



WHERE HISTORY & PROGRESS MEET

DEVELOPMENT COMMITTEE

**Monday, June 9, 2025
6:00 P.M. - Council Chambers**

AGENDA

1. Call to Order, Roll Call, and Establishment of a Quorum
2. Selection of a Chair and Vice Chair
3. Approval of Minutes
A. April 14, 2025
4. 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.

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West Chicago, Illinois
60185

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Daniel Bovey
MAYOR
Tia Messino
INTERIM CITY
ADMINISTRATOR

5. Items for Consent

A. **1880 Arthur Drive** – Karen’s Truck Repair seeks a Special Use Permit for a Motor Vehicle Repair Shop at the referenced address. Approval was unanimous from the Plan Commission on June 3, 2025.

B. **1200 North Prince Crossing Road** – Forming America seeks approval of its Seventh Amendment to its Special Use Permit to expand the paved area for ancillary outside storage. Approval was unanimous from the Plan Commission on June 3, 2025.

6. Items for Discussion

7. Unfinished Business

8. New Business

9. Reports from Staff

10. Adjournment



Draft

MINUTES
DEVELOPMENT COMMITTEE

April 14, 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 and John Sterrett, Assistant Director of Community Development.

2. Approval of Minutes.

A. February 10, 2025.

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

3. Public Participation.

One resident provided both written and oral comments objecting to the change of zoning *for the eastern side of the property* at Ridgeland and Grove Ave. A second resident also voiced an objection against the same issue.

4. Items for Consent.

- A. 525 N Neltnor Blvd** – 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.

Alderman Chassee requested Item A. be removed from the consent agenda for further discussion.

- 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.

A question was asked about whether the outdoor storage would be covered, and John Sterrett responded that it would be.

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

Discussion ensued regarding Item A. 525 N Neltnor Blvd, and Tom Dabareiner provided a staff update. Alderman Chassee clarified for those concerned that the petitioner will now only pursue the daycare use. The eastern portion will no longer be rezoned to R-6.

Alderman Chassee moved, and Alderman Swiatek seconded a motion to approve Item A. 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. None.

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:

1880 Arthur Drive
Karen's Truck Repair
Special Use Permit – Motor Vehicle Repair Shop

Ordinance No. 25-O-0010

AGENDA ITEM NUMBER: 5.A.**FILE NUMBER:** _____**COMMITTEE AGENDA DATE:** June 9, 2025**COUNCIL AGENDA DATE:** _____**STAFF REVIEW:** Tom Dabareiner, AICP**SIGNATURE** **APPROVED BY INTERIM CITY ADMINISTRATOR:****SIGNATURE** **ITEM SUMMARY:**

The petitioner, Karen's Truck Repair, is requesting approval of a Special Use Permit to develop and operate a Motor Vehicle Repair Shop at 1880 Arthur Drive in the M Manufacturing District. The subject property is located immediately to the east of the DuPage Airport at the southeast corner of Arthur Drive and Howard Drive. The property is approximately 4.2 acres and is vacant. The property has frontage on both Arthur Drive and Howard Drive. The uses in the immediate area are industrial uses.

The petitioner is an existing West Chicago business currently located at 1090 Carolina Drive. The business has outgrown this space and the petitioner is proposing to develop the subject property and relocate the business. The petitioner is proposing a 17,000 square foot truck repair facility with 20 parking stalls for customers and employees. Behind the structure the petitioner is proposing a parking lot for trucks to be parked temporarily while waiting to either be serviced or to be picked up by their owner. Access to the site is proposed off Arthur Drive as well as Howard Drive. The subject property will be heavily screened on all sides with landscaping including shade trees, ornamental trees, evergreens, and shrubs. A ten 10 foot tall solid privacy fence will be installed around the portion of the property where trucks will be temporarily kept to screen vehicles from public view. All required landscape yards and screening requirements have been satisfied.

At their June 3, 2025 meeting, members of the Plan Commission voted unanimously (4-0, with three absent) in support of the proposed Special Use Permit.

ACTION PROPOSED:

Discuss and recommend approval of the proposed Special Use Permit for a Motor Vehicle Repair Shop at 1880 Arthur Drive.

COMMITTEE RECOMMENDATION:

Attachments: Draft Ordinance 25-O-0019
Plan Commission Recommendation
Development Plans

ORDINANCE NO. 25-O-0019

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR A MOTOR VEHICLE REPAIR FACILITY 1880 ARTHUR DRIVE

WHEREAS, on or about March 11, 2025, Manuel Brito of Karen's Truck Repair, Inc. (the "APPLICANT"), filed an application for a special use permit a Motor Vehicle Repair Shop for the property located at 1880 Arthur Drive and legally described on Exhibit "A", which is attached hereto and incorporated herein as the "SUBJECT REALTY"; and,

WHEREAS, Notice of Public Hearing on said special use application was published in the Daily Herald on May 19, 2025, 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 June 3, 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 for the special use which contains specific findings of fact, pursuant to Recommendation No. 2025-RC-0010, 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, DuPage County, Illinois, in regular session assembled, as follows:

Section 1. A special use for Motor Vehicle Repair Shop in conformance with Section 5.5 and Section 11.2-4(C) of the Zoning Ordinance is hereby granted for the SUBJECT REALTY, subject to compliance with the following conditions:

1. The site shall be developed in substantial compliance with the following plans:
 - a. Preliminary Engineering Plan, consisting of one (1) sheet prepared by Bohnak Engineering, Inc. dated April 14, 2025.
 - b. Landscaping Plan, consisting of one (1) sheet prepared by Sosta Inc. dated March 31, 2025.
2. No off-site storage of any kind, including trucks or other vehicles not being serviced by the Motor Vehicle Repair Shop, shall occur on the property.
3. Vehicles being serviced by the Motor Vehicle Repair Shop shall be kept on the property for no more than five (5) days, per Section 7.9(F) of the Zoning Code.
4. All trucks shall be repaired within the principal structure.

Section 2. That all ordinances and resolutions, or parts thereof, shall, to the extent not expressly modified by the terms and conditions of this Ordinance, remain in full force and effect as therein provided.

Section 3. That this Ordinance shall be in full force and effect ten (10) days from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED THIS ____ day of _____, 20 ____.

Alderman D. Beebe _____

Alderman J Alcantar-Garcia _____

Alderman J. Sheahan _____

Alderman H. Brown _____

Alderman A. Hallett _____

Alderman D. Carreto- Muñoz _____

Alderman M. Birch-Ferguson _____

Alderman S. Dimas _____

Alderman J. Smith _____

Alderman C. Swiatek _____

Alderman R. Stout _____

Alderman C. Aviña Soto _____

Alderman J. Morano _____

Alderman M. Myers _____

APPROVED as to form: _____
City Attorney

APPROVED THIS ____ day of _____, 20 ____.

Daniel Bovey, Mayor

ATTEST:

Valeria Perez, Executive Office Manager

PUBLISHED: _____

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1: LOT 6 IN KPK'S RESUBDIVISION OF LOTS 6 AND 7 ALL IN WEST CHICAGO INDUSTRIAL CENTER UNIT NO. 4, A SUBDIVISION OF THE EAST HALF OF THE SOUTH EAST QUARTER OF SECTION 31 AND PART OF THE WEST HALF OF THE WEST HALF OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OF SAID KPK'S RESUBDIVISION OF LOTS 6 AND 7 RECORDED OCTOBER 3, 1977 AS DOCUMENT R77-89425 AND RERECORDED DECEMBER 22, 1977 AS DOCUMENT R77-117978, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: LOT 8 IN KPK'S RESUBDIVISION OF LOTS 6 AND 7 ALL IN WEST CHICAGO INDUSTRIAL CENTER UNIT NO. 4, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 31 AND PART OF THE WEST 1/2 OF THE WEST 1/2 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OF SAID KPK'S RESUBDIVISION OF LOTS 6 AND 7 RECORDED OCTOBER 3, 1977 AS DOCUMENT R77-89425 AND RE-RECORDED DECEMBER 22, 1977 AS DOCUMENT R77-117978, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3: LOT 8 IN WEST CHICAGO INDUSTRIAL CENTER UNIT NO. 4, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 31 AND PART OF THE WEST 1/2 OF THE WEST 1/2 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 30, 1971, AS DOCUMENT R71-50259, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.(s): 01-32-301-001; 01-32-103-011; 01-32-103-007

EXHIBIT “B”

RECOMMENDATION NO. 2025-RC-0010

TO: The Honorable Mayor and City Council

SUBJECT: PC 25-10
Special use for a Motor Vehicle Repair Shop.
Karen’s Truck Repair
1880 Arthur Drive

DATE: June 3, 2025

DECISION: The Plan Commission/Zoning Board unanimously recommended approval of the special use for a Motor Vehicle Repair Shop for the SUBJECT REALTY by a (4-0) vote.

RECOMMENDATION

After review of the requested special use for a Motor Vehicle Repair Shop for the SUBJECT REALTY, the Plan Commission/Zoning Board of Appeals (PC/ZBA) recommended approval based on the following findings of fact.

(1) Is necessary for the public convenience at that 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 use of the Motor Vehicle Repair Shop is proposed on a property in the M Manufacturing District in an area that has several nearby uses associated with warehousing and distribution. The location will accommodate its market of truck repair by being in close proximity to these existing uses.

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

The property will have extensive screening between a mixture of landscaping and solid fencing to screen from public view. The commercial use of a motor vehicle repair shop is compatible with industrial uses in the area and will complement and serve as a

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

The use of the property for a *Motor Vehicle Repair Shop* will be consistent with the previous legal nonconforming use that occurred for 40+ years as well as the existing uses in the general vicinity, which are predominately industrial.

(4) *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 use of the subject property for a *Motor Vehicle Repair Shop* is listed as a special use, per Section 11.2-4(C) of the Zoning Code.

Respectfully submitted,

Barbara Laimins
Chairperson

VOTE:

For
Laimins
Kasprak
Slattery
Terrazas

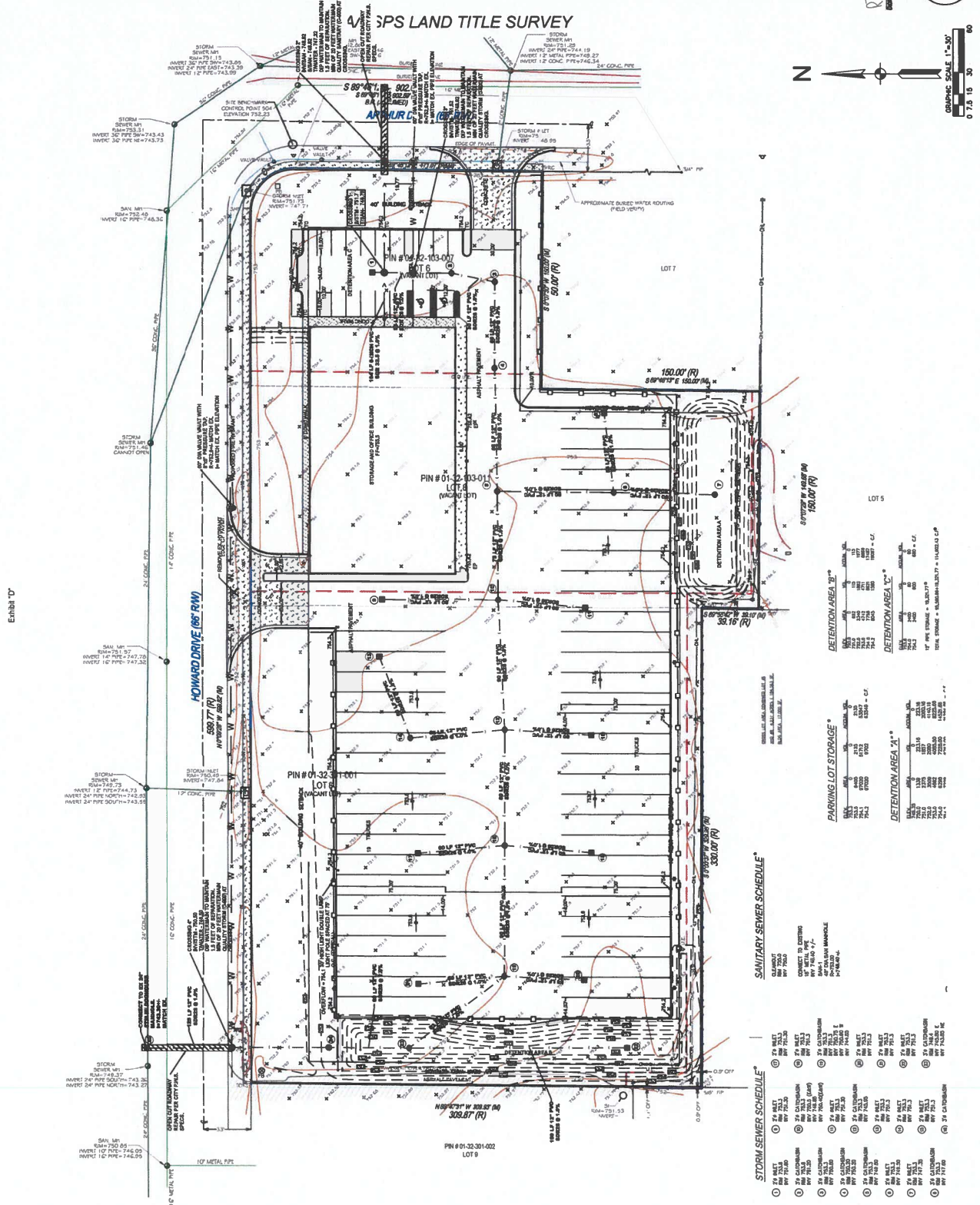
Against

Abstain

Absent
Henkin
Billingsley
Banasiak

EXHIBIT “C”

(Insert Development Plans)



CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

1200 N Prince Crossing Road
Forming America
Seventh Amendment to a Special Use Permit – Outside
Ancillary Storage

Ordinance No. 25-O-0020

AGENDA ITEM NUMBER: 5.B.**FILE NUMBER:** _____**COMMITTEE AGENDA DATE:** June 9, 2025**COUNCIL AGENDA DATE:** _____**STAFF REVIEW:** Tom Dabareiner, AICP**SIGNATURE** **APPROVED BY INTERIM CITY ADMINISTRATOR:****SIGNATURE** **ITEM SUMMARY:**

Forming America, located at 1200 North Prince Crossing Road, operates a concrete forms manufacturing facility with ancillary outside storage that originally received Special Use Permit approval in 2007. The Special Use Permit is to allow outside storage on the property ancillary to the principal use of a concrete forms operation. The Special Use Permit has been amended six times. One of the conditions of the Special Use Permit approval is the requirement to pave all areas of the property where outside storage would occur. Paving of these areas took a considerable amount of time and several amendments were approved extending the timeframe for when paving had to be completed. Forming America completed paving all areas where outside storage is occurring as indicated on their Paving and Layout Plan. All outside storage is now currently located on paved areas.

The petitioner is now proposing to pave the final area property, which is located immediately north of the existing paved areas. To do so, a seventh amendment is needed to the Special Use Permit to include this area in the controlling pavement plan. The proposed paved area is 80,937 square feet. The existing detention basin was not originally sized to accommodate this area and therefore the petitioner is also proposing to increase the volume of the existing detention basin. The proposed size and modifications to the detention have been determined to be sufficient for the additional 80,937 square foot paved area. Both the City's Stormwater Engineer and the Public Works Department have approved the plans for the increased detention basin and pavement area. The paved area will be screened with a fence to match the height and style of the existing fence along North Prince Crossing Road.

At their June 3, 2025 meeting, members of the Plan Commission voted unanimously (4-0, with three absent) in support of the proposed Special Use Permit Amendment.

ACTION PROPOSED:

Discuss and recommend approval of the proposed Special Use Permit Amendment at 1200 North Prince Crossing Road.

COMMITTEE RECOMMENDATION:

Attachments: Draft Ordinance 25-O-0020
Plan Commission Recommendation
Development Plans

ORDINANCE NO. 25-O-0020

AN ORDINANCE APPROVING A SEVENTH AMENDMENT TO THE SPECIAL USE PERMIT FOR OUTSIDE ANCILLARY STORAGE 1200 NORTH PRINCE CROSSING ROAD

WHEREAS, on or about April 3, 2025, Forming America, Ltd. (the “APPLICANT”), filed an application for a sixth amendment to the previously approved special use permit for an outside storage yard for the property located at 1200 North Prince Crossing Road and legally described on Exhibit “A”, which is attached hereto and incorporated herein as the “SUBJECT REALTY”; and,

WHEREAS, the corporate authorities of the City of West Chicago granted the original special use by Ordinance 07-O-0049 on August 20, 2007; and,

WHEREAS, the corporate authorities of the City of West Chicago granted the first amendment to the special use by Ordinance 11-O-0069 on December 19, 2011; and,

WHEREAS, the corporate authorities of the City of West Chicago granted the second amendment to the special use by Ordinance 14-O-0023 on July 21, 2014; and,

WHEREAS, the corporate authorities of the City of West Chicago granted the third amendment to the special use by Ordinance 16-O-0019 on April 18, 2016; and,

WHEREAS, the corporate authorities of the City of West Chicago granted the fourth amendment to the special use by Ordinance 19-O-0003 on February 18, 2019; and,

WHEREAS, the corporate authorities of the City of West Chicago granted the fifth amendment to the special use by Ordinance 23-O-0037 on October 16, 2023; and,

WHEREAS, the corporate authorities of the City of West Chicago granted the sixth amendment to the special use by Ordinance 24-O-0027 on September 16, 2024; and,

WHEREAS, Notice of Public Hearing on said special use application was published in the Daily Herald on May 19, 2025, 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 June 3, 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 for the special use which contains specific findings of fact, pursuant to Recommendation No. 2025-RC-0011, 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, DuPage County, Illinois, in regular session assembled, as follows:

Section 1. That a seventh amendment to the special use permit for an outside storage yard in conformance with Section 5.5 and Section 11.2-4(T) of the Zoning Ordinance is hereby granted on the SUBJECT REALTY subject to the following conditions:

1. The site shall be developed in substantial compliance with the following plans:
 - a. Paving and Layout Plan consisting of one sheet (Sheet C-2) prepared by Webster McGrath & Ahlberg, Ltd dated August 7, 2024.
 - b. Landscape and Buffer Restoration Plan consisting of one sheet (Sheet L-1) prepared by Webster McGrath & Ahlberg, Ltd dated August 7, 2024.
2. Conditions 1 through 8 and 11 of Section 1 in Ordinance 19-O-0003 shall remain in full force and effect.
3. Conditions 2 and 3 of Section 1 in Ordinance 23-O-0037 shall be stricken in their entirety.

Section 2. That all ordinances and resolutions, or parts thereof, shall, to the extent not expressly modified by the terms and conditions of this Ordinance, remain in full force and effect as therein provided.

Section 3. That this Ordinance shall be in full force and effect ten (10) days from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED this _____ day of _____, 2025.

Alderman D. Beebe	_____	Alderman J. Alcantar-Garcia	_____
Alderman J. Sheahan	_____	Alderman H. Brown	_____
Alderman A. Hallett	_____	Alderman D. Carreto-Muñoz	_____
Alderman M. Birch-Ferguson	_____	Alderman S. Dimas	_____
Alderman J. Smith, Jr.	_____	Alderman C. Swiatek	_____
Alderman R. Stout	_____	Alderman C. Aviña Sota	_____
Alderman J. Morano	_____	Alderman M. Myers	_____

APPROVED as to form: _____
City Attorney

APPROVED THIS _____ day of _____, 2025.

Mayor Daniel Bovey

ATTEST:

Executive Office Manager Valeria Perez

PUBLISHED: _____

EXHIBIT "A"

LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 88 DEGREES 42 MINUTES 04 SECONDS WEST ON THE SOUTH LINE OF SAID NORTHEAST QUARTER 780.00 FEET TO A CORNER OF LOT 1 IN FOREST FOUNDATION ASSESSMENT PLAT; THENCE NORTH 01 DEGREE 02 MINUTES 58 SECONDS EAST 50.00 FEET TO A CORNER OF SAID PLAT; THENCE NORTH 65 DEGREES 18 MINUTES 54 SECONDS EAST 440.4 FEET TO A CORNER OF SAID PLAT; THENCE NORTH 72 DEGREES 08 MINUTES 42 SECONDS EAST 404.49 FEET TO A CORNER OF SAID ASSESSMENT PLAT AND THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 01 DEGREE 02 MINUTES 58 SECONDS WEST 340.29 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 01-34-202-019; AND

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER AND RUNNING THENCE SOUTH 00°21'51" EAST ON THE EAST LINE THEREOF, 870.30 FEET TO THE NORTHERLY LINE OF PROPERTY CONVEYED TO COMMONWEALTH EDISON COMPANY BY DOCUMENT R62-27934; THENCE NORTH 83°57'05" WEST ON SAID NORTHERLY LINE (BEING A LINE DRAWN PARALLEL WITH AND 50 FEET NORTHERLY OF THE NORTHERLY LINE OF THE FORMER CHICAGO GREAT WESTERN RAILROAD RIGHT OF WAY), 1317.39 FEET TO THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER OF SECTION 34; THENCE NORTH 00°05'22" EAST ON SAID WEST LINE, 702.05 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 88°42'25" EAST ON SAID NORTH LINE, 1303.76 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PIN 01-34-403-003

EXHIBIT “B”

RECOMMENDATION NO. 2025-RC-0011

TO: The Honorable Mayor and City Council

SUBJECT: PC 25-11
Seventh Amendment to a Special Use Permit
Forming America, Ltd.
1200 North Prince Crossing Road

DATE: June 3, 2025

DECISION: The Plan Commission/Zoning Board unanimously recommended approval of the special use amendment by a (4-0) vote.

PUBLIC HEARING

The Plan Commission/Zoning Board of Appeals conducted a public hearing for PC 25-11 on Tuesday, June 3, 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 Amendment and incorporated the following findings of fact into its recommendation:

*(1) 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 expansion of the storage yard is consistent with the existing ancillary use on the property for outside storage to support the existing concrete forms manufacturing. Once this paving occurs, the petitioner will not have additional space to pave any future areas for outside storage. Staff is of the opinion the petitioner has satisfied this finding.

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

The petitioner will increase the volume capacity of the existing stormwater detention basin to account for the increase in pavement on the property. The modified basin and increased pavement has been designed to comply with the DuPage County Stormwater Ordinance and will be screened from public view in the same manner the existing outside storage is screened. Staff is of the opinion the petitioner has satisfied this finding.

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

The proposed expansion of the paved storage area is consistent with the existing uses occurring on the property and will not significantly change the character of the surrounding area. The increased detention size will capture the additional stormwater runoff generated by the paved area to comply with the DuPage County Stormwater Ordinance. Staff is of the opinion the petitioner has satisfied this finding.

- (4) *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 existing manufacturing facility with ancillary outside storage listed as a special use per Section 11.2-4 (T) of the Zoning Code. No change in use will occur on the property. Staff is of the opinion the petitioner has satisfied this finding.

Barbara Laimins
Chairperson

ROLL CALL VOTE

Yeas (4)

Laimins
Kasprak
Terrazas
Slattery

Nays (0)

Abstain (0)

Absent (3)

Billingsley
Henkin
Banasiak

Respectfully submitted,
Barbara Laimins
Chairperson of the Plan Commission

EXHIBIT “C”

(Insert Development Plans)



GRAPHIC SCALE: FEET
0 10 20 30 40 50 60 70 80 90 100

FORMING AMERICA NORTHERN TRIANGLE PARCEL IMPROVEMENTS

FORMING AMERICA
1200 Prince Crossing Road
West Chicago, IL 60185
Project No. 2007-001

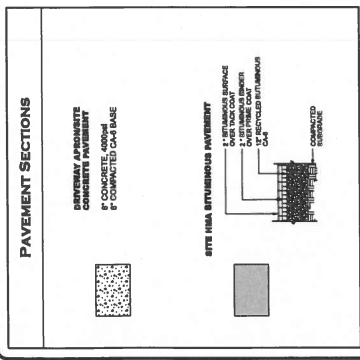
WILSON, MCGATH & ASSOCIATES, LTD.
MMA
Civil Engineering & Architecture
1000 Lakeshore Drive, Suite 100
Oak Brook, IL 60110
Phone: (708) 581-1000
Fax: (708) 581-1001
www.wilsonmcp.com

NO.	DATE	DESCRIPTION
1	08/27/2007	Issue for Review and Approval
2	09/11/2007	Issue for Review and Approval
3	09/11/2007	Issue for Review and Approval
4	09/11/2007	Issue for Review and Approval
5	09/11/2007	Issue for Review and Approval
6	09/11/2007	Issue for Review and Approval
7	09/11/2007	Issue for Review and Approval
8	09/11/2007	Issue for Review and Approval
9	09/11/2007	Issue for Review and Approval
10	09/11/2007	Issue for Review and Approval
11	09/11/2007	Issue for Review and Approval
12	09/11/2007	Issue for Review and Approval
13	09/11/2007	Issue for Review and Approval
14	09/11/2007	Issue for Review and Approval
15	09/11/2007	Issue for Review and Approval
16	09/11/2007	Issue for Review and Approval
17	09/11/2007	Issue for Review and Approval
18	09/11/2007	Issue for Review and Approval
19	09/11/2007	Issue for Review and Approval
20	09/11/2007	Issue for Review and Approval

PAVING & LAYOUT

C-2

Exhibit F





FORMING AMERICA NORTHERN TRIANGLE PARCEL IMPROVEMENTS

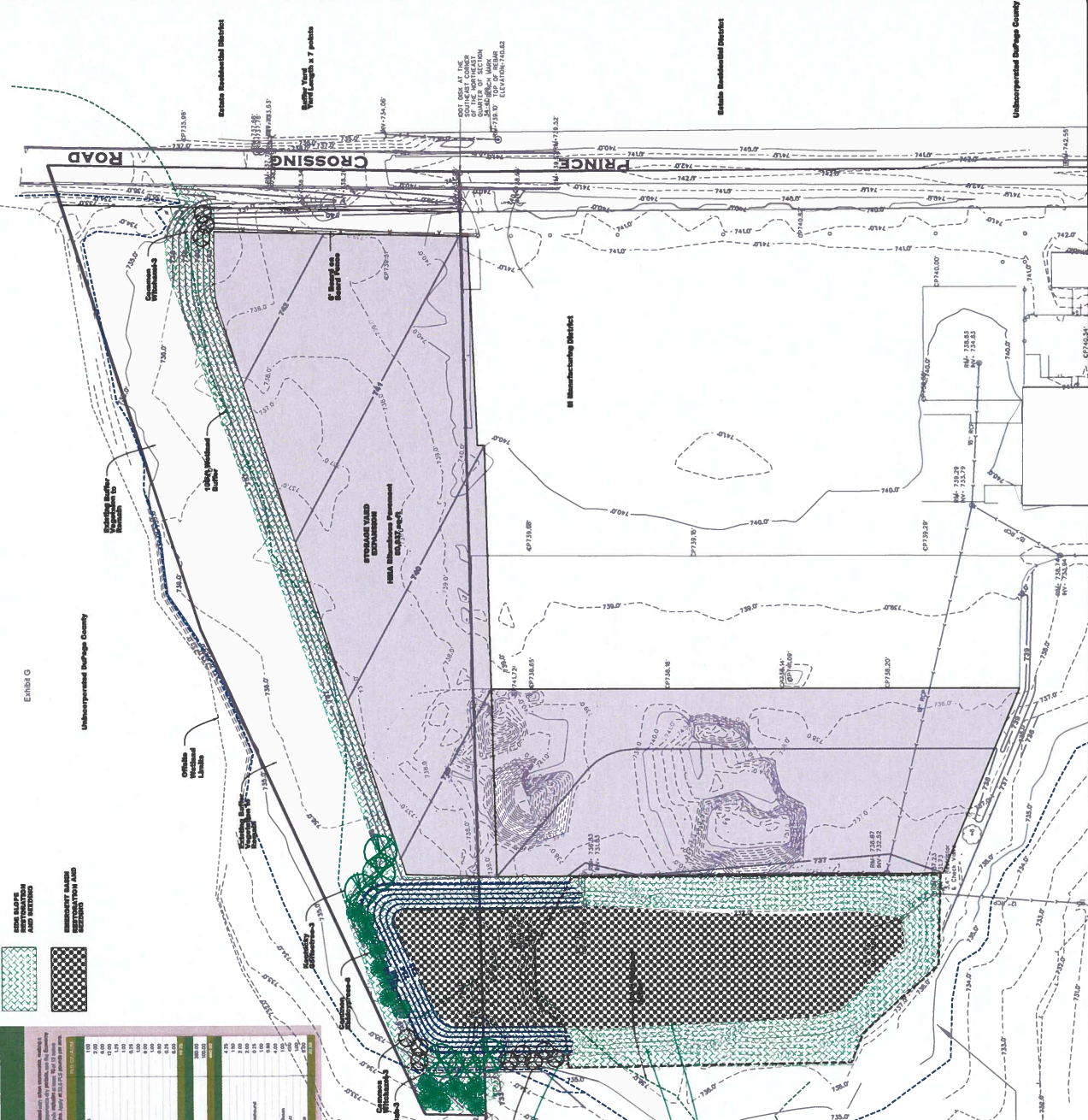
Forming America
1200 Prince Crossing Road
West Chicago, IL 60090
Project No. FA-2019-001

WEINSTEIN, MCGATH & ASSOCIATES, LTD.
Landscape Architecture
1000 West Lake Street, Suite 200
West Chicago, IL 60090
Phone: (708) 441-1100
Fax: (708) 441-1101
www.wma-llc.com

NO.	DATE	DESCRIPTION
1	08/27/2019	Initial Design
2	09/10/2019	Revised Design
3	10/01/2019	Final Design
4	10/15/2019	As-Built

LANDSCAPE & BUFFER RESTORATION PLAN

L-1



Plant List

10' x 12' average diameter trees minimum at 40' spacing. 10' x 12' average diameter trees minimum at 40' spacing. 10' x 12' average diameter trees minimum at 40' spacing.

PLANT LIST	QTY / AREA FORBIDDEN
Tree	3 / 100' / 10'
Shrub	6 / 100' / 10'
Grass	3 / 100' / 10'
Flower	15 / 100' / 10'
Groundcover	6 / 100' / 10'

Stormwater

Stormwater Management Plan. This plan is a part of the overall site plan and is intended to provide information regarding the stormwater management system for the site. The stormwater management system is designed to collect, convey, and treat stormwater runoff from the site. The stormwater management system is designed to meet the requirements of the Illinois Stormwater Management Act (ISMA) and the National Stormwater Management Act (NSMA).

STORMWATER MANAGEMENT PLAN	QTY / AREA FORBIDDEN
Stormwater Management Plan	3 / 100' / 10'
Stormwater Management Plan	6 / 100' / 10'
Stormwater Management Plan	3 / 100' / 10'
Stormwater Management Plan	15 / 100' / 10'
Stormwater Management Plan	6 / 100' / 10'

Conservation

Conservation Plan. This plan is a part of the overall site plan and is intended to provide information regarding the conservation system for the site. The conservation system is designed to protect and enhance the natural resources of the site. The conservation system is designed to meet the requirements of the Illinois Conservation Act (ICA) and the National Conservation Act (NCA).

CONSERVATION PLAN	QTY / AREA FORBIDDEN
Conservation Plan	3 / 100' / 10'
Conservation Plan	6 / 100' / 10'
Conservation Plan	3 / 100' / 10'
Conservation Plan	15 / 100' / 10'
Conservation Plan	6 / 100' / 10'