

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

DEVELOPMENT COMMITTEE

**Monday, April 14, 2025
6:00 P.M. - Council Chambers**

AGENDA

1. Call to Order, Roll Call, and Establishment of a Quorum
2. Approval of Minutes
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. **525 N. Neltnor** – Educare West DuPage, owner of the property at 525 N. Neltnor, seeks approval of an amendment to the Comprehensive Plan to re-label the western parcel, recently used as a church, from Residential to Corridor Commercial. Also, the organization seeks approval of a Zoning Map Amendment from R-2 Single Family Residential to B-2 General Business for the same area. The above received unanimous votes (5-0) in favor. The petitioner withdrew the request for a Zoning Map Amendment to the eastern parcel.

B. **800 W. Washington Street** – Frain Industries, owner of 800 W. Washington Street, seeks to allow outside storage. Frain is located in the M Manufacturing District and a Special Use Permit (SUP) is required to allow outside storage. Plan Commission members voted unanimously (5-0) in support of the SUP.

5. Items for Discussion
6. Unfinished Business
7. New Business
8. Reports from Staff
9. Adjournment

MINUTES
DEVELOPMENT COMMITTEE

February 10, 2025, 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. January 13, 2025.

A correction was noted regarding a date on the meeting's Agenda.

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

3. Public Participation. None.

4. Items for Consent.

A. 155 Spencer Street – The owner of 155 Spencer Street seeks approval for a Minor Subdivision, changing five parcels into three buildable lots. The property is in the R-5 Residential District Plan, is 78.5000 square feet in size and currently contains one house. The Minor Subdivision meets all requirements for approval. Plan Commission members voted unanimously (6-0) in support of the Amendment.

B. 804-812 Forest Avenue – The City seeks to dedicate three City-owned lots at the southeast corner of Tower Road and Forest Avenue for public right of way, which will be used as a floodplain storage basin. Staff determined the request complies with the Subdivision Code. Plan Commission members voted unanimously (6-0) in support of the Amendment.

C. 1952 Franciscan Way – The property owner seeks two approvals: (1) amendment to the Comprehensive Plan to designate the property as multi-family, and (2) a zoning

map amendment to R-6 Multi-Family. These changes are from, respectively, General Commercial and B-2 General Business. Plan Commission members voted unanimously (6-0) in support of both amendments.

Alderman Swiatek moved, and Alderman Banas seconded a motion to approve all three 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.

Mr. Dabareiner informed the members the Annual Zoning Map Adoption will go directly to City Council in March. He also updated them about recent activity to advance the renovation of the train depot on Washington Street. The City has grant funding for the preliminary demolition. He asked the members about advancing this item directly to Council in March, and all agreed to do so.

9. Adjournment.

Alderman Banas moved to adjourn the meeting at 6:06 p.m., and Alderman Birch Ferguson 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:

525 N Neltnor Boulevard
Educare West DuPage

Comprehensive Plan Amendment – Ordinance No. 25-O-0008
Zoning Map Amendment – Ordinance No. 25-O-0009

AGENDA ITEM NUMBER: 4. A.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: April 14, 2025

COUNCIL AGENDA DATE: _____

STAFF REVIEW: Tom Dabareiner, AICP

SIGNATURE 

APPROVED BY CITY ADMINISTRATOR: Michael Guttman

SIGNATURE _____

ITEM SUMMARY:

Educare West DuPage, a non-profit specializing in care for and educating children from birth to 5 years old, requests approval of an amendment to the Comprehensive Plan and a Zoning Map Amendment for a portion of the property at 525 N Neltnor Boulevard. The property consists of two parcels and is roughly 4.3 acres with frontage on Neltnor Boulevard, Grove Avenue, and Ridgeland Avenue. The western parcel is approximately 2.68 acres and is improved with a 2-story brick building previously used as a place of worship. It has an accessory structure in the rear. The vacant eastern parcel is roughly 1.62 acres.

The amendment to the Comprehensive Plan will change the land use designation of the western parcel of the subject property from Multi-Family Residential to Corridor Commercial on the Future Land Use Map. The amendment to the Zoning Map will change that parcel from R-2 Single-Family Residence to B-2 General Business. No change in zoning is proposed for the eastern parcel at this time, despite prior consideration of such.

Educare recently purchased the property and has plans to use the existing structure as a daycare facility. Minimal site improvements are needed to accommodate this use. The property is located in the R-2 Single-Family Residential District, which does not permit daycare facilities. This type of use is, however, permitted by right in the B-2 General Business District. Thus, Educare is seeking a Zoning Map Amendment to place the parcel with the existing structure in the B-2 District.

At their April 2, 2025 meeting, members of the Plan Commission voted unanimously (5-0, with two absent) in support of the proposed amendment to the Comprehensive Plan and the proposed amendment to the Zoning Map for the western parcel of the property. Changes to the eastern parcel have been removed from consideration at the request of the petitioner.

ACTION PROPOSED:

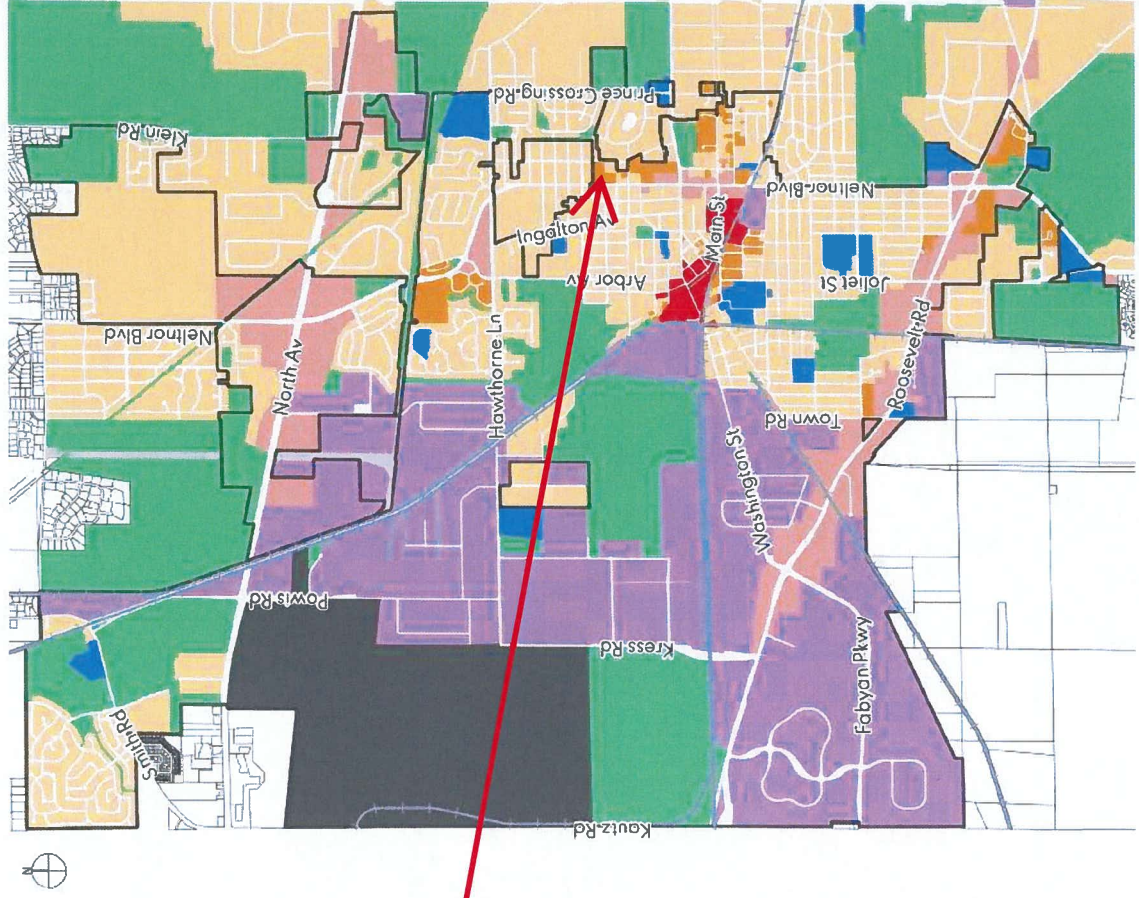
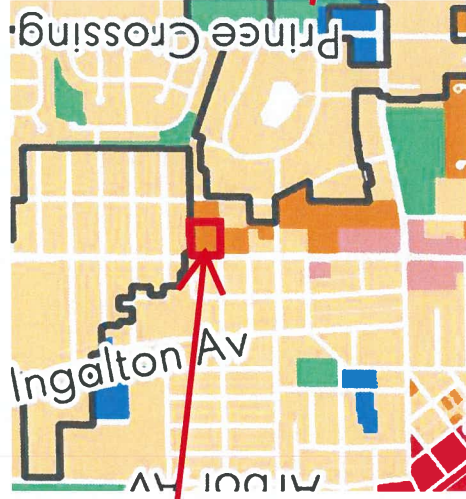
Discuss and recommend approval of the proposed amendment to the Comprehensive Plan and the proposed amendment to the Zoning Map for the western parcel of the property.

COMMITTEE RECOMMENDATION:

Attachments: Draft Ordinances 25-O-0008 and 25-O-0009
Plan Commission Recommendation
Plat of Survey

Future Land Use

Reclassify from
Multi-Family Residential
to Residential to
Corridor
Commercial



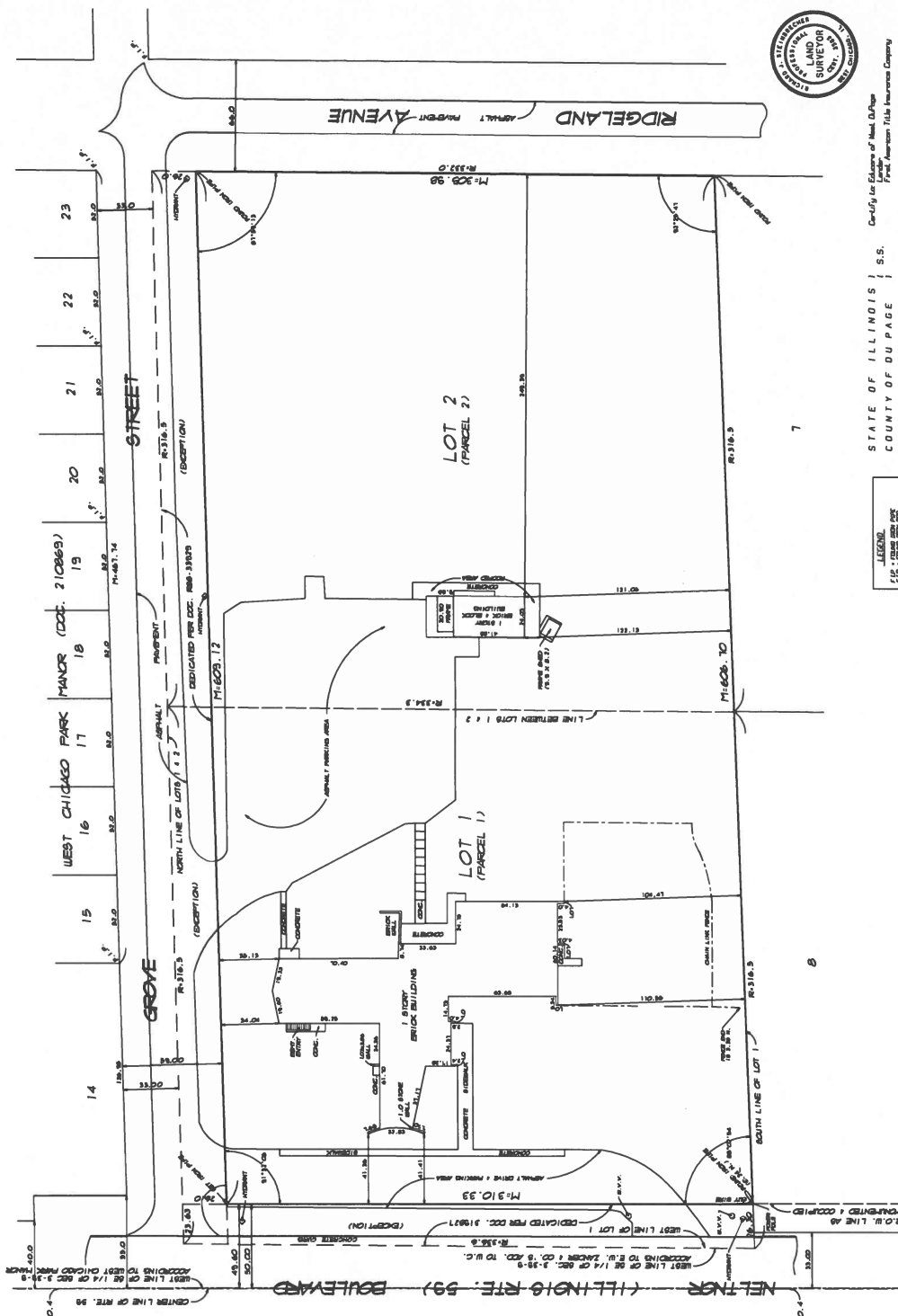
Legend

- Parks and Open Space
- Single-Family Residential
- Multi-Family Residential
- Institutional
- Industrial
- Corridor Commercial
- Downtown
- DuPage Airport
- Municipal Boundary

This property is known as 525 N. Madison Boulevard, West Chicago, IL.

PARCELS 2, LOT 2 IN E.M. ZANDER AND CO.'S ADDITION TO WEST CHICAGO, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 8, 1965, AS DOCUMENT 065994, EXCEPT THE NORTH 26.9 FEET THEREOF, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 7, 1968 AND RECORDED APRIL 7, 1968 BY INSTRUMENT DATED APRIL 7, 1968 AND RECORDED APRIL 7, 1968, AS DOCUMENT 068-332951, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ILLINOIS.

1. THIS SURVEY WAS PREPARED USING FIRST AMERICAN TITLE INSURANCE COMPANY. COMMITMENT NUMBER #18487856. DATED NOVEMBER 27, 2024.
2. NO PORTION OF THIS PROPERTY IS WITHIN A 100 YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP OF THE UNITED STATES, WEST CHICAGO, MAP NO. 17R03C0035J, DATED AUGUST 1, 2019.
3. THE GROSS LAND AREA FOR THE PROPERTY IS 107,211 S.F. (1.42978 ACRES).
4. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE.

[illegible]

STATE OF ILLINOIS, S.S.

1

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 *Revenue Standards Detail Requirements for ALTA/NSPS Land Title Surveys*, jointly published and adopted by ALTA and NSPS, and sections 1, 2, 3, 4, 7(a) and 8 of *Table A* thereof.

Richard J. Steinbracher
Professional I and Surveys on 3593

Prepared For:
Kupisch & Carbon, Ltd.
Attorneys at Law
301 W. Church Street

Steinbrocher Land Surveyors, Inc.

S Professional Land Surveying
Design Firm Corporation No. 034-003120
141 S. Neilson Blvd. West Chicago, IL 60185-2844

(630) 279

ORDINANCE NO. 25-O-0008

AN ORDINANCE ADOPTING AN AMENDMENT TO THE FUTURE LAND USE MAP OF THE WEST CHICAGO COMPREHENSIVE PLAN

BE IT ORDAINED by the City Council of the City of West Chicago, in regular session assembled as follows:

Section 1. That the amendment to the Future Land Use Map of the City of West Chicago, attached hereto and incorporated herein as Exhibit "A", is hereby adopted.

Section 2. That all Ordinances, 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 from and after its adoption and approval 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____.

Ruben Pineda, Mayor

ATTEST:

Valeria Perez, Executive Office Manager

PUBLISHED: _____

ORDINANCE NO. 25-O-0009

AN ORDINANCE GRANTING A ZONING MAP AMENDMENT OF 525 NORTH NELTNOR BOULEVARD FROM THE R-2 SINGLE-FAMILY RESIDENTIAL DISTRICT TO THE B-2 GENERAL BUSINESS DISTRICT

WHEREAS, on or about January 16, 2025, Educare West DuPage (the “APPLICANT”), filed an application for a zoning map amendment, with respect to the property legally described on Exhibit “A” attached hereto and incorporated herein (the “SUBJECT REALTY”); and,

WHEREAS, on March 18, 2025, a notice for a Public Hearing on said application was mailed to all owners of real property within 250 feet of the SUBJECT REALTY and was published in the Daily Herald, and a sign advertising the Public Hearing was installed on the SUBJECT REALTY, all as required by the ordinances of the City of West Chicago and the statutes of the State of Illinois; and,

WHEREAS, Notice of Public Hearing on said zoning map amendment was published in the Daily Herald on January 20, 2025, as required by the ordinances of the City of West Chicago and the statutes of the State of Illinois; and,

WHEREAS, the Public Hearing was conducted by the Plan Commission/Zoning Board of Appeals of the City of West Chicago on April 2, 2025; and,

WHEREAS, at the Public Hearing, the APPLICANT provided testimony in support of this 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-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, Du Page County, Illinois, in regular session assembled, as follows:

Section 1. A Zoning Map Amendment from R-6 Multiple-Family Residence to B-2 General Business District in conformance with Section 5.6 of the Zoning Ordinance is hereby granted for the SUBJECT REALTY.

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 _____ 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 Assistant Valeria Perez

PUBLISHED: _____

EXHIBIT "A"

LOT 1 IN E.W. ZANDER AND CO'S ADDITION TO WEST CHICAGO, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 3 AND THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 6, 1905 AS DOCUMENT 85994 (EXCEPT THE WESTERLY PART THEREOF DEDICATE FOR HIGHWAY PURPOSES BY DOCUMENT 319827, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 23.63 FEET TO A POINT THAT IS 50.0 FEET EAST OF THE CENTER LINE OF ILLINOIS ROUTE 59, AS ESTABLISHED BY THE PLAT OF SUBDIVISION OF WEST CHICAGO PARK MANOR, RECORDED APRIL 6, 1926 AS DOCUMENT 210869; THENCE SOUTH ALONG THE EASTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 59 AS MONUMENTED AND PARALLEL WITH THE CENTER LINE THEREOF 336.33 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 26.30 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 336.60 FEET TO THE PLACE OF BEGINNING, AND ALSO EXCEPT THE NORTH 26.0 FEET OF SAID LOT 1, DEDICATED FOR HIGHWAY PURPOSES BY INSTRUMENT DATED APRIL 7, 1988 AND RECORDED APRIL 7, 1988, AS DOCUMENT R88-339291, IN DUPAGE COUNTY, ILLINOIS.

P.I.N: 04-03-403-016

EXHIBIT “B”

RECOMMENDATION 2025-RC-0008

TO: The Honorable Mayor and City Council

SUBJECT: PC 25-07
525 North Neltnor Boulevard (04-03-403-016)
Zoning Map Amendment from R-2 Single-Family Residence to B-2 General
Business District

DATE: April 2, 2025

PUBLIC HEARING

The Plan Commission/Zoning Board of Appeals conducted a public hearing for PC 25-09 on Wednesday, April 2, 2025 in the Council Chambers of West Chicago City Hall – 475 Main Street, West Chicago, Illinois.

RECOMMENDATION

After a review of the requested Zoning Map Amendment, the Plan Commission/Zoning Board of Appeals (PC/ZBA) recommended approval of the requested Zoning Map Amendment and incorporated the following findings of fact into its recommendation:

1. The existing uses and zoning of the property in question.

The subject property is located in the R-2 Single-Family Residential District and was most recently used as a place of worship, which is permitted in this district. The property has since been sold to Educare and the use of a place of worship has ceased.

2. The existing uses and zoning of other lots in the vicinity.

The property to the south is located in the B-2 General Business District and is used as a VFW Hall. Other properties in the area are a mix of various single-family residential zonings, both incorporated and unincorporated.

3. Suitability of the property in question for uses already permitted under the existing regulations.

The current district of R-2 Single Family Residential limits the amount of development that may occur on the property and its frontage along a major commercial corridor would not be desirable for single-family homes.

4. Suitability of the property in question for the proposed use.

The property’s location along a major commercial corridor is ideal for a non-residential use serving the public interest, such as the proposed daycare facility.

5. *The trend of development in the vicinity of the property in question, including any recent zoning activity.*

The development along Neltnor Boulevard has been predominantly commercial. Although no recent zoning map amendments have occurred in the general area, commercial development has occurred both north and south of the subject property.

6. *The effect the proposed rezoning would have on implementation of the Comprehensive Plan.*

The rezoning of the property will be consistent with the Comprehensive Plan once a proposed Comprehensive Plan Amendment is approved to designate this portion of the property as Corridor Commercial on the City's Future Land Use Map.

7. *Impact on surrounding properties.*

The proposed rezoning of the property to B-2 General Business will not affect the surrounding properties and will be consistent with commercial development along Neltnor Boulevard.

8. *Impact on health, safety, or welfare of the community.*

The rezoning of the property to B-2 General Business will allow for commercial uses along Neltnor Boulevard, which is a major commercial corridor in the City.

ROLL CALL VOTE

Yeas (5)	Nays (0)	Abstain (0)	Absent (2)
Laimins			Slattery
Billingsley			Henkin
Kasprak			
Banasiak			
Terrazas			

Respectfully submitted,
Barbara Laimins, Chairperson of the Plan Commission

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

800 W Washington Street
Frain Industries
Special Use Permit – Ancillary Outside Storage

Ordinance No. 25-O-0010

AGENDA ITEM NUMBER: 4.B.**FILE NUMBER:** _____**COMMITTEE AGENDA DATE:** April 14, 2025**COUNCIL AGENDA DATE:** _____**STAFF REVIEW:** Tom Dabareiner, AICP**SIGNATURE** **APPROVED BY CITY ADMINISTRATOR:** Michael Guttman**SIGNATURE** _____**ITEM SUMMARY:**

Frain Industries, a processing and packaging equipment supplier, proposes to store roofing materials on pallets outside the building at 800 W Washington Street in a paved area where the truck/trailer parking formerly occurred. The subject property is roughly 38 acres with frontage on Town Road and West Washington Street in the M Manufacturing District. The property contains a 345,000 square foot industrial building that was previously used by General Mills. The petitioner has been using it for warehousing of products. The property has a large, fenced-in paved area on the west side of the building that was previously used for trailer parking associated with General Mills.

The storage area would be limited to an area of 50' X 160', occupying approximately 20 trailer stalls, which are not needed by Frain. If approved, the roofing materials will be stored outside temporarily until they are brought inside to be unpackaged, sorted, and then repackaged and loaded onto a truck for delivery. No other machinery or equipment is proposed to be stored outside, only the roofing materials. The storage will be contained on a hard surface, as required by the Zoning Code. The petitioner will be adding an 8-foot tall privacy fencing on the west and north property lines. The building will screen the storage on the east side and the storage area is not visible from the south because of extensive tree coverage.

At their April 2, 2025 meeting, members of the Plan Commission voted unanimously (5-0, with two absent) in support of the proposed Special Use Permit.

ACTION PROPOSED:

Discuss and recommend approval of the proposed Special Use Permit for ancillary outside storage at 800 W Washington Street.

COMMITTEE RECOMMENDATION:

Attachments: Draft Ordinance 25-O-0010
Plan Commission Recommendation
Site Plan

ORDINANCE NO. 25-O-0010

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR OUTSIDE STORAGE ANCILLARY TO A PERMITTED USE AT 800 WEST WASHINGTON STREET

WHEREAS, on or about January 27, 2025, Frain Industries, (the “APPLICANT”), filed an application for a Special Use Permit for outside storage ancillary to a permitted use, with respect to the property legally described on Exhibit “A” attached hereto and incorporated herein (the “SUBJECT REALTY”); and,

WHEREAS, on March 18, 2025, a notice for a Public Hearing on said application was mailed to all owners of real property within 250 feet of the SUBJECT REALTY and was published in the Daily Herald, and a sign advertising the Public Hearing was installed on the SUBJECT REALTY, all as required by the ordinances of the City of West Chicago and the statutes of the State of Illinois; and,

WHEREAS, the Public Hearing was conducted by the Plan Commission/Zoning Board of Appeals of the City of West Chicago on April 2, 2025; and,

WHEREAS, at the Public Hearing, the APPLICANT provided testimony in support of its 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.25-RC-0009, 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 Special Use Permit for outside storage ancillary to a permitted use, in conformance with Sections 5.5 and 11.2-4(T) of the Zoning Ordinance is hereby granted for the SUBJECT REALTY, subject to compliance with the following conditions:

- A. The outside storage area shall be limited in size and location to the area shown on the Land Title Survey prepared by Compass Surveying Ltd dated March 10, 2025; and
- B. Privacy fencing shall be installed along the north and west property lines as shown on the Land Title Survey prepared by Compass Surveying Ltd. dated March 10, 2025.

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 _____ day of _____, 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 _____ day of _____, 2025.

Mayor Ruben Pineda

ATTEST:

Executive Office Manager Valeria Perez

PUBLISHED: _____

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1: THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF GENEVA ROAD (WASHINGTON STREET), (EXCEPT THAT PART THEREOF CONVEYED TO TURNER CO-OPERATIVE CREAMERY COMPANY BY DEED RECORDED AS DOCUMENT 41325 AND EXCEPT THAT PART THEREOF LYING WEST OF THE EAST LINE OF LANDS CONVEYED TO THE COMMONWEALTH EDISON COMPANY BY DEED RECORDED ON OCTOBER 20, 1960 AS DOCUMENT 984363), IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTH QUARTER; THENCE NORTH 88 DEGREES 29 MINUTES EAST ON THE NORTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 343.86 FEET TO THE NORTHEAST CORNER OF PROPERTY CONVEYED TO THE COMMONWEALTH EDISON COMPANY BY DOCUMENT 984362 AND RECORDED OCTOBER 20, 1960, FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 29 MINUTES EAST ON THE NORTH LINE OF SAID SOUTHWEST QUARTER, 286.42 FEET TO THE NORTHWEST CORNER OF LOT 2 IN KAILIN'S PLAT OF SURVEY OF PART OF SAID SOUTHWEST QUARTER; ACCORDING TO THE PLAT THEREOF RECORDED MARCH 24, 1954 AS DOCUMENT 711228; THENCE SOUTHERLY ON THE WEST LINE OF SAID LOT 2, 602.45 FEET TO THE NORTH LINE OF THE RIGHT OF WAY OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD; THENCE SOUTHWESTERLY ON SAID NORTH RIGHT OF WAY LINE, 291.93 FEET, TO THE EAST LINE OF SAID PROPERTY CONVEYED TO THE COMMONWEALTH EDISON COMPANY BY DOCUMENT 984362; THENCE NORTH ALONG SAID EAST LINE, 750.8 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE INTERSECTION OF THE QUARTER SECTION LINE OF SAID NORTHWEST QUARTER, BEING ALSO THE CENTER LINE OF TOWN ROAD, WITH THE CENTER LINE OF GENEVA ROAD (WASHINGTON STREET); THENCE SOUTH ALONG THE CENTER LINE OF TOWN ROAD 231 FEET; THENCE WEST PARALLEL WITH GOVERNMENT LINE 100 FEET; THENCE NORTH PARALLEL WITH THE GOVERNMENT LINE TO CENTER OF SAID GENEVA ROAD (WASHINGTON STREET); THENCE NORTHWEASTERLY ALONG THE

CENTER OF SAID GENEVA ROAD (WASHINGTON STREET) TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 4: THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 88 DEGREES 23 MINUTES EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1077.77 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 23 MINUTES EAST ALONG SAID NORTH LINE 241.3 FEET TO THE CENTER LINE OF THE PUBLIC HIGHWAY KNOWN AS KAELIN ROAD; THENCE SOUTH 0 DEGREES 12 MINUTES WEST ALONG SAID CENTER LINE 117.5 FEET TO AN IRON SPIKE; THENCE SOUTH 67 DEGREES 41 MINUTES WEST ALONG THE CENTER LINE OF A PRIVATE DRIVE 189 FEET; THENCE NORTH 75 DEGREES 07 MINUTES WEST 63.0 FEET; THENCE NORTH 1 DEGREE 37 MINUTES WEST AT RIGHT ANGLES WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 166.15 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 5: THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 88 DEGREES 23 MINUTES EAST 629.57 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 23 MINUTES EAST ALONG SAID NORTH LINE, 448.2 FEET; THENCE SOUTH 1 DEGREE 37 MINUTES EAST AT RIGHT ANGLES WITH SAID NORTH LINE, 166.15 FEET TO AN IRON SPIKE; THENCE SOUTH 75 DEGREES 07 MINUTES EAST 63 FEET TO AN IRON STAKE; THENCE NORTH 67 DEGREES 41 MINUTES EAST 189 FEET TO AN IRON SPIKE IN THE CENTER LINE OF THE PUBLIC HIGHWAY KNOWN AS KAELIN ROAD, THAT IS 117.5 FEET SOUTH, MEASURED ALONG SAID CENTER LINE, FROM THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 0 DEGREES 12 MINUTES WEST ALONG SAID CENTER LINE 69.7 FEET TO AN IRON STAKE ON THE NORTHERLY RIGHT OF WAY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD; THENCE SOUTH 57 DEGREES 47 MINUTES WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE 815 FEET TO THE EAST LINE OF THE TRACT OF LAND NOW OWNED BY MARTIN SCHLICK; THENCE NORTH 0 DEGREES 11 MINUTES EAST ALONG SAID EAST LINE, 602.6 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.(s) 04-09-102-009; 04-09-300-007

EXHIBIT “B”

RECOMMENDATION NO. 2025-RC-0009

TO: The Honorable Mayor and City Council

SUBJECT: PC 25-09
800 W Washington Street
Special Use Permit for a Outside Storage Ancillary to a Permitted Use

DATE: April 2, 2025

PUBLIC HEARING

The Plan Commission/Zoning Board of Appeals conducted a public hearing for PC 25-09 on Wednesday, April 2, 2025 in the Council Chambers of West Chicago City Hall – 475 Main Street, West Chicago, Illinois.

RECOMMENDATION

After a review of the requested Special Use Permit, the Plan Commission/Zoning Board of Appeals (PC/ZBA) recommended approval of the requested Special Use Permit and incorporated the following findings of fact into its recommendation:

- (A) The proposed use of outside storage ancillary to a permitted use is necessary for the public convenience at the location because the proposed use is only permitted in the Manufacturing District and the property currently has a large area that is already fenced in, paved, and set back approximately 600 feet from edge of the right-of-way, convenient for outside storage.
- (B) The proposed use of outside storage ancillary to a permitted use is so designed, located and proposed to be operated that the public health, safety and welfare will be protected because The area where the outside storage is minimal and will be properly located on an existing paved surface. Additional privacy fencing will be installed to screen the property from north and west. The building serves as screening to the east and existing extensive tree coverage is located on the south.
- (C) The proposed use of outside storage ancillary to a permitted use will not cause substantial injury to the value of other property in the neighborhood in which it is located because the proposed ancillary use of outside storage on the property is similar to other industrial properties along the West Washington Street corridor. The storage will be screened from

public view and the area the storage will be permitted in will be small in size compared to the rest of the property.

(D) The proposed use of outside storage ancillary to a permitted use is listed as a special use in the M Manufacturing District, per Section 11.2-4 (T) of the West Chicago Zoning Code.

ROLL CALL VOTE

Yeas (5)

Laimins
Billingsley
Kasprak
Banasiak
Terrazas

Nays (0)

Abstain (0)

Absent (2)

Slattery
Henkin

Respectfully submitted,
Barbara Laimins
Chairperson of the Plan Commission

EXHIBIT “C”

Insert Site Plan

