CITY OF
WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Plan Commission/Zoning Board of Appeals
Tuesday, March 5, 2024 - 7:00 p.m.

West Chicago City Hall
Council Chambers
475 Main Street
West Chicago, IL 60185

AGENDA

1. **Call to Order, Roll Call and Determination of a Quorum**
2. **Pledge of Allegiance**
3. **Chairperson's Comments**
4. **Public Comment**
5. **Approval of the Draft February 6, 2024 Meeting Minutes**
6. **Public Hearing of Case PC 24-04 – Zoning Text Amendment – Design Standards**
   Proposed Zoning Text Amendment to Section 7.13(C) of Appendix A (the Zoning Code), of the Code of Ordinances of the City of West Chicago.
7. **Review and Recommendation of Case PC 24-04 – Zoning Text Amendment – Design Standards**
8. **Public Hearing of Case PC 24-05 – Zoning Text Amendment – Government Facility Signs**
   Proposed Zoning Text Amendment to Section 4.1 (Definitions – Construction of terms) and to Section 12.3(E) (Signs – Exempt Signs – Governmental Signs) of Appendix A (the Zoning Code), of the Code of Ordinances of the City of West Chicago.
9. **Review and Recommendation of Case PC 24-05 – Zoning Text Amendment– Government Facility Signs**
10. **Review and Recommendation of Case PC 24-06 – Approval of the 2024 Zoning Map**
11. **Petition Updates/Staff Report**
12. **Adjournment –** Next Meeting Tuesday, April 2, 2024

The Rules of Procedure for the Plan Commission/Zoning Board of Appeals can be found on the City's website at https://westchicago.org/community-development/

cc: Plan Commission Members
Mayor
City Council
M. Guttman
T. Dabareiner
M. Patel
J. Sterrett

School Districts #25, #33, #94, #303, #46
West Chicago Fire Protection District
West Chicago Park District
West Chicago Public Library District
DuPage County Building & Zoning
Warrenville Plan Commission
News Media

Draft

PLAN COMMISSION/ZONING BOARD OF APPEALS
February 6, 2024 7:00 P.M.

1. Call to Order, Roll Call and Establishment of a Quorum

Chairperson Laimins called the meeting to order at 7:00 p.m. Roll call found Chairperson Laimins, and Commissioners Banasiak, Billingsley, Kasprak, Slattery, and Terrazas present. Commissioner Henkin was absent. With six members present, a quorum was established.

Staff in attendance included City Planner John Sterrett.

2. Pledge of Allegiance

Chairperson Laimins led the Commission in the Pledge of Allegiance.

3. Chairperson's Comments

Chairperson Laimins welcomed newly appointed Commissioner Jenaro Terrazas.

4. Public Comment

None.

5. Approval of draft meeting minutes from January 3, 2024

Commissioner Banasiak made a motion, seconded by Commissioner Billingsley, to approve the draft meeting minutes of the January 3, 2024 Plan Commission meeting. With a voice vote of 5 ayes the motion carried. Commissioner Slattery abstained.

6. Public Hearing of Case PC 24-02 – 803 Industrial Drive – Special Use Permit

Commissioner Kasprak made a motion, seconded by Commissioner Slattery, to open the public hearing. With a voice vote of all ayes, the motion carried.

Mr. Sterrett was duly sworn in. Mr. Sterrett stated that this is a request from American Innovative Staffing, Inc. represented by Ismael Carcamo for approval of a special use permit to operate an employment staffing agency with temporary employees reporting to the agency to collect a job order or to collect compensation in accordance with Sections 5.5 and 11.2-4(L) of the Zoning Code. The proposed use will occur within a 260 square foot office space within a multi-tenant building, known as 803 Industrial Drive in the M Manufacturing District. The proposed agency will have two employees with hours of operation of 10am to 6:30 p.m. No site improvements are proposed and no modifications to the building are needed. The petitioner intends to use the existing parking immediately south of the building. The petitioner has complied with all notification requirements including notifying all property owners within 250 feet and placing a hearing sign on the property. A notice of the public hearing appeared in the Daily Herald on Monday, January 22nd.

Staff recommends that the Plan Commission pass a motion recommending approval of the special use permit request. Staff has drafted findings of fact for the Plan Commission to consider in its recommendation.

The petitioner did not choose to speak during the public hearing.

With all members of the public having had the opportunity to speak, and with all Plan Commissioners having the opportunity to question staff, Commissioner Billingsley made a motion, seconded by Commissioner Kasprak, to close the public hearing. With a voice vote of all ayes, the motion carried and the public hearing was closed.

7. Review and Recommendation of Case PC 24-02 – 803 Industrial Drive – Special Use Permit

The Plan Commission deliberated the proposed Special Use Permit. After a brief discussion, Commissioner Kasprak made a motion, seconded by Commissioner Slattery, to recommend approval of the proposed Special Use Permit with the following conditions:

1. No occupancy shall occur until such time that a Certificate of Occupancy has been issued by the City.
2. Operations shall not commence until such time that a business license for an employment staffing agency has been approved.

And that the following Findings of Fact be incorporated in the motion to recommend approval:

(*A) 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 <u>not</u> whether or not the use itself is needed there***

The proposed use is best suited in the Manufacturing District and the property is conveniently located near a common intersection of Hawthorne Boulevard and Industrial Drive. *<u>Staff is of the opinion the petitioner has satisfied this finding.</u>*

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

The proposed use will occur within an existing office space with minimal activity other than temporary staff occasionally reporting to the site for job placement and to receive compensation. The existing parking provided for the tenant space satisfies the requirements for the space and proposed use. *<u>Staff is of the opinion the petitioner has satisfied this finding.</u>*

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

The petitioner is not proposing any site improvements nor changes to the exterior of the building. All operations will occur within the office space. The proposed use will have no greater of an impact on the surrounding area than existing tenants within the building and nearby buildings. *<u>Staff is of the opinion the petitioner has satisfied this finding.</u>*

(D) 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 proposed use of an employment agency with temporary staff reporting to the agency is listed as a special use in the M Manufacturing District, per Section 11.2-4 (L) of the West Chicago Zoning Code. *Staff is of the opinion the petitioner has satisfied this finding.*

A roll call vote found Commissioners Kasprak, Slattery, Banasiak, Billingsley, and Terrazas, and Chairperson Laimins voting "aye" and no one voting "no". With a roll call vote of six (6) "aye" and zero (0) "no", the motion carried.

8. Public Hearing of Case PC 24-03 – Zoning Text Amendments

Commissioner Kasprak made a motion, seconded by Commissioner Slattery, to open the public hearing. With a voice vote of all ayes, the motion carried.

Mr. Sterrett was duly sworn in. Mr. Sterrett stated that staff drafted an Amendment to the Zoning Code that will define and allow Electric Vehicle (EV) Charging Stations to be installed as an accessory use in all zoning districts and will include the use of EV charging stations as part of motor vehicle service stations. There has been an increased interest to install EV charging stations by existing gas stations, commercial centers, and homeowners to accommodate the rise in the use of EVs. Staff is proposing to allow the installation and use of Levels 1, 2, and 3 EV Charging Stations in all business and manufacturing districts as an accessory use and to allow levels 1 and 2 EV Charging Stations in all residential districts. Staff has attached a fact sheet describing the differences between these three various charging levels. A property to be used primarily for charging EVs would be considered a motor vehicle service station, which requires approval of a special use in the B-2 General Business and B-3 Regional Shopping districts.

This proposed Text Amendment is in keeping with the vision adopted by the Plan Commission within the Comprehensive Plan which is to "always demonstrate an unwavering commitment to green space and the environment." Furthermore, one of the focused goals of the Comprehensive Plan is to provide green transportation options such as those with zero emissions.

Members of the Plan Commission discussed if there was a need to include the provision proposed by staff that residential EV charging stations required a building permit. Mr. Sterrett stated this could be taken out because if a permit is needed, the Zoning Code does not dictate it, but rather the Building Code.

Staff has also drafted an amendment to the Zoning Code that allows greater flexibility in the type of materials permitted to be used in construction and renovation projects in commercial and multi-family buildings. The City's Design Standards located in Section 7.13 of the Zoning Code permits only brick and stone to be used for commercial structures and requires that multi-family buildings contain at least 90% brick and stone. These requirements may stifle creative architectural design and may significantly increase overall costs for a developer. The trend in commercial and multi-family development in the Chicago suburban market has shifted in the last decade away from all brick/stone buildings to incorporate more creative and cost-effective materials.

The Development Committee discussed this topic at their November 2023 and January 2024 meetings and directed staff to research the design standards of other communities, including the City of St. Charles and the City of Naperville. Both communities allow more flexibility in choices for building materials, including textured concrete masonry units (CMU), stucco, cedar wood and fiber cement siding, commonly known as Hardie-board. Based on these findings, the Development Committee directed staff to prepare a zoning text amendment that would allow other primary materials other than brick and stone on commercial and multi-family structures, including fiber cement siding, textured CMU, and stucco.

This proposed Text Amendment is consistent with the Comprehensive Plan's implementation strategy to review existing design guidelines for commercial and residential development and update as needed.

Members of the Commission discussed adding a provision that would give the Zoning Administrator the ability to approve a material that is not listed within the Design Standards if the material still meets the intent of the Design Standards. Members of the Commission also discussed eliminating textured CMU from the list of approved materials. Members of the Commission agreed that the Design Standards zoning text amendment should be brought back for further discussion before being voted on.

With all members of the public having had the opportunity to speak, and with all Plan Commissioners having the opportunity to question staff, Commissioner Slattery made a motion, seconded by Commissioner Kasprak, to close the public hearing. With a voice vote of all ayes, the motion carried and the public hearing was closed.

9. Review and Recommendation of Case PC 24-03 – Zoning Text Amendments

The Plan Commission deliberated the proposed Zoning Text Amendments. After a brief discussion, Commissioner Billingsley made a motion, seconded by Commissioner Kasprak, to recommend approval of the proposed Zoning Text Amendment for the Electric Vehicle Charging Stations.

A roll call vote found Commissioners Billingsley, Kasprak, Banasiak, Slattery, and Terrazas, and Chairperson Laimins voting "aye" and no one voting "no". With a roll call vote of six (6) "aye" and zero (0) "no", the motion carried.

8. Petition Updates/Staff Report

Mr. Sterrett provided a brief update on upcoming projects and previously approved projects.

9. Adjournment

With no further business to discuss, Commissioner Terrazas made a motion, seconded by Commissioner Billingsley to adjourn the meeting. With a voice vote of all ayes, the motion carried and the Plan Commission, at 7:52 p.m., adjourned.

Respectfully Submitted,
John Sterrett, City Planner

City of West Chicago
Community Development Department
Report to the Plan Commission/Zoning Board of Appeals
March 5, 2024

Case: PC 24-04
Petitioner: City of West Chicago

Request: Proposed Zoning Text Amendment to Section 7.13(C) of Appendix A (the Zoning Code), of the Code of Ordinances of the City of West Chicago.

Summary: The purpose of the Zoning Text Amendment is to expand the type of building materials that may be used for commercial and multi-family buildings.

Recommendation: Staff recommends the Plan Commission pass a motion recommending **approval** of the proposed Zoning Text Amendments.

Background.

At the February 6th Plan Commission meeting, staff presented a Zoning Text Amendment that listed a variety of building materials that may be used in construction and renovation projects in commercial and multi-family buildings. The City's Design Standards permit only brick and stone to be used for commercial structures and require multi-family buildings to contain at least 90% brick and stone. Staff explained that these requirements may stifle creative architectural design and may significantly increase overall costs for a developer. Furthermore, the trend in commercial and multi-family development in the Chicago suburban market has shifted in the last decade away from all brick/stone buildings to incorporate more creative and cost-effective materials. The proposed Zoning Text Amendment would thus allow more flexibility in the type of materials to be used.

During the February 6th meeting, members of the Plan Commission agreed with the concept of expanding the type of building materials permitted but wanted a provision added that would allow the Zoning Administrator flexibility in approving materials that may not be listed in the Design Standards, such as emerging and improved building materials, provided that they meet the purpose and intent of the design standards. For this reason, the discussion of the proposed zoning text amendment was continued to the March 5th Plan Commission to give staff time to draft language reflecting the members' comments. Staff has done so and the revised Zoning Text Amendment is attached for review, discussion, and consideration at the March 5th Plan Commission meeting.

The revised Zoning Text Amendment is consistent with the Comprehensive Plan's implementation strategy to review existing design guidelines for commercial and residential development and update as needed. The revised Zoning Text Amendment is also consistent with the directive of the Development Committee.

Public Notice.

A notice of public hearing for the proposed Zoning Text Amendment was published in the February 19, 2024 edition of the Daily Herald, in accordance with Section 5.6-2(B) of the West Chicago Zoning Code.

For questions, please contact John H. Sterrett, City Planner (630) 293-2200 ext. 158 or at jsterrett@westchicago.org.

7.13. Design standards and review.

(A) *Purpose:* The following are the purposes of the architectural design standards set forth in this section:

(1) To create an architectural identity for each development to avoid monotonous similarity among buildings or inappropriateness in exterior design and appearance of property.

(2) To promote the orderly and harmonious growth of the city, and to protect and enhance land values, investments, and the general welfare of the citizens of the city.

(3) To protect and to stabilize the general appearance of buildings, structures, landscaping and open spaces throughout the city.

(4) To ensure adequate light, air and privacy for property throughout the city.

(5) To encourage and promote acceptability, attractiveness, cohesiveness and compatibility of new development so as to maintain and improve the established standards of property values throughout the city;

(6) To aid prospective contractors, architects, designers and developers in preparing their project plans for review by the city; and

(7) To encourage high quality design, which will contribute to the overall appearance of the community upon construction and into the future.

(B) *Applicability.* The design standards shall apply to all new construction and additions for single-family residential buildings and to all new construction as well as exterior rehabilitation and exterior remodeling of existing principal buildings for multi-family residential, and to all other types of new or existing building development within the B-1, B-2, B-3 and ORI zoning classifications, except for those developments located within the East Washington Historic District. Design guidelines approved by the city council from time to time shall also serve as a reference for development within specific historic districts and other areas.

(C) *Building and structure design.*

(1) Buildings and structures shall enhance the established neighborhood character and any adjacent residential and/or commercial property.

(2) Building materials shall be selected for suitability to the type of buildings and the design in which they are used. Buildings shall use the same materials, or those that are architecturally harmonious, for all building walls and other exterior building components.

(3) Building materials shall be of durable quality **including, but not limited to, brick, stone, stucco, textured masonry units (CMU), or fiber cement siding**. **The Zoning Administrator may, at their discretion, allow the use of a material not listed if it meets the purpose of the architectural design standards outlined above in Section 7.13(A). Any decision by the Zoning Administrator may be appealed by the applicant under the appeals process in Section 7.13(N).** Inappropriate materials or building methods, and those which will produce inconsistency with the structure and architecture of the building, shall be avoided.

(4) ~~**Brick or stone shall be used for all sides of new commercial structures. Brick shall, at a minimum, extend from ground level to tops of windows, with minor accents allowed in place of brick, subject to meeting building codes. No mansard roofs shall be permitted.**~~

All materials used shall be compatible as a group with the surrounding structures.

(5) ~~**All multi-family residential dwelling units shall contain face brick or stone on not less than ninety (90) percent of exterior walls. All materials used shall be compatible as a group with the surrounding**~~

~~structures.~~ The design of multi-family dwelling units shall include vertical relief and architectural features to enhance appearance.

(6) Building materials should be selected with special attention to energy conservation and in compliance with the Model Energy Code, as adopted by the City of West Chicago. Materials and colors that reduce the consumption of gas and electricity should be used wherever possible.

(7) All building components, including but not limited to windows, doors, eaves, and parapets shall have good proportions and relationship to one another.

(8) While it is recognized that color is a very subjective matter and that creativity should not be stifled, colors should nonetheless be used harmoniously and with some restraint. Color schemes should consider and respect the character and quality of the structure, as well as structures in the area. Excessively bright or brilliant colors should only be used for accent. Materials and colors should withstand the weather well over a twenty-five-year period.

(9) Architectural style should be appropriate to the Chicago area and evaluation of a project shall be based on the quality of design and its relationship to surroundings. The design of structures should display a sensitivity to the best aspects of character, quality and scale of those structures already existing in the area of a proposed project. Innovative design is encouraged, provided that it enhances the established character of the neighborhood.

(10) Architectural features and construction elements shall be completed and provide a finished appearance from all sides. There shall be no exposed framing.

(11) Monotony of design shall be avoided, however styles should be complementary and should relate to indigenous architecture. To avoid a monotonous appearance in residential districts, no two (2) detached single-family dwellings of substantially similar or identical front elevation or facade shall be constructed or located on adjacent lots. Dwellings on adjacent lots must have two (2) substantial changes, which may be a combination of major or minor changes as provided below:

a. Major changes. One (1) major change and color change shall constitute a substantial change:

1. Roof treatment - hip, gable, twenty-five (25) percent or greater change in slope
2. Location of garage entry - side and front
3. Type of brick treatment - extended porticos, etc.
4. Material treatment - full brick vs. half-and-half
5. Overall facade - Mediterranean vs. colonial, for example
6. Brick arches
7. Brick bay projections
8. Balconies

b. Minor changes. Three (3) minor changes constitute a substantial change:

1. Vertical or horizontal siding
2. Colors of materials
3. Door treatment - garage and entry
4. Window styles - casements, bows and double hung
5. Shutter treatment
6. Ornamental treatment - lighting fixture location, or posts and fascia

7. Reversing plan
8. Garage door design
9. Brick wing arms

(12) On commercial buildings, facades greater than one hundred (100) feet in length must incorporate recesses and projections along at least twenty (20) percent of the length of the facade. Recesses and projections shall impact the foundation or internal footprint of the building. Windows, awnings, and arcades must total at least sixty (60) percent of the facade length abutting a public street.

(13) On commercial buildings, color, texture and material module elements should be repeated horizontally and/or vertically.

(14) In residential districts, garages shall not be the prominent feature, and shall compliment the structure in material and design.

(15) Flat roofs shall be prohibited on single-family dwelling units.

(16) Brick or stone shall neither be painted nor stained as to any new or existing multi-family residential building and as to any other types of new or existing building developments within the B-1, B-2, B-3 and ORI zoning classifications.

(D) *Relationship of buildings to site.*

(1) The site shall be planned to accomplish a desirable transition with the streetscape and to provide for adequate planting, pedestrian movement and parking areas.

(E) *Relationship of building and site to adjoining area.*

(1) Attractive landscape transition to adjoining properties shall be provided.

(2) Buildings shall have similar scale to those in the surrounding area.

(F) *Utility services.* Newly installed utility services, and service revisions that are necessitated by exterior alterations, shall be located underground.

(G) *Landscape and site treatment.*

(1) Landscape treatment shall be provided in a scale appropriate to the structure and in a manner so as to enhance architectural features, strengthen views into and from the site and enhance access areas, and provide shade. All landscaping design shall comply with article XIV of these regulations.

(2) Where natural or existing topographic patterns contribute to the beauty and utility of a development, they shall be preserved and developed. Modification to topography shall be permitted only where it contributes to good appearance or as required to comply with stormwater management requirements.

(3) Grades of walks, parking spaces, terraces and other paved areas shall provide an inviting appearance for walking, and seating, if provided.

(4) Unity of design shall be achieved by repetition of certain plant varieties and other materials, and should compliment adjacent developments.

(5) Plant material shall be selected for interest in its, shape, density, texture and color, and for its ultimate growth. Plants that will be hardy, harmonious to the design, and of good appearance shall be used.

(6) In locations where plants will be susceptible to injury by pedestrian or motor traffic, they shall be protected by appropriate curbs, tree guards, or other devices, wherever possible. Where building sites limit planting, planting within containers and placing approved trees or shrubs in parkways or paved areas shall be encouraged.

(7) In areas where planting in general will not thrive, other materials such as fences, walls, and paving of wood, brick, stone, and cobbles shall be used. possible.

(8) Exterior lighting shall enhance the building design and the adjoining landscape. Lighting standards and building fixtures shall be of a design and size compatible with the building and adjacent areas. Lighting shall be restrained in design and excessive brightness avoided. Lighting shall be aimed appropriately to minimize glare and spill onto adjacent property, and in conformance with this code.

(9) Landscape islands shall be provided in accordance with article XIV of these regulations.

(10) Screening of service yards, utility meters and hardware, mechanical equipment, and/or other potentially unattractive places from public view, shall be accomplished by the use of walls, fencing, planting, or combinations of all of the measures that follow. Screening shall be equally effective in the winter and summer seasons. For rooftop equipment, parapet walls are required along street frontages and bordering residential areas.

(11) Dumpster enclosures shall be constructed of the same or similar material to the principle structure, unless granted an exception by the city council.

(H) *Miscellaneous structures:* Miscellaneous structures located on private property, public ways, and other public property, including light standards, utility poles, newspaper stands, bus shelters, planters, traffic signs and signals, benches, guardrails, rockeries, retaining walls, mailboxes and fire hydrants shall be designed to be part of the architectural concept of design and landscape. Materials shall be compatible with buildings, scale should be appropriate, and colors should be in harmony with nearby buildings and surroundings, and proportions shall be attractive.

(I) *Signs.*

(1) Signs shall be designed to comply with article XII of the Zoning Ordinance. Materials and color used in signs shall have good architectural character and shall be harmonious with both building design and the surrounding landscape.

(2) Signs shall have good scale in their design and in their visual relationship to buildings and surroundings.

(3) Colors shall be used harmoniously and with restraint. Excessive brightness and brilliant colors shall be avoided.

(4) Lighting shall be harmonious with the design. If external spot or flood light is used, it shall be arranged so that the light source is shielded from view of pedestrians and vehicles.

(5) Wall signs shall be part of the architectural concept. Size, color, lettering, location and arrangement shall be harmonious with the building design and shall be compatible with other signs on the building and signs on adjoining buildings. Signs shall have good proportions.

(6) Ground signs shall be designed to be compatible with the architecture of the building. The same criteria applicable to walls signs shall apply to ground signs.

(7) Identification signs of a prototype design shall conform to the criteria for wall and ground signs.

(8) Wall signs on all multi-tenant commercial buildings shall be comprised of channel lettering only, which are consistent in size and style, except in the Turner Junction Historic District. Box signs shall be prohibited.

(9) Neon tubing around the perimeter of a window or other opening, visible from the property boundary shall be prohibited.

(10) The number of graphic elements on a sign shall be held to the minimum needed to convey the sign's major message and shall be composed in proportion to the area of the sign face.

(J) *Maintenance and upkeep.*

(1) In general, maintenance and upkeep are required for all the parts and objects that compose the city's image. Lawns and plantings require considerably more periodic attention than do buildings; nonetheless, both require maintenance to retain a good appearance. Improper and inadequate maintenance decreases value that results in bad appearance. Continued good appearance depends upon the extent and quality of the maintenance. The choice of materials and their use, together with the types of finishes and other protective measures, must be conducive to easy maintenance and upkeep.

(2) Particular considerations.

a. Site.

1. Landscape materials, other than plantings, which have deteriorated or have been damaged or defaced, shall be properly repaired or replaced.

2. Plant materials that have deteriorated or died shall be replaced with healthy plantings, or the area redesigned with other treatment to provide an attractive appearance.

3. Plantings should be kept watered, fed, cultivated, and pruned as to give a healthy and well groomed appearance during all seasons.

4. Parking areas should be kept in good repair, free of hazards, properly marked, and clear of litter and debris.

5. Vacant property shall be kept free of refuse and debris, and shall have the vegetation cut periodically during the growing season in accordance with the International Property Maintenance Code, as amended.

b. Buildings and appurtenances.

1. Materials and finishes shall be selected for their durability and wear as well as for their beauty. Proper measures and devices shall be incorporated for protection against the elements, neglect, damage and abuse.

2. Buildings and appurtenances, including signs, shall be cleaned and painted or repaired as required to present a neat appearance.

3. Deteriorated, worn or damaged portions shall be rebuilt or replaced.

4. Building and sign illuminated elements shall be replaced as required to maintain the effect for which designed.

5. Window coverings such as blinds, curtains and tinting may be utilized, but shall not render more than fifty (50) percent of each window pane opaque or prohibit visibility through the window except during times when the screening of direct sunlight is necessary. Window coverings shall be kept in good repair, replaced if they become faded or deteriorated and shall be kept clean to present a neat appearance.

c. Public areas in or adjoining the development.

1. Parkway planting areas shall be maintained by the adjacent property owner or tenant in order to add to the aesthetic enhancement of the private property and the overall attractiveness of the streetscape.

2. Sidewalks, curbs and gutters, roadside berms and other public improvements in the public right-of-way shall be repaired and maintained as necessary.

3. Refuse containers of an aesthetically satisfactory design and color shall be placed in locations that will encourage their use and shall be cleaned regularly, to avoid littering of waste materials.

4. Street hardware shall be erected and secured properly, and shall be cleaned or painted regularly to present an orderly appearance. Signs shall be treated similarly.

(K) *Factors for evaluation* - The following factors and characteristics which affect the appearance of a development, based on the criteria outlined in subsections (C) through (J) above, will govern the staff's evaluation of a design submission:

(1) Conformance to ordinances;

(2) Logic of design;

(3) Exterior space utilization;

(4) Architectural character;

(5) Attractiveness;

(6) Material selection;

(7) Harmony and compatibility;

(8) Circulation - vehicular and pedestrian; and

(9) Maintenance aspects.

(L) *Administration.*

(1) An applicant for development approval shall submit a site plan, exterior elevations, and such other data deemed necessary by the community development department to evaluate a proposed architectural design and development layout.

(2) Final plans and elevations shall be drawn to scale and shall indicate the nature and extent of the work proposed.

(3) The review of architecture and site plans provided for in this section is intended to be only a part of the whole review procedure established in these regulations. Approval of architectural design does not in any way signify final approval of any portion of the project.

(M) *Definitions.*

(1) Appearance. The outward aspect visible to the public.

(2) Appropriate. Sympathetic, or fitting, to the context of the site and the whole community.

(3) Appurtenances. The visible, functional objects accessory to and part of buildings.

(4) Architectural character. The composite or aggregate of the characteristics of structure, form, materials and function of a building, group of buildings, or other architectural composition.

(5) Architectural concept. The basic aesthetic idea of a building, or group of buildings or structures, including the site and landscape development, which produces the architectural character.

(6) Architectural feature. A prominent or significant part or element of a building, structure or site.

(7) Architectural style. The characteristic form and detail, as of buildings of a particular historic period.

(8) Attractive. Having qualities that arouse interest and pleasure in the observer.

(9) City. The City of West Chicago.

(10) Code. The Code of Ordinances for the City of West Chicago.

(11) Cohesiveness. Unity of composition between design elements of a building, or a group of buildings and the landscape development.

(12) Compatibility. Harmony in the appearance of two (2) or more buildings, structures, and landscape developments in the same vicinity.

(13) Continuity. Unity of composition between design elements of a building, group of buildings, and the landscape development.

(14) Decorative screen. A wall or fence intended to partially or entirely cut off visibility to the area behind it.

(15) Design. The fit or form and function to a site or object of utility.

(16) Exterior building component. An essential and visible part of the exterior of a building.

(17) External design feature. The general arrangement of any portion of a building, sign, landscaping, or structure and including the kind, color and texture of the materials of such portion, and the types of roof, windows, doors, lights attached or ground signs, or other fixtures appurtenant to such portions as will be open to public view from any street, place or way.

(18) Graphic element. A letter, illustration, symbol, figure, insignia, or other device employed to express and illustrate a message or part thereof.

(19) Harmony. A quality which produces an aesthetically pleasing whole as in an arrangement of varied architectural and landscape elements.

(20) Landscape. Elements of nature, topography, buildings, and other manmade objects combined in relation to one another.

(21) Logic of design. Accepted principles and criteria of validity in the solution of the problem of design.

(22) Mechanical equipment. Equipment, devices, and accessories, the use of which relates to water supply, drainage, heating, ventilating, air conditioning and similar purposes.

(23) Miscellaneous and accessory structures. Structures, other than buildings, visible from public ways. Examples include, but are not limited to, memorials, antennas, water tanks and towers, sheds, shelters, fences and walls, kennels, transformers, and drive-up facilities.

(24) Paved areas. Roads, parking areas, terraces, plazas, patios and walkways.

(25) Plant materials. Trees, shrubs, vines, ground covers, grass, perennials, annuals, and bulbs.

(26) Proportion. Balanced relationship of parts of a building, landscape, structures, or buildings to each other and to the whole.

(27) Scale. Harmonious relationship of the size of parts to one another and the human figure.

(28) Screening. Structure or planting which conceals from view from public ways the areas behind such structure or planting.

(29) Site break. A structural or landscape device to interrupt long vistas and create visual interest in a site development.

(30) Street hardware. Objects other than buildings, structures, and buildings. Examples include, but are not limited to, lamp posts, utility poles, traffic lights, traffic signs, benches, refuse containers, planting containers, letter boxes and fire hydrants.

(31) Streetscape. The scene as may be observed along a public street or way composed of natural and man-made components, including buildings, paving, planting, street hardware, and miscellaneous structures.

(32) Structure. Anything constructed or erected, the use of which requires permanent or temporary location on or in the ground.

(33) Utilitarian structure. A structure or enclosure relating to mechanical or electrical services to a building or development.

(34) Utility hardware. Devices such as poles, crossarms, transformers and vaults, gas pressure regulating assemblies, hydrants, and buffalo boxes that are used for water, gas, oil, sewer, and electrical services to a building or project.

(35) Utility service. Any device, including wire, pipe, and conduit, which carries gas, water, electricity, oil, and communications into a building or development.

(N) *Appeals.* An applicant may request a waiver from the strict adherence to these guidelines by filing an application with the community development department for city council consideration. Strict adherence to these guidelines may not be waived due to financial hardship, but may be waived in circumstances where the applicant demonstrates that the proposed project provides a high quality cohesive design and style, including architectural design, construction material, landscaping, signage and site layout.

(Ord. No. 04-O-0045, § 2, 5-17-2004; Ord. No. 05-O-0003, § 1(Exh. B), 1-17-2005; Ord. No. 11-O-0012, §§ 2—4, 5-16-2011; Ord. No. 20-O-0003 , §§ 1, 2, 4-6-2020)

City of West Chicago
Community Development Department
Report to the Plan Commission/Zoning Board of Appeals
March 5, 2024

Case: PC 24-05
Petitioner: City of West Chicago

Request: Proposed Zoning Text Amendment to Section 4.1 (Definitions – Construction of terms) and to Section 12.3(E) (Signs – Exempt Signs – Government Facility Signs) of Appendix A (the Zoning Code), of the Code of Ordinances of the City of West Chicago.

Summary: The purpose of the Zoning Text Amendment is to exempt governmental facility signs from certain sign regulations related to the maximum number of signs and area of individual signs.

Recommendation: Staff recommends the Plan Commission pass a motion recommending **approval** of the proposed Zoning Text Amendments.

Background.

Signs that are used by *Government Facilities* are exempt from the requirement to obtain a sign permit. These signs, however, are still subject to other signage regulations such as the total number of signs permitted on a *Government Facility* property as well as the size of each individual sign. For example, a *Government Facility* is limited to only one freestanding sign on a property. This can be problematic given that signs for a *Government Facility* contain information that benefit the public and often require multiple signs or signs that may require a larger area than what is permitted. For instance, a public school may require more than one freestanding sign to provide information at various points on a property. Current regulations, however, prohibit this from occurring. The City's signage regulations are effective at regulating commercial businesses, which use signage to advertise or promote services or products of a business. Government uses, however, have different priorities than commercial entities and are necessary to provide the public with important information.

Staff is therefore proposing a Zoning Text Amendment that would further exempt signs for a *Government Facility* from the maximum number of signs and from the maximum size of an individual sign. It is not uncommon for municipalities to exempt government signs from most sign regulations. All signs would still be subject to visibility requirements to ensure vehicular and pedestrian sight lines are not obstructed by any sign. Staff is also proposing an amendment to the definition of *Government Facility,* which currently only mentions "units of government", to include "public schools" to make clear that public school signs are also exempt from certain sign regulations.

Public Notice.

A notice of public hearing for the proposed Zoning Text Amendment was published in the February 19, 2024 edition of the Daily Herald, in accordance with Section 5.6-2(B) of the West Chicago Zoning Code.

For questions, please contact John H. Sterrett, City Planner (630) 293-2200 ext. 158 or at jsterrett@westchicago.org.

Section 4.1. Construction of terms.

Garage, private: Means an accessory building or an accessory portion of the principal building including a carport, which is intended for and used for storing the private passenger vehicles of the family or families residing upon the premises, and in which no business, service or industry connected with automobile vehicles is carried on.

Gazebo: A detached accessory building consisting of a freestanding, covered, open-air structure designed for recreational use and not human habitation. A gazebo that is attached directly to the principal structure is considered an addition to the principal structure.

Government facility: A building, structure or parcel of land owned**, ~~and~~** operated**, or used** by a unit of government**, including a public school**.

Greenhouse, commercial. See "Nursery."

Greenhouse, non-commercial. A building with transparent walls and roof, usually of glass, for the cultivation of plants under controlled conditions, not including on-site retail sale.

Ground cover. A plant that grows near the ground densely and spreads. Generally an herbaceous perennial, sometimes a woody shrub or vine.

Hazardous/noxious substance: Any solid, liquid, or gaseous matter including but not limited to gases, vapors, dusts, fumes, and mists containing properties that by chemical means are inherently harmful and likely to destroy life or impair health or capable of causing injury to the well-being of persons or damage to property.

Health, fitness and exercise center: A primarily membership based facility where various types physical fitness activities are performed. Said facilities may also include ancillary uses for their patrons such as, but not limited to, fitness classes, locker rooms, saunas, salon, spa and day care. Said centers shall not include municipal or privately owned recreation centers or personal training and group exercise facilities.

Hedgerow: A row of shrubs and/or trees that occur in a row, like a hedge. Sometimes purposely planted for wind control in agricultural areas. More commonly an area along a road or field boundary which, left uncut, has grown up with various plants, seeded by wind, water, birds or other natural methods.

Hereafter: Any time after the effective date of this ordinance.

Holiday sign: A temporary sign, in the nature of decorations, clearly customary and commonly associated with federal, state, local, or religious holiday and contains no commercial message.

Home occupation: Any business, profession or occupation conducted for gain entirely within a dwelling or on residential premises.

Hospital: An institution devoted, on an around-the-clock basis, to the maintenance and operation of facilities for the diagnosis, treatment or care of members of the general public suffering from disease, injury or other abnormal physical conditions. The term "hospital" as used in this ordinance includes sanitariums but excludes institutions operating solely for the treatment of insane persons, drug addicts and alcoholics, and convalescent/nursing homes.

Household equipment: Any device designed for a commercial application but which is used for private purposes only (not for hire) which serves as an accessory purpose on a residential zoning lot including, but not limited to, snow removal equipment, lawn and garden equipment, and generators (not to exceed five thousand (5,000) watts).

Indoor recreation and amusement: A facility providing recreation or entertainment services entirely within an enclosed building, including sports facilities, swimming pools, ice or roller skating rinks, bowling alleys, tennis, handball and other court games, sports clubs, indoor golf, paintball, billiards, foosball, table tennis, shuffleboard, pinball machines, video games, activity play, and similar recreation or amusement facilities. This use may include accessory uses such as snack bars, meeting rooms, and gift shops designed and intended for the use of patrons of

Section 12.3. Exempt signs.

Every sign enumerated below that complies with the indicated requirements may be erected in any zoning district of this municipality without a permit. The area of said signs shall not be debited against the displaying establishment's sign area allowance.

(A) Construction signs. Such signs shall be limited to one (1) sign per lot in residential districts, shall be limited to one (1) per street frontage in nonresidential districts, shall not exceed thirty-two (32) square feet in area per sign, shall be confined to the site of the construction and shall be removed within fourteen (14) days after the issuance of an occupancy permit.

(B) Directional and informational signs. Such signs shall not exceed three (3) square feet in area per sign.

(C) Flags. Flags shall be limited to four (4) permanent flags per lot, provided that the flagpole for any such flag shall not exceed thirty (30) feet in height (including the height of any structure upon which it is mounted), and the length of any such flag shall not exceed one-third (⅓) of the height of the flagpole to which it is attached (including the height of any structure upon which it is mounted).

(D) Garage, yard, or estate sale signs on private residential property. Such signs shall not exceed four (4) square feet in area per sign, shall be confined to the premises on which the sale is conducted and shall not be posted for longer than three (3) days.

(E) Government facility signs, including signs used for identification, information, or directional purposes and other signs incidental thereto. Such signs shall not be located within the vision triangle as defined in section 12.6-3. ~~and shall comply with the regulations set forth in section 12.7.~~

(F) Governmental or public signs, such as traffic control signs, railroad crossing signs, legal notices, etc.

(G) Holiday signs, or similar signs such as happy birthday signs, provided that such signs shall not be displayed more than thirty (30) days prior to or after the holiday, except when the date of the holiday is between December 1st and March 1st, in which case such signs shall not be displayed more than ninety (90) days after the holiday.

(H) Home occupation signs identifying only the name and occupation of the resident. Not more than one (1) such sign shall be displayed on any zoning lot. Such signs shall be non-illuminated, flush-mounted, and shall not exceed two (2) square feet in area.

(I) House numbers and/or name of occupant signs located on the lot to which the sign pertains. Such signs shall neither exceed three (3) square feet in area for single-family dwellings nor six (6) square feet for multiple-family dwellings.

(J) Integral signs carved into stone or inlaid so as to become part of the building and memorial tributes.

(K) Interior signs located in the interior of any building or within an enclosed lobby or court of any building or group of buildings, provided such signs do not attract attention from the exterior of said buildings.

(L) Political campaign signs announcing candidates, seeking public office and/or political issues and other pertinent information. Such signs shall be confined to private property. Political campaign signs in residential districts shall not exceed sixteen (16) square feet in area, except for properties having frontage along Neltnor Boulevard (IL Route 59), North Avenue (IL Route 64), or Roosevelt Road (IL Route 38), in which case such signs shall not exceed thirty-two (32) square feet.

(M) Property regulation signs. Such signs shall not exceed three (3) square feet in area.

(N) Public interest signs publicizing a charitable or nonprofit event of general public interest. Signs shall not exceed thirty-two (32) square feet in size, ten (10) feet in height and shall be located on private

property, with a maximum of one (1) sign per lot frontage. Public interest signs may be erected twenty-one (21) days before an event and shall be removed no more than two (2) days after an event.

(O) Real estate signs indicating the sale, rental or lease of the single-family or two-family residential property on which they are located. Such signs shall not exceed four (4) square feet in area and shall be limited to one (1) sign per street frontage. All such signs shall be removed within seven (7) days after the sale, rental, or lease.

(P) Real estate signs indicating the sale, rental or lease of the multiple-family residential property on which they are located. Such signs shall not exceed sixteen (16) square feet in area when indicating the sale, rental or lease of a dwelling located in a building consisting of greater than ten (10) units and shall not exceed four (4) square feet in area when indicating the sale, rental or lease of a dwelling located in a building consisting of ten (10) or fewer units. All such signs shall be limited to one (1) per street frontage and shall be removed within seven (7) days after the sale, rental, or lease.

(Q) Real estate signs indicating the sale, rental or lease of the nonresidential property on which they are located. Such signs shall not exceed thirty-two (32) square feet in area, except when located in the Turner Junction Historic District, in which case such signs shall not exceed twenty-four (24) square feet in area. All such signs shall be limited to one (1) sign per street frontage and shall be removed within seven (7) days after the sale, rental, or lease.

(R) Special events signs when approved by the city council.

(S) Utility company signs that serve as an aid to public safety or that show the location of public telephones, underground cables, etc.

(T) Window signs displayed for a temporary period of not more than thirty (30) days provided such signs comply with regulations set forth in section 12.7-5.

(Ord. No. 08-O-0067, § 1, 8-5-2008; Ord. No. 11-O-0012, § 1, 5-16-2011)

12.7. - Regulation based on sign type.

(Ord. No. 08-O-0067, § 1, 8-5-2008)

12.7-1. - Changeable copy signs.

Not more than one (1) changeable copy sign shall be displayed on any zoning lot. All such signs shall comply with the following regulations:

(A) Shall only be allowed when incorporated into the design of a freestanding sign. Flush-mounted signs, projecting signs, and window signs containing changeable copy shall be prohibited.

(B) Allowable area:

(1) For signs for institutional uses in residential districts, the changeable copy portion of the sign shall not exceed the area (in square feet) determined by the following formula: (total freestanding sign area + six (6) square feet) x 0.5 = maximum area of the changeable copy portion of the sign.

(2) For all other signs, the changeable copy portion of the sign shall not exceed thirty (30) percent of the sign area of the freestanding sign of which it is a part.

(C) Shall be located at least fifty (50) feet from any residential district property line.

(D) Shall comply with the following regulations when containing changeable copy that may be changed by electronic means:

(1) The display shall not be animated, flashing, or scrolling. Messages must instantaneously change without transitions or off time.

(2) The frequency of message change shall be restricted to no more than once every ten (10) seconds, except that the frequency of message change for signs for institutional uses in residential districts shall be restricted to no more than once every (60) seconds.

(E) Sidewalk signs shall be exempt from this subsection.

(Ord. No. 08-O-0067, § 1, 8-5-2008; Ord. No. 11-O-0042, § 1, 8-15-2011; Ord. No. 12-O-0008, § 11, 4-16-2012)

12.7-2. - Flush-mounted signs.

An establishment may have multiple flush-mounted signs, provided the total area of such signs does not exceed that of what is permitted below:

(A) The sign area allowance per unit for facades having street frontage shall be computed according to the following formula:

One and one-half (1 and ½) square feet of sign per every one (1) foot of linear street frontage for the first one hundred (100) feet of such frontage, plus one (1) square foot of sign area per every one (1) foot of frontage in excess of one hundred (100) feet.

(B) The sign area allowance per unit for facades without street frontage shall be computed according to the following formula:

One (1) square foot of sign per every one (1) linear foot of length for the first one hundred (100) feet of the facade, plus one-half (½) square foot of sign area per every one (1) foot of length in excess of one hundred (100) feet.

(C) The sign shall not project more than eighteen (18) inches from the wall or surface to which it is attached (if such wall/surface is not vertical, the projection shall be measured from the closest point of the wall/surface to the sign).

(D) The sign shall not extend above the roofline of the building to which it is attached.

(E) The sign shall not be painted directly on any exterior wall.

(F) The sign shall not contain changeable copy.

(Ord. No. 08-O-0067, § 1, 8-5-2008)

12.7-3. - Freestanding signs.

Not more than one (1) freestanding sign shall be displayed on any zoning lot, unless otherwise approved by the city council. All freestanding signs shall comply with the following regulations:

(A) Shall not intrude into any public right-of-way.

(B) Shall not be erected closer than five (5) feet to any lot line, except when located in the Turner Junction Historic District, in which case no setback shall be required.

(C) Shall be located at least fifty (50) feet from any residential district property line.

(D) Shall not exceed eighty-four (84) square feet in area.

(E) Shall not exceed twelve (12) feet in height.

(F) Shall display the address or range of addresses for the property on which it is located.

(Ord. No. 08-O-0067, § 1, 8-5-2008)

12.7-4. - Projecting signs.

An establishment may have no more than one (1) projecting sign. All projecting signs shall comply with the following regulations:

(A)

Shall not project more than four (4) feet from the wall or surface to which it is attached (if such wall/surface is not vertical, the projection shall be measured from the closest point of the wall/surface to the sign).

(B) Shall maintain a minimum of eight (8) feet of clearance from the ground to the bottom of any such sign that projects over a walkway.

(C) Shall be debited against the displaying establishment's sign area allowance for flush-mounted signs.

(D) Shall not exceed twelve (12) square feet in area.

(E) Shall not project higher than the building height.

(F) Shall contain only the name of the business, business owner, and/or appropriate logo.

(G) Shall not be internally illuminated.

(H) Shall not contain changeable copy.

(I) Shall only be permitted for first and second floor establishments. Signs for second floor establishments shall be located over or within two (2) feet of the first floor pedestrian access.

(J) All structural supports shall be removed at the time of removal of any sign or signs for which they provide support, except that a structural support may remain for a period of not more than thirty (30) day following the issuance of a permit to change the face of a sign, or erect a different sign, using the same structural support.

(K) No sign projecting over a public right-of-way shall be erected without complying with the following insurance or bond requirements:

(1) *Insurance required prior to permit:* Every applicant for a permit or for a sign which will project over a public right-of-way or which is so located that it may fall upon the same, shall file with the community development department, before the permit is granted, a liability insurance policy covering all damage or injury that might be caused by the sign, or a certificate of insurance, issued by an insurance company authorized to do business in the State of Illinois.

(2) *Coverage required:* The policy shall be a multi-peril policy with the limits of liability not less than one million dollars ($1,000,000). The city, its officers, agents and employees shall be named as additional parties insured.

(3) *Length of coverage:* Such liability insurance policy shall be maintained in force throughout the life of the permit; and if at any time it is not in full force, the permit shall be revoked.

(4) *Bond in lieu of insurance:* In lieu of insurances as provided for in this section, the applicant may file an indemnity bond, with a corporate surety satisfactory to the administrator, in the amount on one million dollars ($1,000,000), which will provide that the principal surety will indemnify and hold harmless the City, its officers, agents and employees from all claims, loss or suits resulting from such sign.

(Ord. No. 08-O-0067, § 1, 8-5-2008)

12.7-5. - Window signs.

An establishment may display multiple permanent or temporary window signs. All window signs shall conform to the following regulations:

(A) Shall not cover more than fifty (50) percent of the total window space of a building facade.

(B) Permanent window signs shall be debited against the displaying establishment's sign area allowance for flush-mounted signs, but temporary window signs shall not.

(C) Shall not contain changeable copy.

(D) Temporary window signs shall not be displayed for more than thirty (30) days.

(Ord. No. 08-O-0067, § 1, 8-5-2008)

12.7-6. - Sidewalk signs.

An establishment may not display more than one (1) sidewalk sign. The city reserves the right the limit the number of sidewalk sign permits issued in order to ensure proper flow of pedestrian and vehicular traffic and otherwise promote the health, safety and welfare of the public. In that event permit applications shall be processed and accepted on a first come, first serve basis. All sidewalk signs shall comply with the following regulations:

(A) Shall only be allowed in the B-1, Central Business Zoning District and in the Turner Junction Historic District. When located in the Turner Junction Historic District the city's historic preservation commission shall also approve the sign.

(B) Shall only be permitted when the sign is incidental to the operation of a business on private property contiguous to the sidewalk.

(C) Shall not be attached or affixed to the sidewalk, parkway, pole, tree or any other public facility.

(D) Shall not unreasonably interfere with pedestrian or vehicular traffic or with access to parked vehicles and in no event shall the sidewalk sign reduce the open portion of any sidewalk to less than four (4) feet in width.

(E) Shall not exceed six (6) feet in height.

(F) Shall not exceed eight (8) square feet in area.

(G) Shall not be displayed during times of inclement weather such as high winds, heavy rain or snow fall.

(H) The location and height shall conform with section 12.6-3 of this chapter with respect to intersection visibility.

(I) Shall only be allowed to be displayed on the sidewalk during the establishment's business hours.

(J) Shall be not be illuminated.

(K) Shall comply with the following insurance and bond requirements:

(1) *Insurance required prior to permit:* Every applicant for a permit or for a sign which will be located in a public right-of-way or which is so located that it may fall upon the same, shall file with the community development department, before the permit is granted, a liability insurance policy covering all damage or injury that might be caused by the sign, or a certificate of insurance, issued by an insurance company authorized to do business in the State of Illinois.

(2) *Coverage required:* The policy shall be a multi-peril policy with the limits of liability as determined by the city from time to time. The city, its officers, agents and employees shall be named as additional parties insured.

(3) *Length of coverage:* Such liability insurance policy shall be maintained in force throughout the life of the permit; and if at any time it is not in full force, the permit shall be revoked.

(4) *Bond in lieu of insurance:* In lieu of insurances as provided for in this section, the applicant may file an indemnity bond, with a corporate surety satisfactory to the administrator, in an amount as determined by the city from time to time, which will provide that the principal surety will indemnify and hold harmless the city, its officers, agents and employees from all claims, loss or suits resulting from such sign.

(L) The permittee shall indemnify, defend, protect, and hold harmless the city, its corporate authorities, officers, employees, agents and volunteers from and against any and all claims, demands, losses, damages, liabilities, fines, charges, penalties, administrative and judicial proceedings and orders, judgments remedial actions of any kind, all costs and cleanup actions of any kind, and all costs and expenses incurred in connection therewith, including but not limited to reasonable attorney's fees, expert witness fees and costs of defense (collectively, the "losses") directly or proximately resulting from permittee's acts or omissions, except to the extent that the city is the sole legal cause of said losses. The foregoing notwithstanding, under no circumstances shall the issuance of any permit provided for under the West Chicago Municipal Code, including but not limited to a sidewalk sign permit, to the permittee or any other person or entity constitute an act of negligence or willful misconduct. Nothing set forth in the said permit shall be deemed a waiver by the city of any defenses or immunities relating to the permittee or its property, or to any person or entity or their property, that are or would be otherwise available to the city or its corporate authorities, officers, employees, agents, and volunteers under the provisions of the Illinois Local Government and Governmental Employees Tort Immunity Act, or that are otherwise available to local governments and their

corporate authorities, officers, employees, agents and volunteers under the common law of the State of Illinois or the United States of America. The provisions of this section shall survive the expiration or earlier termination of each sidewalk sign permit, or the renewal thereof.

(M) The city may suspend or revoke the permit for any reason including, but not limited to, violations of any provision of the West Chicago Municipal Code after providing at least three (3) days written notice, except in an emergency, to the permittee.

(N) Permits issued hereunder shall be obtained annually and shall be valid from January 1 or the date of permit issuance, whichever is later, through December 31 of the same year.

(Ord. No. 11-O-0042, § 2, 8-15-2011)

DEPARTMENT OF
COMMUNITY DEVELOPMENT

TOM DABAREINER, AICP
DIRECTOR

(630) 293-2200
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MEMORANDUM

TO: Plan Commission/Zoning Board of Appeals

FROM: John Sterrett, City Planner

DATE: February 29, 2024

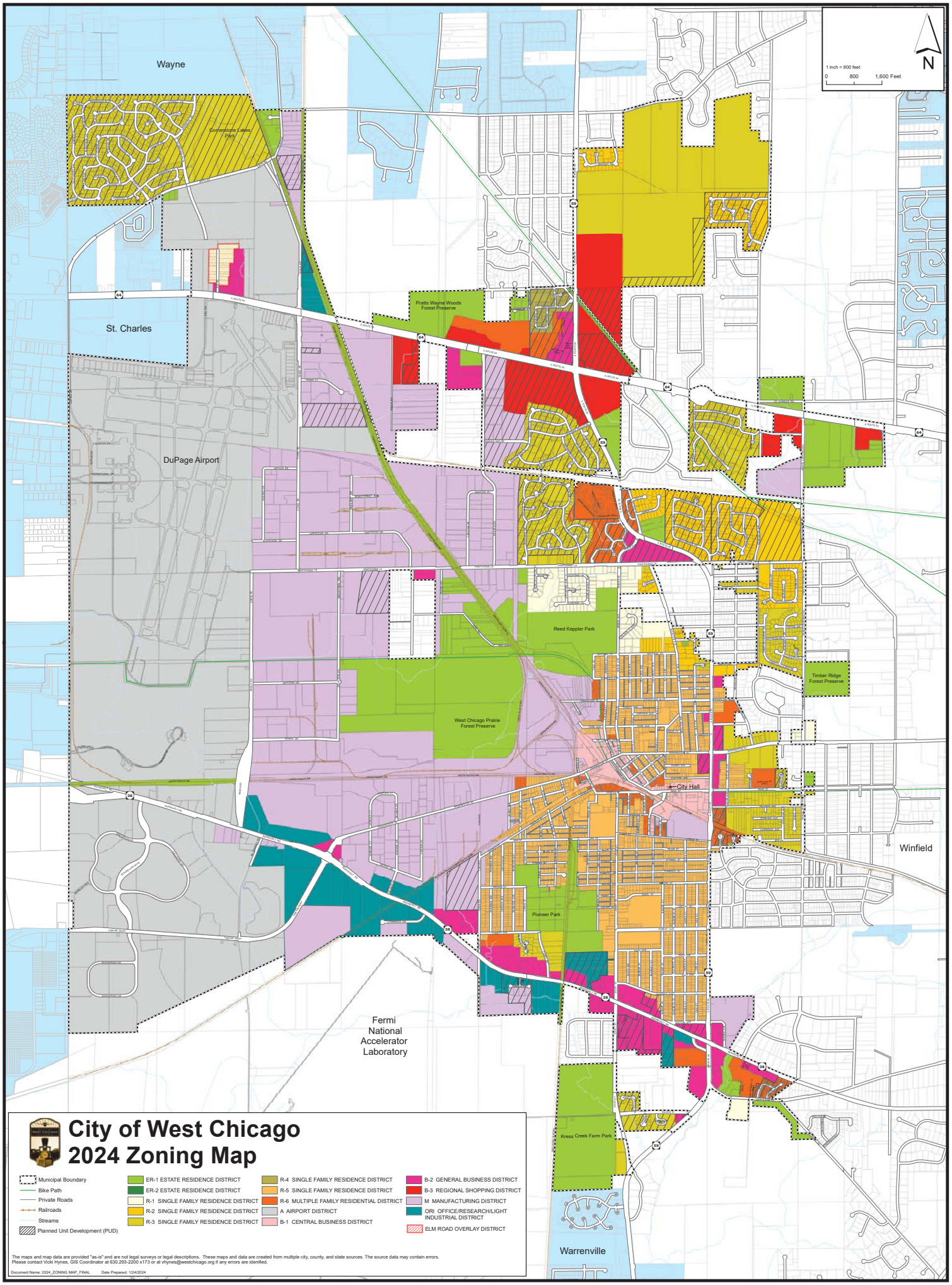
RE: 2024 Zoning Map Approval

Staff Recommendation
Staff recommends that the Plan Commission/Zoning Board of Appeals recommend approval of the 2024 Zoning Map, dated January 24, 2024, to the Development Committee.

Background
Illinois State Statute 63 ILCS 5/11-13-19 requires municipalities to formally approve an official zoning map on an annual basis.

Zoning Map Changes
One annexation occurred in 2023 which was a corridor on the Blackwell Forest Preserve property along Gary's Mill Road and Purnell Road to provide contiguity to the Trillium Farms subdivision, which will be annexed later this year. This change is reflected on the 2024 Zoning Map. No subdivisions nor zoning map amendments occurred in 2023. As with every year, staff has verified that all information on the Zoning Map is accurate.

Exhibits
Proposed 2024 Zoning Map dated January 24, 2024.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N
Wayne
Cornerstone Lakes Park
St. Charles
Pratts Wayne Woods Forest Preserve
DuPage Airport
Reed Keppler Park
Timber Ridge Forest Preserve
West Chicago Prairie Forest Preserve
City Hall
Winfield
Pioneer Park
Fermi National Accelerator Laboratory
Kress Creek Farm Park
Warrenville
City of West Chicago
2024 Zoning Map
Municipal Boundary
Bike Path
Private Roads
Railroads
Streams
Planned Unit Development (PUD)
ER-1 ESTATE RESIDENCE DISTRICT
ER-2 ESTATE RESIDENCE DISTRICT
R-1 SINGLE FAMILY RESIDENCE DISTRICT
R-2 SINGLE FAMILY RESIDENCE DISTRICT
R-3 SINGLE FAMILY RESIDENCE DISTRICT
R-4 SINGLE FAMILY RESIDENCE DISTRICT
R-5 SINGLE FAMILY RESIDENCE DISTRICT
R-6 MULTIPLE FAMILY RESIDENTIAL DISTRICT
A AIRPORT DISTRICT
B-1 CENTRAL BUSINESS DISTRICT
B-2 GENERAL BUSINESS DISTRICT
B-3 REGIONAL SHOPPING DISTRICT
M MANUFACTURING DISTRICT
ORI OFFICE/RESEARCH/LIGHT INDUSTRIAL DISTRICT
ELM ROAD OVERLAY DISTRICT
The maps and map data are provided "as-is" and are not legal surveys or legal descriptions. These maps and data are created from multiple city, county, and state sources. The source data may contain errors.
Please contact Vicki Hynes, GIS Coordinator at 630.293-2200 x173 or at vhynes@westchicago.org if any errors are idenified.
Document Name: 2024_ZONING MAP_FINAL Date Prepared: 1/24/2024