

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Plan Commission/Zoning Board of Appeals

Tuesday, March 1, 2022

7:00 p.m.

West Chicago City Hall

Council Chambers

475 Main Street

West Chicago, IL 60185

A G E N D A

1. **Call to Order, Roll Call and Determination of a Quorum**
 2. **Chairman's Comments**
 3. **Public Comment**
 4. **Approval of Draft Meeting Minutes** – February 15, 2022
 5. **Public Hearing of Case PC 21-22**
Stotan Industrial, LLC is requesting approval of a Special Use Permit for outside truck/trailer parking ancillary to the proposed permitted principal use of warehousing and distribution for the property at 348 Charles Court.
 6. **Review and Recommendation of Case PC 21-22**
 7. **Public Hearing of Case PC 22-05**
Proposed Amendment to the Official Comprehensive Plan and Future Land Use Map
 8. **Review and Recommendation of Case PC 22-05**
 9. **Other Business**
 - a. Compliance with Illinois State Statute to annually publish the official zoning map
 10. **Next Meeting** – Tuesday, March 15, 2022 at 7:00 p.m.
 11. **Adjournment**
- cc: Plan Commission Members School Districts #25, #33, #94, #303
Mayor West Chicago Fire Protection District
City Council West Chicago Park District
M. Guttman West Chicago Public Library District
T. Dabareiner DuPage County Building & Zoning
M. Patel Warrenville Plan Commission
J. Sterrett News Media

**DRAFT
MEETING MINUTES**

PLAN COMMISSION/ZONING BOARD OF APPEALS

February 1, 2022 7:00 P.M.

Conducted Through Zoom

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

Chairperson Laimins called the virtual meeting to order at 7:01 p.m. Roll call found Chairperson Laimins, Commissioners Banasiak, Billingsley, Frantzen, Hale, Henkin, and Kasprak, and ex-officio member Slattery present. With all members present, a quorum was established.

Staff in attendance was City Planner John Sterrett

2. Chairman's Comments – Chairman Laimins stated that in response to a Disaster Declaration made by the Governor related to public health concerns, an in-person meeting or a meeting conducted under the purview of the Open Meetings Act is not practical or prudent with the number of people who have expressed interest in this meeting; therefore, remote participation is permitted. Chairperson Laimins welcomed new ex-officio Plan Commission member Thomas Slattery.

3. Public Comment - None

4. Approval of the Draft Minutes of the February 1, 2022 Plan Commission Meeting

Commissioner Banasiak made a motion, seconded by Commissioner Henkin, to approve the February 1, 2022 Plan Commission meeting minutes as presented. Roll call vote found Commissioners Banasiak, Henkin, Billingsley, Frantzen, Hale, and Kasprak, and Chairperson Laimins voting “aye” with no one voting “no”. With a roll call vote of seven (7) “ayes” and zero (0) “noes” the motion carried and the draft minutes of the February 1, 2022 Plan Commission meeting were approved.

5. Public Hearing and Review and Recommendation of Case PC 21-12 *(Continued from February 1, 2022)*

Commissioner Hale made a motion, seconded by Commissioner Kasprak, to enter into the public hearing. Roll call vote found Commissioners Hale, Kasprak, Billingsley, Banasiak, Frantzen, and Henkin, and Chairperson Laimins voting “aye” with no one voting “no”. With a roll call vote of seven (7) “ayes” and zero (0) “noes” the motion carried and the Plan Commission entered into the public hearing.

Chairperson Laimins stated that Pulte Home Company, LLC has requested that the Plan Commission/Zoning Board of Appeals continue the public hearing for their case to the Tuesday, March 15, 2022 Plan Commission/Zoning Board of Appeals meeting.

Commissioner Kasprak made a motion, seconded by Commissioner Billingsley, to continue the public hearing to the March 15, 2022 Plan Commission/Zoning Board of Appeals meeting. A roll

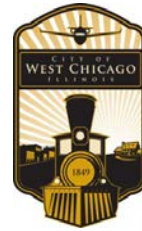
call vote found Commissioners Kasprak, Billingsley, Banasiak, Frantzen, Hale, and Henkin, and Chairperson Laimins voting “aye” with no one voting “no”. With a roll call vote of seven (7) “ayes” and zero (0) “noes” the motion carried and the public hearing was continued to the March 15, 2022 Plan Commission/Zoning Board of Appeals meeting.

6. Adjournment

Commissioner Billingsley made a motion, seconded by Commissioner Henkin to adjourn the meeting. A roll call vote found Commissioners Billingsley, Henkin, Banasiak, Henkin, Frantzen, and Hale, and Chairperson Laimins voting “aye” and no one voting “no”. With a roll call vote of seven (7) “aye” and zero (0) “no”, the motion carried and the Plan Commission, at 7:10 p.m., adjourned.

Respectfully Submitted,
John Sterrett, City Planner

City of West Chicago
Community Development Department
Report for the Plan Commission/Zoning Board of Appeals
March 1, 2022



Case: PC 21-22
Petitioner: James McGill of Stotan Industrial LLC
Address: 348 Charles Court
Zoning: M Manufacturing District
Existing Use: Vacant Land
Comp Plan: Industrial

Request: A Special Use Permit for *Outside Activity or Storage Ancillary to a Permitted Use*, in accordance with Section 11.2-4(T) of the Zoning Code. The request, if approved, would allow truck/trailer parking to occur on the property ancillary to the proposed permitted principal use of warehousing and distribution.

Summary: The request for a Special Use Permit for *Outside Activity or Storage Ancillary to a Permitted Use* meets the standards in accordance with Section 5.5 of the West Chicago Zoning Code.

Staff Recommendation: APPROVAL WITH CONDITIONS

Staff recommends the Plan Commission/Zoning Board of Appeals pass a motion recommending approval of the Special Use Permit subject to the conditions outlined below.

- The site shall be developed in substantial compliance with the following plans:
 - o Site Plan, consisting of one sheet (Sheet A1.0) prepared by Harris Architects, with a final revision date of February 11, 2022, attached as Exhibit “D”.
 - o Landscape Plan, consisting of one sheet (Sheet L1.0) prepared by Wingren Landscape, dated November 29, 2021 with a final revision date of January 12, 2022, attached as Exhibit “E”.
 - o Building Elevations, consisting of one sheet (Sheet A2.0) prepared by Harris Architects, Inc. with a final revision date of February 11, 2022, attached as Exhibit “F”.
- Outside storage shall be for trucks and trailers only and shall not include any equipment, machinery, or materials.
- All truck and trailer parking shall be confined within the designated truck parking stalls as shown on the Site Plan, attached as Exhibit “D”.

Public Notice.

All public notice requirements were completed including a notice of public hearing published in the Daily Herald, notification to all property owners within 250 feet of the subject property, and placement of a hearing sign on the property.

Adjacent Property Zoning and Land Use Information

<i>Location</i>	<i>Adjacent Zoning</i>	<i>Adjacent Land Use</i>	<i>2022 Comprehensive Plan</i>
North	M Manufacturing	Open Space/Wetlands	Industrial
South	M Manufacturing	Open Space/Stormwater Management	Industrial

East	M Manufacturing	Single-Docked Multi-Tenant Industrial Building	Industrial
West	M Manufacturing	Allied Asphalt Paving	Industrial

Existing Conditions.

The property is 16.68 acres located in the North Industrial Park development approximately one-quarter mile east of the intersection of Washington Street and Roosevelt Road. The site is vacant with an existing tree line along the west and north property lines. The property, and those surrounding it, is located in the M Manufacturing District.

Proposal.

The petitioner is proposing to develop the property with a 258,720 square foot, cross-docked speculative warehouse/distribution facility. The building will contain 28 docks with 4 drive-in doors. The site will contain 234 code compliant parking stalls to accommodate the use as a warehouse/distribution facility. The proposed building will meet all zoning requirements, including height, setbacks, and floor area ratio and is designed to be consistent with other recently constructed warehouse/distribution facilities in the City.

In the rear of the property near the west property line the petitioner is proposing 45 truck/trailer parking stalls to serve as an ancillary use of the proposed permitted principal use of a warehouse/distribution facility. To ensure that any trucks/trailers are able to be parked on the property for more than 24 hours, which would classify them as “storage” per the City’s definition, the petitioner is seeking a Special Use Permit to allow such ancillary storage. Below are the requirements for ancillary outside storage from Section 11.2-1(C) of the Zoning Code as well as how the petitioner has satisfied each requirement.

<i>Requirement</i>	<i>Project Site Proposal</i>
Storage must be located on a hard surface.	The truck/trailer parking area will be paved with heavy-duty asphalt.
Storage must be enclosed with a solid screen consisting of a fence or evergreen species.	The truck/trailer parking area will be in the rear of the building with the building obscuring the parking area from view along Charles Court. Dense evergreen trees will be installed along the south property line for additional screening from Washington Street. Existing as well as proposed vegetation will screen the parking area to the west and north.
Storage shall not hinder parking/fire lanes.	Parking will be in a separate area and fire access will be provided. The Fire District has reviewed and approved the submitted truck turn exhibit provided by the petitioner.

No storage permitted in the front yard	The truck/trailer parking will be located in the rear of the property blocked from view in the front yard by the proposed building.
--	---

Landscaping.

The petitioner will be meet all landscaping requirements for the yards, parking lot islands, and detention areas. The petitioner is proposing a berm along Charles Court with a variety of shade and evergreen trees to screen the proposed docks from Charles Court. As previously mentioned, evergreen species will be installed along the south property line to satisfy the screening requirements.

Engineering and Stormwater.

The engineering and utility plans submitted by the petitioner for the development of the site have been reviewed and found to be acceptable by the City's Civil Engineer and Public Works Department.

Special Use Findings of Fact

As stated under Section 5.5-4, the Plan Commission/Zoning Board of Appeals shall recommend a special use only if it shall make findings of fact based upon evidence presented that the special use:

- (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 proposed warehouse/distribution facility with ancillary outside truck/trailer parking is best suited for an industrial area such as the subject property. The subject property is located within one of the City's approved industrial parks with industrial uses surrounding it. The property to the west will be affected the most by the proposed special use and contains a much more intense use – an asphalt paving plant. The proposed use of warehousing/distribution with ancillary truck/trailer parking will be consistent with the uses on surrounding properties and will complement the Washington Street industrial corridor.

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

The proposed use of the subject property will not adversely impact the public health, safety and welfare of the community. It is consistent with the surrounding properties and will be designed to enhance the aesthetics of the North Industrial Park. The property will be developed in conformance with all City Codes and Ordinances including the Zoning Code, the DuPage County Stormwater Ordinance, and all applicable utility codes.

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

The proposed ancillary truck/trailer parking will not cause substantial injury to the value of other property in the area in which it is located. The proposed use will be compatible with the other properties in the industrial area. The ancillary use of truck/trailer parking is a common function of a warehouse/distribution facility and will be consistent with other similar uses.

(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 proposed use of outside storage for ancillary truck/trailer parking to the permitted use of warehouse/distribution is a special use per Section 11.4-2(T) of the Zoning Code.

Exhibits

- Exhibit A – Location Map
- Exhibit B – Aerial Map
- Exhibit C – Zoning Map
- Exhibit D – Site Plan, consisting of one sheet (Sheet A1.0) prepared by Harris Architects, with a final revision date of February 11, 2022.
- Exhibit E – Landscape Plan, consisting of one sheet (Sheet L1.0) prepared by Wingren Landscape, dated November 29, 2021 with a final revision date of January 12, 2022.
- Exhibit F – Building Elevations, consisting of one sheet (Sheet A2.0) prepared by Harris Architects, Inc. with a final revision date of February 11, 2022.
- Exhibit G – 3D Color Renderings
- Exhibit H – Plat of Survey

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

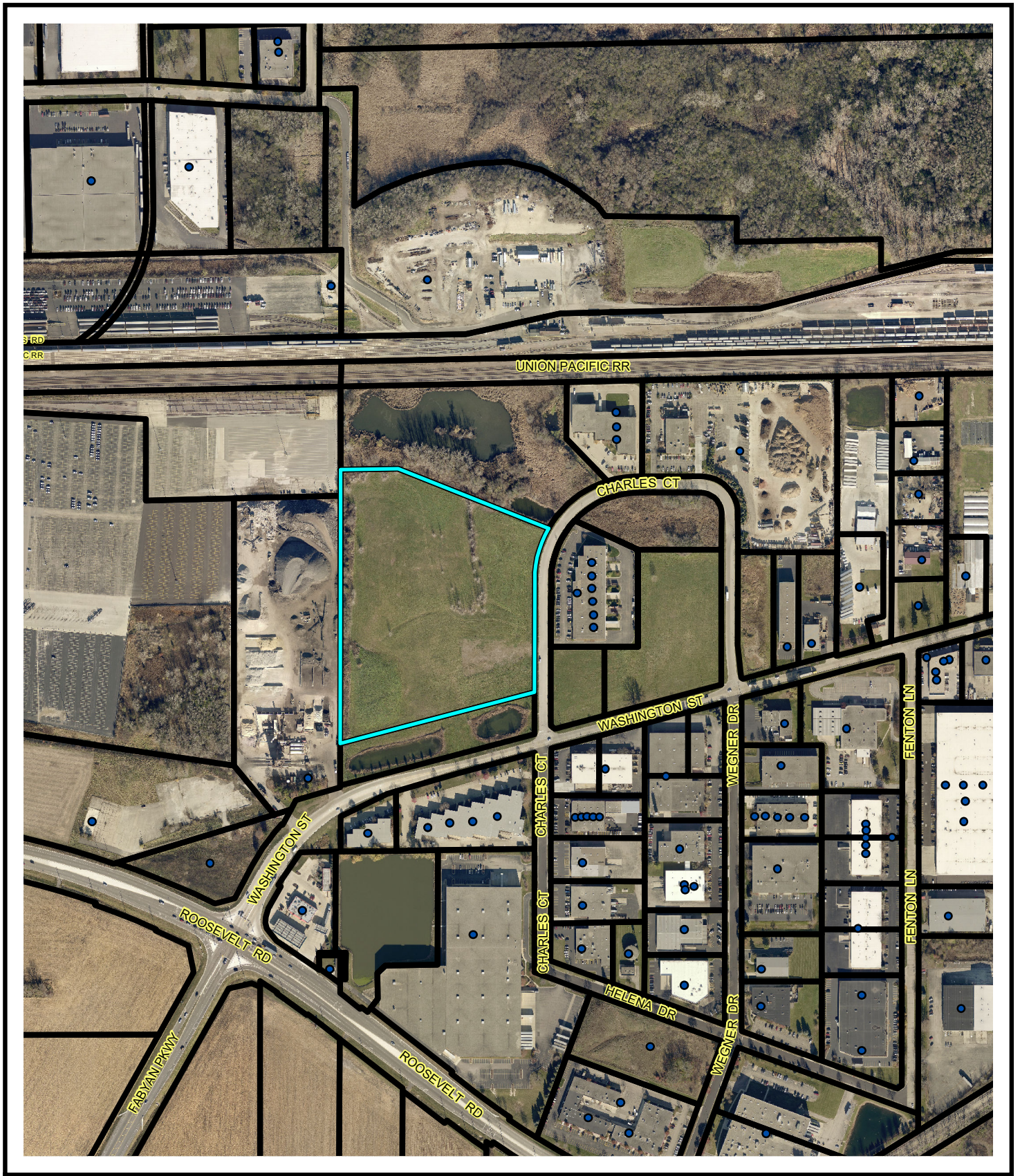


Exhibit "A" - Location Map



1 inch = 534 feet



Exhibit "B" - Aerial Map



1 inch = 208 feet

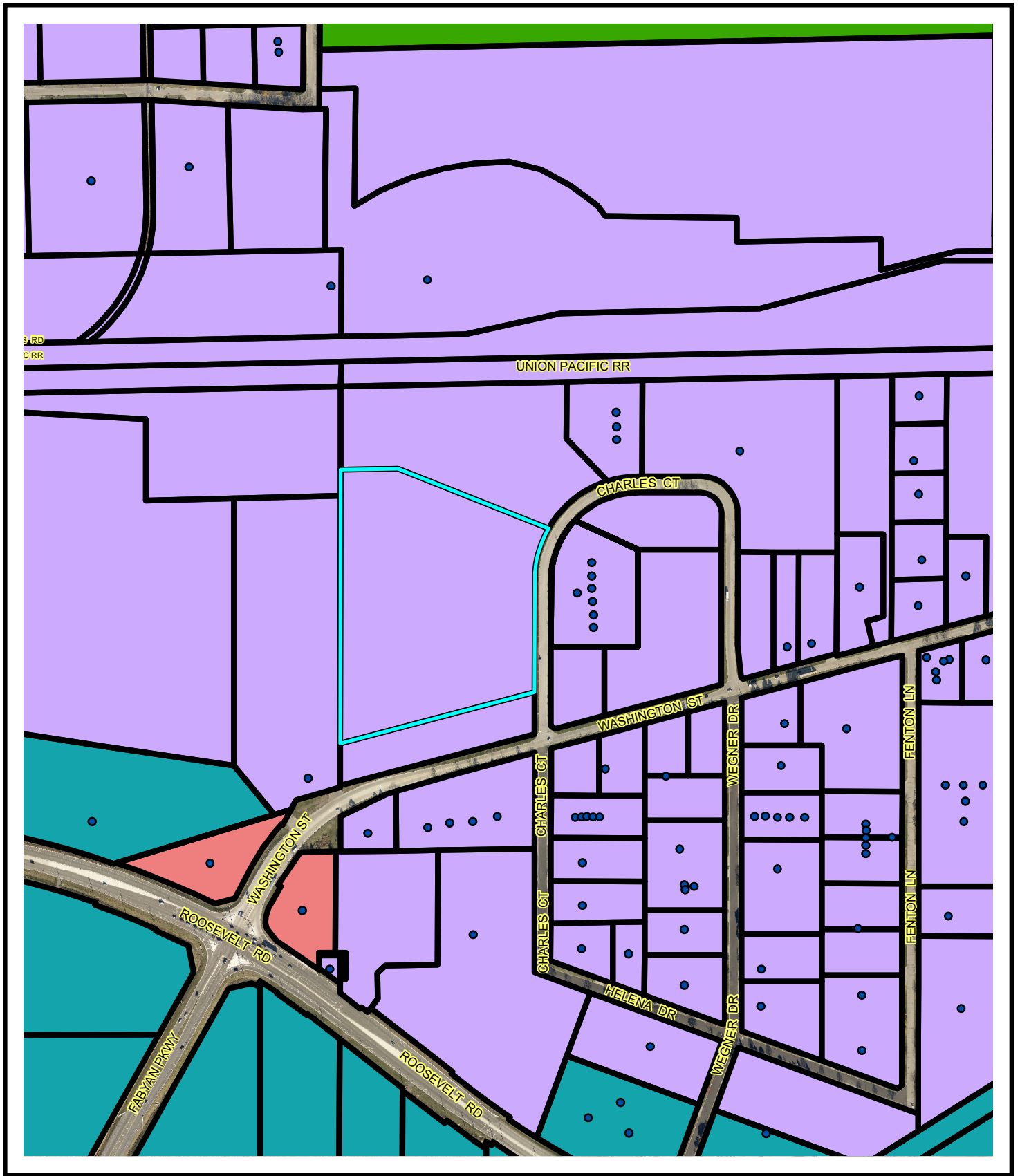


Exhibit "C" - Zoning Map



1 inch = 534 feet

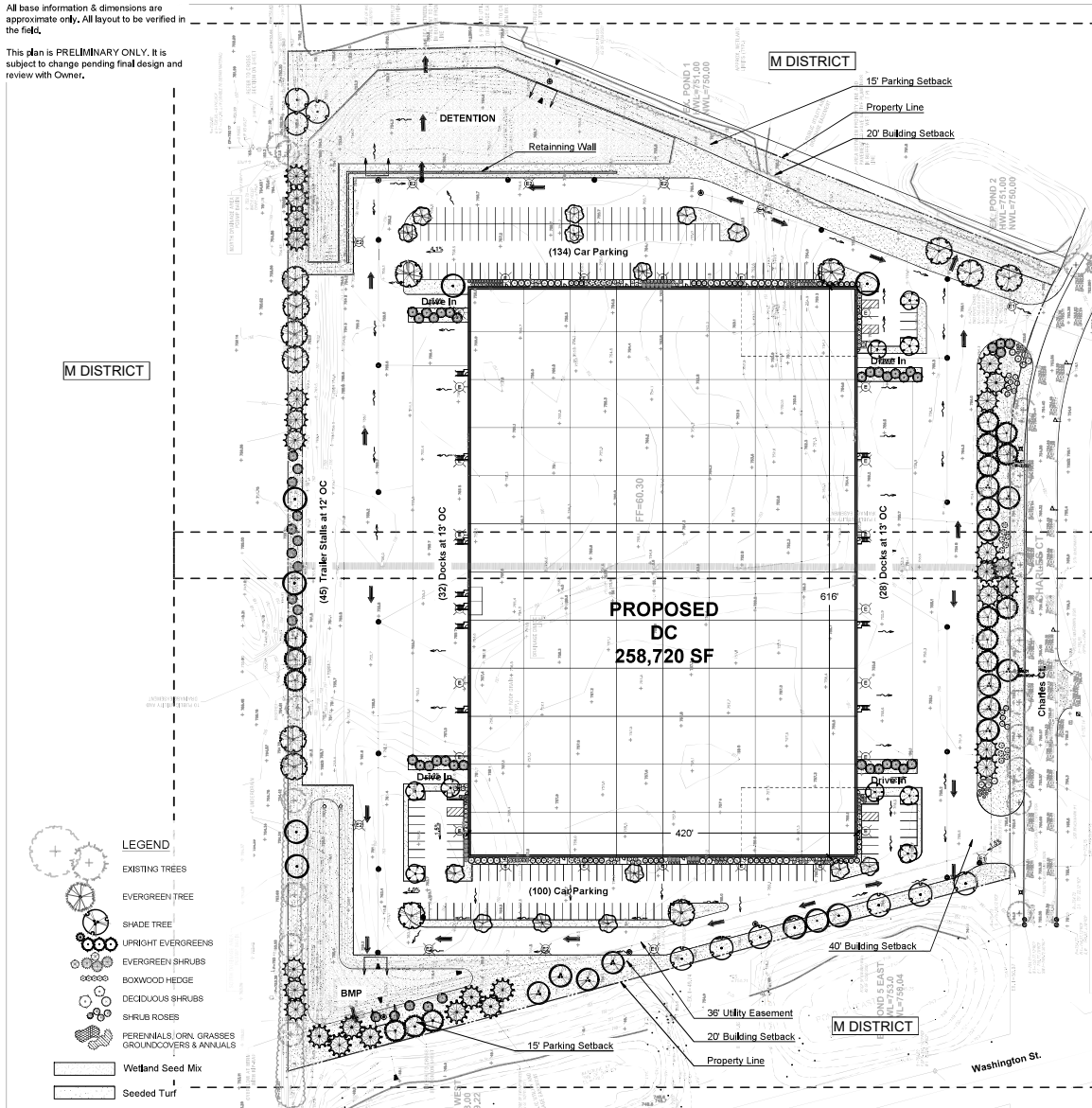
SHEET NO.
A1.0
2 OF X SHEETS



Exhibit "E"

All base information & dimensions are approximate only. All layout to be verified in the field.

This plan is PRELIMINARY ONLY. It is subject to change pending final design and review with Owner.



SITE AREA (±16.67 AC.)

DETENTION
BUILDING AREA
CAR PARKING
DRIVE IN OVERHEAD DOORS
TOTAL EXTERIOR DOCKS
TRAILER STALLS

BUILDING HEIGHT 38'0"

±726,390 S.F.

TBD
258,720 SF
234 STALLS
4 DOORS
60 DOCKS
45 STALLS

EAST LANDSCAPE YARD		Quantity	Points/ EA	Points
EVERGREEN TREES		23	60	1,380
TALL SHRUBS		23	15	345
ORNAMENTAL TREES		-	50	-
LOW SHRUBS		22	10	220
ORNAMENTAL GRASSES		-	1.0	-
PERENNIALS		-	1.0	-
SHADE TREES		8	100	800
PLANTINGS TOTAL POINTS				2,745
FENCE LENGTH		-	2.5	-
BERM CALCULATIONS		Height	Length	Berm LxH
BERM HEIGHT 1		4	258	1,032
BERM HEIGHT 2		5	108	540
BERM HEIGHT 3		6	88	528
AVERAGE HT		4.6	454	2,100
BERM HEIGHT X LENGTH X POINTS		2,100	0.50	1,050
TOTAL POINTS				3,795
SUMMARY		LENGTH OF YARD	POINTS/ LF	POINTS REQ'D
REQ'D POINTS FOR LANDSCAPE YARD		667	5	3,335
POINTS PROVIDED				3,795
ADDITIONAL POINTS PROVIDED				460

Additional planting for the requirement to be installed along the south property line

	Quantity (West Yard)	Quantity (relocated to South)	Total	Points/ E/A	Points
WEST LANDSCAPE YARD					
EVERGREEN TREES	24	13	37	60	2,220
TALL SHRUBS	-	-	-	15	-
ORNAMENTAL TREES	-	-	-	50	-
LOW SHRUBS	-	-	-	10	-
ORNAMENTAL GRASSES	-	-	-	1.0	-
PERENNIALS	-	-	-	1.0	-
EXISTING SHADE TREES	7	-	7	100	700
SHADE TREES	13	13	26	100	2,600
PLANTINGS TOTAL POINTS					5,520
FENCE LENGTH				2.5	-
AVERAGE BERM HT				800	-
BERM HEIGHT X LENGTH X POINTS	-			0.50	-
TOTAL POINTS					5,520
SUMMARY			LENGTH OF YARD	POINTS/ L/F	POINTS REQ'D
REQ'D POINTS FOR LANDSCAPE YARD			1,101	5	5,505
POINTS PROVIDED					5,520
ADDITIONAL POINTS PROVIDED					15

FOUNDATION LANDSCAPING		Quantity	Points/ EA	Points
EVERGREEN TREES		29	60	1,740
TALL SHRUBS		75	15	1,125
ORNAMENTAL TREES		-	50	-
LOW SHRUBS		162	10	1,620
ORNAMENTAL GRASSES		-	1.0	-
PERENNIALS		-	1.0	-
EXISTING SHADE TREES		-	100.0	-
SHADE TREES		-	100	-
PLANTINGS TOTAL POINTS				4,485
FENCE LENGTH			2.5	-
AVERAGE BERM HT			800	-
BERM HEIGHT X LENGTH X POINTS		-	0.50	-
TOTAL POINTS				4,485
		LENGTH OF YARD	POINTS/ LF	POINTS REQ'D
SUMMARY				
TOTAL POINTS FOR PERIMETER		2,072	4	8,288
REDUCTION FOR PAVEMENT AND WALKS		(1,007)	-49%	(4,028)
NET POINTS REQ'D				4,260
POINTS PROVIDED				4,485
ADDITIONAL POINTS PROVIDED				225

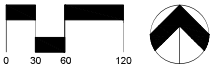
The following no plant zones shall apply around utility structures

Trees shall not be planted within fifteen (15) feet of a utility structure

Perennials shall not be planted within five (5) feet of utility structures

LANDSCAPE PLAN

SCALE: 1" = 60'-0"


WINGREN LANDSCAPE

5126 Walnut Ave.
Downers Grove, IL 60515
TEL 630.759.8100
www.wingrenlandscape.com

Copyright Wingren Landscape, all rights reserved. The design and any and all ideas contained herein are the sole property of Wingren Landscape. Reproduction of the design or concept embodied herein in any form, in whole or in part, without the consent of Wingren Landscape is prohibited.

REVISIONS:
Per Comments: 12.07.21
Per City Comments 01.12.21

SHEET TITLE:
LANDSCAPE
PLAN
OVERVIEW

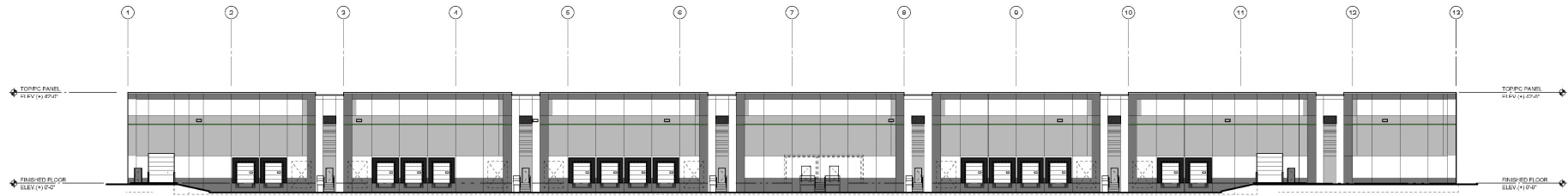
Stotan Industrial Building

348 Charles Court, West Chicago, Illinois

DATE: 11.29.21
JOB: Commercial
SCALE: 1"= 60'-0"
BY: CG and JZ

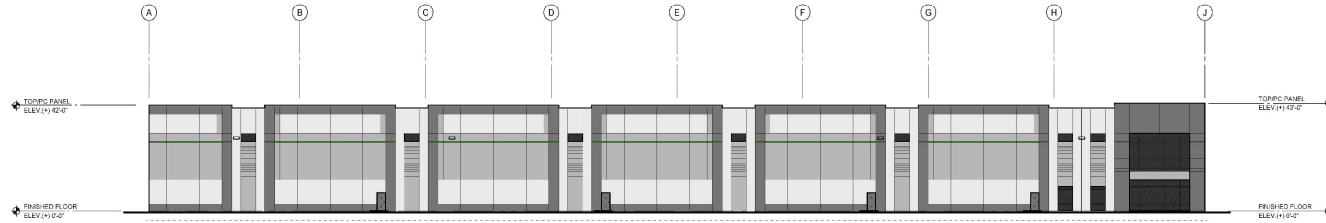
SHEET L1.0

Exhibit "F"



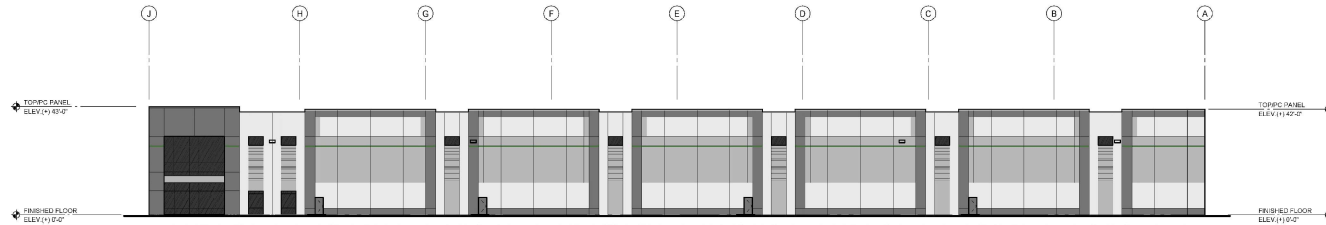
WEST ELEVATION

SCALE 1" = 20'-0"



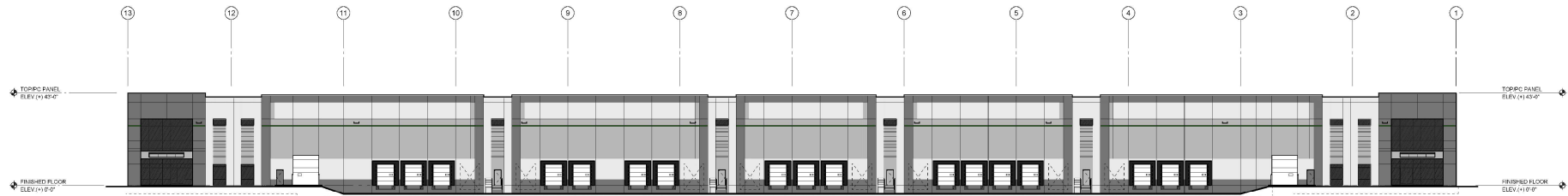
SOUTH ELEVATION

SCALE 1" = 20'-0"



NORTH ELEVATION

SCALE 1" = 20'-0"



EAST ELEVATION

SCALE 1" = 20'-0"

Exhibit "G"



LOOKING NORTHWEST



LOOKING SOUTHWEST



WEST CHICAGO INDUSTRIAL
SIGHT LINE STUDIES
CHARLES CT & WASHINGTON ST
WEST, CHICAGO, IL
12/8/2021

ALTA/NSPS LAND TITLE SURVEY

Exhibit "H"

LOT 1 IN NORTH INDUSTRIAL PARK, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED SEPTEMBER 19, 2005 AS DOCUMENT R2005-206729 IN DUPAGE COUNTY, ILLINOIS.

DETENTION OUTLET B NORTH INDUSTRIAL PARK

PUBLIC UTILITY, DRAINAGE & WETLAND CONSERVATION EASEMENT DOCUMENT R2005-206729

OWNER PER TAX RECORDS
R.C. CO., SPRING CO.

HARRY W. KUHN SUBDIVISION
DOCUMENT R22-51123

LOT 1 NORTH INDUSTRIAL PARK DOCUMENT R2005-206729

NO BUILDINGS ON THE SURVEYED PREMISES

DETENTION OUTLET A NORTH INDUSTRIAL PARK

PUBLIC UTILITY & DRAINAGE EASEMENT DOCUMENT R2005-206729

WASHINGTON STREET

CHARLES COURT

TO: FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY
ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE
PROFESSIONAL STANDARDS OF THE ILLINOIS PROFESSIONAL
LAND SURVEYORS AND THE ILLINOIS PROFESSIONAL LAND SURVEYORS
ACT AND THE ILLINOIS PROFESSIONAL LAND SURVEYORS BOARD OF
REGULATIONS AND THE ILLINOIS PROFESSIONAL LAND SURVEYORS
BOARD OF ETHICS AND STANDARDS OF PRACTICE.

DATED THIS 30TH DAY OF OCTOBER 2011.

BY: *[Signature]* SURVEYOR

ILLINOIS PROFESSIONAL LAND SURVEYORS NO. 2689

ILLINOIS PROFESSIONAL LAND SURVEYORS BOARD OF ETHICS AND STANDARDS OF PRACTICE

ILLINOIS PROFESSIONAL LAND SURVEYORS BOARD OF REGULATIONS

ILLINOIS PROFESSIONAL LAND SURVEYORS BOARD OF ETHICS AND STANDARDS OF PRACTICE

ILLINOIS PROFESSIONAL LAND SURVEYORS BOARD OF REGULATIONS

ILLINOIS PROFESSIONAL LAND SURVEYORS BOARD OF ETHICS AND STANDARDS OF PRACTICE

ILLINOIS PROFESSIONAL LAND SURVEYORS BOARD OF REGULATIONS

ILLINOIS PROFESSIONAL LAND SURVEYORS BOARD OF ETHICS AND STANDARDS OF PRACTICE

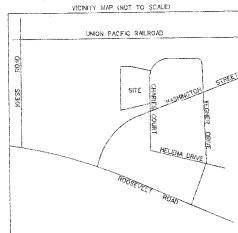
ILLINOIS PROFESSIONAL LAND SURVEYORS BOARD OF REGULATIONS

ILLINOIS PROFESSIONAL LAND SURVEYORS BOARD OF ETHICS AND STANDARDS OF PRACTICE

ILLINOIS PROFESSIONAL LAND SURVEYORS BOARD OF REGULATIONS

- SCHEDULE A ITEMS**
- ACCORDING TO FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER HDS-10844-CH2 WITH AN EFFECTIVE DATE OF SEPTEMBER 22, 2011.
- Declaration of Protective Covenants, Conditions, Restrictions and Easements made by R.C. Co. Spring Manufacturing Co., Inc. recorded January 13, 2005 as document R2005-206729, and the terms and provisions thereof.
 - The documents declare "Land within or adjacent to dedicated rights-of-way, stormwater detention areas, or other areas are subject to a maintenance easement granted to the Association." Not platable.
 - Easements for public utility and drainage, building lines and other matters as shown on the Plat of North Industrial Park recorded Series 10, 2005 as document R2005-206729. For particular, see plat.
 - Easements and building lines effect and was platable.
 - Plat of Easement for public utility and drainage attached to Resolution No. 10-R-0004 recorded January 20, 2010 as document R2010-014503, and the terms and provisions thereof.
 - Declaration of Deed Restrictions made by R.C. Co. Spring Manufacturing Company, Inc. recorded January 20, 2010 as document R2010-014503, and the terms and provisions thereof.
 - Temporary Easement for Access and Construction Purposes made by R.C. Co. Spring Manufacturing Company, Inc. in favor of the City of West Chicago, attached to Resolution No. 11-001118 recorded November 14, 2011 as document R2011-130787, and the terms and provisions thereof.
- The temporary easement expired on June 30, 2014 and is not platable.

- TABLE A ITEMS 16, 17, 18, & 19**
- NO EVIDENCE OF RECENT EROSIONARY WORKING/SLIDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED.
 - NO INFORMATION WAS MADE AVAILABLE TO THE SURVEYOR REGARDING PROPOSED CHANGES IN STREET RIGHT OF WAY LINES/NO EVIDENCE OF RECENT STREET OR DRAINAGE CONSTRUCTION OR REPAIRS WERE OBSERVED WHILE CONDUCTING THE SURVEY.
 - NO APPURTENANT EASEMENTS ARE DISCLOSED IN THE COUNTYMENT.
 - AN INSURANCE CERTIFICATE IS AVAILABLE UPON REQUEST.



LEGEND	
1. BOUNDARY	1. BOUNDARY
2. EASEMENT	2. EASEMENT
3. EASEMENT	3. EASEMENT
4. EASEMENT	4. EASEMENT
5. EASEMENT	5. EASEMENT
6. EASEMENT	6. EASEMENT
7. EASEMENT	7. EASEMENT
8. EASEMENT	8. EASEMENT
9. EASEMENT	9. EASEMENT
10. EASEMENT	10. EASEMENT
11. EASEMENT	11. EASEMENT
12. EASEMENT	12. EASEMENT
13. EASEMENT	13. EASEMENT
14. EASEMENT	14. EASEMENT
15. EASEMENT	15. EASEMENT
16. EASEMENT	16. EASEMENT
17. EASEMENT	17. EASEMENT
18. EASEMENT	18. EASEMENT
19. EASEMENT	19. EASEMENT

ALTA/NSPS LAND TITLE SURVEY	
LOT 1 NORTH INDUSTRIAL PARK WEST CHICAGO, ILLINOIS	
SUBDIVISION: HARRY W. KUHN SUBDIVISION DOCUMENT R22-51123	
RECORDING: 41528 10/30/2011 SCALE: 1"=40'	
BY: <i>[Signature]</i> SURVEYOR	
DATE: 10/30/2011	
FIRM: WEBSTER, MCGRATH & AHLBERG LTD.	
1000 N. LAUREL STREET, SUITE 100 CHICAGO, ILLINOIS 60610	
PHONE: (312) 462-1000 FAX: (312) 462-1001	
WWW.WMA-ILL.COM	



TOM DABAREINER, AICP
DIRECTOR

(630) 293-2200
FAX (630) 293-1257
www.westchicago.org

MEMORANDUM

TO: Plan Commission/Zoning Board of Appeals
FROM: John Sterrett, City Planner
DATE: February 24, 2022
RE: Public Hearing – Amendment to the Future Land Use Map to make corrections

The City Council approved the City's new Official Comprehensive Plan and Future Land Use Map on January 17, 2022. Following this approval, it was determined that some corrections to the Future Land Use map needed to be made to address certain properties that were erroneously placed in the wrong land use category, including some that were incorrectly classified as "Open Space", such as the existing Ditch Witch building located in the M Manufacturing District, for example. This was unintended and a mere error. Although these changes are merely to address inaccuracies and do not change the overall intended future land use policies of properties, staff cannot make these corrections without approval from City Council. As such, a formal amendment to the Future Land Use map is required with a public hearing to first be held by the Plan Commission.

The Plan Commission will conduct a public hearing at the March 1, 2022 meeting on the corrections to the Future Land Use Map. Following the public hearing, the Plan Commission should make a recommendation on these corrections. Staff recommends that the Plan Commission pass a motion recommending approval of these corrections. The recommendation from the Plan Commission will be sent to the City's Development Committee. A public notice for this hearing was published in the Daily Herald on February 14, 2022 in accordance with 65 ILCS 5/11-12-7 of the Illinois Compiled Statutes.

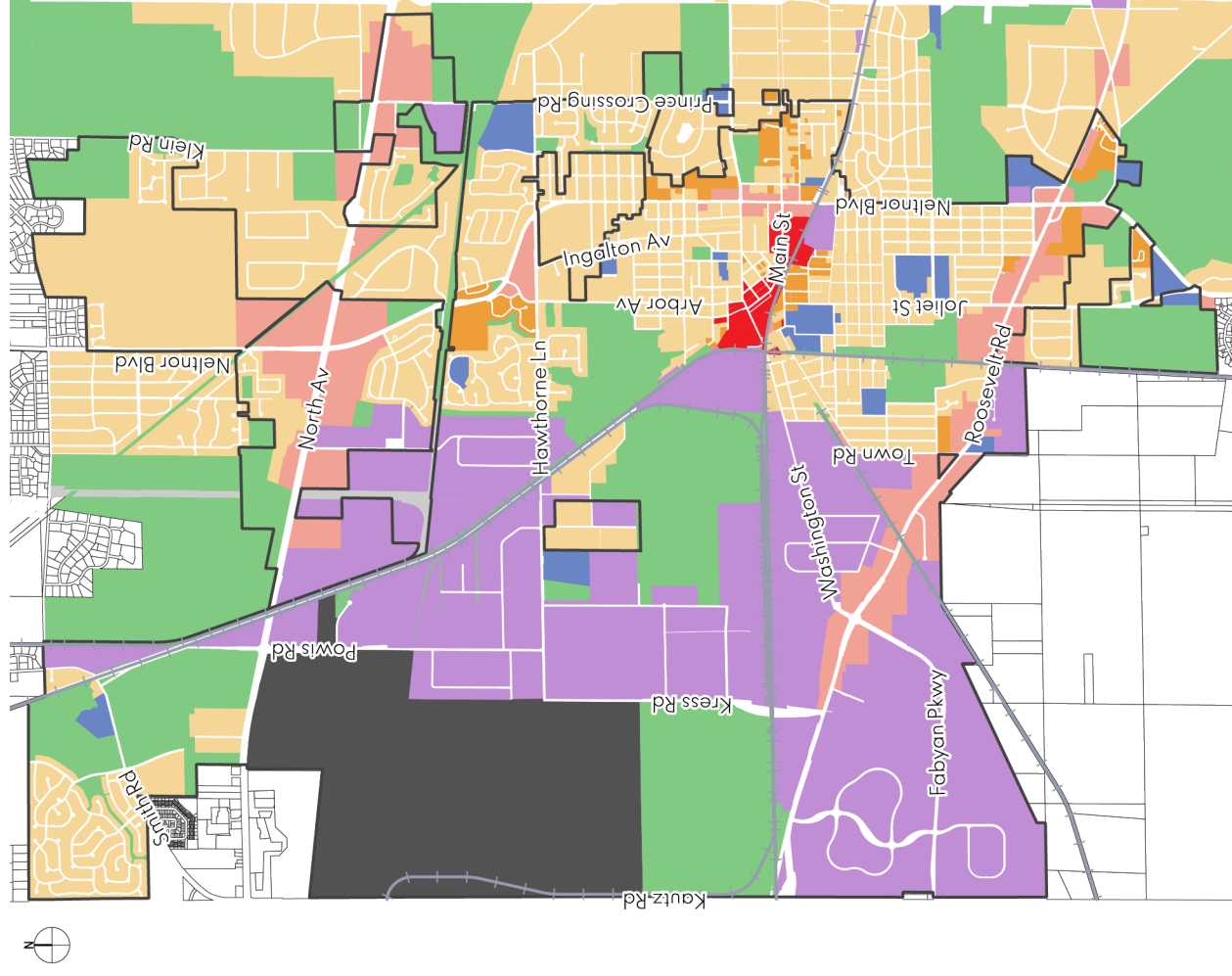
Should you have any questions prior to the meeting, please feel free to contact me at 630-293-2200 extension 158 or by email at jsterrett@westchicago.org.

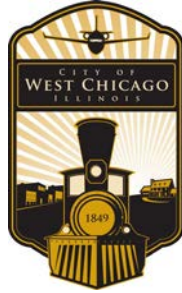
###

Future Land Use

Legend

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





TOM DABAREINER, AICP
DIRECTOR

(630) 293-2200
FAX (630) 293-1257
www.westchicago.org

MEMORANDUM

TO: Plan Commission/Zoning Board of Appeals
FROM: John Sterrett, City Planner
DATE: February 24, 2022
RE: 2022 Zoning Map Approval

Staff Recommendation

Staff recommends that the Plan Commission/Zoning Board of Appeals recommend approval of the 2022 Zoning Map dated February 7, 2022 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

No zoning classifications, annexations, nor subdivisions occurred in 2021. As with every year, staff has verified that all information on the Zoning Map is accurate.

Exhibits

Proposed 2022 Zoning Map dated February 7, 2022.

