

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

DEVELOPMENT COMMITTEE

Monday, January 8, 2024
6:00 P.M. - Council Chambers

AGENDA

1. Call to Order, Roll Call, and Establishment of a Quorum
2. Approval of Minutes
 - A. November 13, 2023
3. Public Participation

The opportunity to speak to the Development Committee is provided for those who have a question or comment on an agenda item or a City of West Chicago issue. The Development Committee appreciates hearing from our residents and your thoughts and questions are valued. The Development Committee strives to make the best recommendations for the City and public input is very helpful.

Respect for the duties of the Development Committee and for the democratic process will be adhered to – in this regard, civility and a sense of decorum will be strictly followed. All speakers must address their comments to the Chairperson. Comments that are personally condescending will not be permitted. Speakers shall be courteous and should not make statements that are personally disrespectful to members of the Development Committee or City staff.

Please use the podium in the center aisle. Please announce your name and address (if acceptable) before commencing – all public comments are limited to three (3) minutes and each citizen will be permitted to speak only once. It is the Development Committee’s policy not to engage in dialogue during Public Comment. Any questions raised will be addressed by City staff or an elected official outside of the Development Committee meeting.

4. Items for Consent
 - A. **Various Zoning Text Amendments** – Staff proposes Zoning Text Amendments to Sec. 5.4-3 (Variations), 5.5-3 (Special Uses) 5.6-2 (Amendments), adding the requirement that public hearing signs include both English *and* Spanish text. Also, Staff proposes a text amendment to the Manufacturing District reclassifying “storage and distribution of flammable liquids, fats or oils” from being allowed as a Special

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Use to being allowed by right, as the precautions needed to make the building safe are not zoning related as much as building and fire code matters.

5. Items for Discussion

A. Design Standards Addendum – Staff considered the design standards guidance offered in two communities, St. Charles and Naperville. In addition to reformatting the code and addendum (presented in November), Staff looked at how a handful of other changes may be considered to assure the City of West Chicago is not caught in a 20-year-old architectural design marketplace. Following Development Committee consideration, Staff will return with any specific amendments, if needed.

6. Unfinished Business

7. New Business

8. Reports from Staff

9. Adjournment – Next Meeting February 12, 2024