Page County, Illinois, in regular session assembled, as follows:

Section 1. A second amendment to the existing special use permit for a salvage and recycling facility with an ancillary outside storage yard to extend the deadline for completion of Phase I site improvements to November 26, 2026 phasing plan, in conformance with Sections 5.5 and 11.2-4(BB) and (T) of the Zoning Ordinance, is hereby granted for the SUBJECT REALTY, subject to compliance with the following conditions:

- A. Conditions 1, 2, and 6, as set forth in Section 1 of Ordinance 23-O-0005 approving the first amendment to the Special Use Permit, shall carry forward in their entirety and remain in full force and effect.
- B. Condition 3, as set forth in Section 1 of Ordinance 23-O-0005 approving the first amendment to the Special Use Permit, shall be amended to extend the date of completion for Phase I to November 26, 2026.
- C. Conditions 4 and 5, as set forth in Section 1 of Ordinance 23-O-0005 approving the first amendment to the Special Use Permit, shall be deleted in their entirety.

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, hereby repealed.

Section 3. That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED this 20<sup>th</sup> day of January, 2025.

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 20<sup>th</sup> day of January, 2025.

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

ATTEST:

\_\_\_\_\_  
Executive Office Assistant Valeria Perez

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

**EXHIBIT "A"**

LOT 1 OF THE CRUSHER'S PLAT OF CONSOLIDATION BEING A SUBDIVISION LOCATED IN PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 2018 AS DOCUMENT NO. R2018-072741, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 04-09-101-045

## EXHIBIT “B”

### RECOMMENDATION NO. 2025-RC-0001

TO: The Honorable Mayor and City Council

SUBJECT: PC 25-02  
Second Amendment to a Special Use Permit for a Salvage and Recycling Facility  
The Crusher – 629-651 W Washington Street

DATE: January 7, 2025

#### PUBLIC HEARING

The Plan Commission/Zoning Board of Appeals conducted a public hearing for PC 25-02 on Tuesday, January 7, 2025 in the Council Chambers of West Chicago City Hall – 475 Main Street, West Chicago, Illinois.

#### RECOMMENDATION

After reviewing the requested second amendment for a Special Use Permit for an existing Salvage and Recycling Facility with Ancillary Outside Storage at 629-651 West Washington Street to extend the date of the required completion for Phase I improvements, members of the Plan Commission/Zoning Board passed a motion to recommend approval of the request with the following conditions:

- A. Conditions 1, 2, and 6, as set forth in Section 1 of Ordinance 23-O-0005 approving the first amendment to the Special Use Permit, shall carry forward in their entirety and remain in full force and effect.
- B. Condition 3, as set forth in Section 1 of Ordinance 23-O-0005 approving the first amendment to the Special Use Permit, shall be amended to extend the date of completion for Phase I to November 26, 2026.
- C. Conditions 4 and 5, as set forth in Section 1 of Ordinance 23-O-0005 approving the first amendment to the Special Use Permit, shall be deleted in their entirety.

#### ROLL CALL VOTE

<b>Yeas (4)</b>	<b>Nays (0)</b>	<b>Abstain (0)</b>	<b>Absent (3)</b>
Billingsley			Banasiak
Kasprak			Henkin
Slattery			Laimins
Terrazas			

Respectfully submitted,  
David Kasprak, Vice Chairperson