

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

DEVELOPMENT COMMITTEE

Monday, March 8, 2021
7:00 P.M. - Council Chambers

During the COVID-19 Pandemic, those wishing to attend public meetings of the Development Committee are welcome to do so at City Hall. You may attend in person to listen to the audio of the meeting, or via teleconference from home or another location on the Zoom app. Downloading Zoom from zoom.us will provide the audio link to the meeting. Anyone wishing to provide comment on a topic or an agenda item may address the Development Committee by 4:00 p.m. the day of the meeting. You may do so either by an online form on the City's website, email to jburke@westchicago.org or voicemail message at (630) 293-2205 x141. Your comment to the Development Committee will be read during the Public Participation portion of the agenda.

Meeting ID: 862 1572 1772

Passcode: 145316

AGENDA

1. Call to Order, Roll Call, and Establishment of a Quorum – *Mayor Pineda has determined that in-person meetings are not practical and prudent.*
2. Approval of Minutes
 - A. February 8, 2021
3. Public Participation
4. Items for Consent
 - A. **1092 Carolina Drive** – The petitioner seeks a Special Use Permit for a Motor Vehicle Care Center in accordance with Section 11.2-4(GG) of the West Chicago Zoning Ordinance. If approved, the Permit would allow exterior and interior detailing services of motor vehicles.
 - B. **Trillium Farm Phase 2 Final Plat of Subdivision** – Pulte Home Company's development outside of the City has progressed to the point where the company is requesting adoption of its Phase 2 Final Plat of Subdivision. The City's approval is required because the subdivision lies within the City's planning area. No changes from the previously approved Preliminary Flat are proposed.
 - C. **2021 Zoning Map Adoption** – State law requires the annual publication of revised local zoning maps. While no map amendments occurred in 2020, a scrivener's error on the City's Zoning Map was found and is being corrected with this proposed publication.
5. Items for Discussion

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Ruben Pineda
MAYOR
Nancy M. Smith
CITY CLERK

Michael L. Guttman
CITY ADMINISTRATOR

A. **Zoning Text Amendment** – The City is proposing a Text Amendment to Articles IV, VI and IX of Appendix A of the City of West Chicago Municipal Code. The Amendment will define the use of Short-Term Home rentals, commonly referred to as AirBnB or VRBO homes, allowing them in certain residential districts. It would establish a registration process to help Police find the property owner and identify tenants if needed.

6. Unfinished Business
7. New Business
8. Reports from Staff
9. Adjournment