

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

## DEVELOPMENT COMMITTEE

**Monday, November 13, 2023**

**6:00 P.M. - Council Chambers**

**Please note the meeting time.**

### AGENDA

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

2. Approval of Minutes

A. October 9, 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. **1100 Carolina Drive** – Paclantic Naturals is a natural products warehouse, distribution and processing center which requires storage of flammable liquids, fats and oils. To carry store and use items, the petition requires a Special Use Permit. The Plan Commission member vote was unanimous in favor of the SUP.

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West Chicago, Illinois  
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Ruben Pineda  
MAYOR  
Nancy M. Smith  
CITY CLERK

Michael L. Guttman  
CITY ADMINISTRATOR

B. **833 Industrial Drive** – Turner World Autosales requires a Special Use Permit to conduct its internet-based mobile vehicles sales business. The Plan Commission member vote was unanimous in favor of the SUP.

5. Items for Discussion

A. **Design Standards Addendum** – Staff was asked to development a document to assist petitioners who may need help interpreting the City’s building design guidelines. The draft version of the Addendum is attached and includes photos and text describing what is allowed by Code. As an all-brick requirement is becoming somewhat stylistically dated and expensive, Staff is open to making additional changes to the Code and Addendum. The topic is up for discussion at tonight’s meeting.

6. Unfinished Business

7. New Business

8. Reports from Staff

9. Adjournment

Draft

**MINUTES**  
**DEVELOPMENT COMMITTEE**

**October 9, 2023 6:00 P.M.**

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

Alderman Rebecca Stout called the meeting to order at 6:15 p.m.

Roll call found Aldermen Birch Ferguson, Jayme Sheahan, Rebecca Stout and Chris Swiatek present. Alderman Stout announced a quorum.

Also in attendance was Assistant Director of Community Development, John Sterrett.

**2. Approval of Minutes.**

**A. June 12, 2023.**

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

**3. Public Participation. None.**

**4. Items for Consent. None.**

**5. Items for Discussion.**

**A. Mango Express Car Wash – Petitioner seeks approval of a Special Use Permit to construct and operate a car wash at 151 S. Neltnor Blvd.**

Alderman Stout asked about concerns expressed at the Plan Commission/Zoning Board of Appeal (PC/ZBA) meeting. John Sterrett reported the concerns regarded lighting and noise, but the petitioner adequately addressed these concerns. Also present was the petitioner's general counsel, Alan Jacob, who detailed how they have rectified those concerns.

**Alderman Birch Ferguson moved to approve Item A and Alderman Swiatek seconded the motion. Voting Aye: Aldermen Birch Ferguson, Sheahan, Stout and Swiatek.**

- B. Forming America, Ltd. – Petitioner at 1200 N. Prince Crossing Rd. seeks a fifth amendment to the controlling Special Use permit to reflect the work completed on the property.**

Questions were asked and answered about the PC/ZBA's requirement to remove a gravel area. Alderman Stout stated the removal would prevent using the area for storage. The members agreed to this condition.

**Alderman Swiatek moved to approve Item B with the added condition and Alderman Birch Ferguson seconded the motion. Voting Aye: Aldermen Birch Ferguson, Sheahan, Stout and Swiatek.**

- C. Text Amendment to Sec. 6.27 of the Zoning Ordinance – The proposed text amendment to the Zoning Code would make outside vending machines legal with certain restrictions.**

**Alderman Swiatek moved to approve Item C and Alderman Sheahan seconded the motion. Voting Aye: Aldermen Birch Ferguson, Sheahan, Stout and Swiatek.**

**6. Unfinished Business.** None.

**7. New Business.** None.

**8. Reports from Staff.** None.

**9. Adjournment.**

**Alderman Birch Ferguson moved to adjourn the meeting at 6:29 p.m. and Alderman Swiatek seconded the motion. Voting Aye: Aldermen Birch Ferguson, Sheahan, Stout and Swiatek.**

Respectfully submitted,

Jane Burke

# CITY OF WEST CHICAGO

## DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Paclantic Naturals LLC  
1100 Carolina Drive  
Special Use Permit

Ordinance No. 23-O-0040

**AGENDA ITEM NUMBER:** 4. A.

**FILE NUMBER:** \_\_\_\_\_

**COMMITTEE AGENDA DATE:** Nov. 13, 2023

**COUNCIL AGENDA DATE:** \_\_\_\_\_

**STAFF REVIEW:** Tom Dabareiner, AICP

**SIGNATURE** 

**APPROVED BY CITY ADMINISTRATOR:** Michael Guttman

**SIGNATURE** \_\_\_\_\_

**ITEM SUMMARY:**

Kenny Patel of Paclantic Naturals LLC has petitioned for approval of a Special Use Permit for the storage and distribution of flammable liquids, fats, and oils at 1100 Carolina Drive. The subject property is 4.18 acres with a 48,130 square foot single-tenant industrial building currently being used by HFI Manufacturing. The property is located on the west side of Carolina Drive approximately one quarter mile north of Hawthorne Lane in the M Manufacturing District.

The petitioner is proposing to use the building for the storage, distribution, packaging, and processing of food ingredients, essential oils, waxes, and soaps. The products the petitioner intends to store include food oils, food powders, fragrance/aromatic oils, massage oils, butters, herbs, lotions, cosmetic bases and other related raw materials. The petitioner is also proposing ancillary uses such as repacking, mixing, blending, and refilling products. The use of the building for storing and distributing flammable liquids, such as fats and oils, requires approval of a Special Use Permit. No exterior changes are proposed to the site nor the building at this time. The petitioner will be required to obtain a Certificate of Occupancy prior to occupy the space indicating that the space and use comply with all building and fire codes related to storage of flammable liquids.

At their November 7<sup>th</sup> meeting, members of the Plan Commission voted unanimously (4-0, with two absent) in support of the Special Use Permit.

**ACTION PROPOSED:**

Discuss and recommend approval of the requested Special Use Permit for 1100 Carolina Drive.

**COMMITTEE RECOMMENDATION:**

Attachments:      Draft Ordinance  
                            PC Report

## ORDINANCE NO. 23-O-0040

### AN ORDINANCE APPROVING A SPECIAL USE FOR THE STORAGE AND DISTRIBUTION OF FLAMMABLE LIQUIDS, FATS, AND OILS 1100 CAROLINA DRIVE

WHEREAS, on or about October 5, 2023, Kenny Patel of Paclantic Naturals LLC (the “APPLICANT”), filed an application for a special use permit for the storage and distribution of flammable liquids, fats, and oils for the property located at 1100 Carolina Drive and legally described on Exhibit “A”, which is attached hereto and incorporated herein as the “SUBJECT REALTY”; and,

WHEREAS, Notice of Public Hearing on said special use application was published in the Daily Herald on October 23, 2023, as required by the ordinances of the City of West Chicago and the statutes of the State of Illinois; and,

WHEREAS, a Public Hearing was conducted by the Plan Commission/Zoning Board of Appeals of the City of West Chicago, commencing on November 7, 2023, pursuant to said Notice; and,

WHEREAS, at the Public Hearing, the APPLICANT provided testimony in support of his application, and all interested parties had an opportunity to be heard; and,

WHEREAS, the corporate authorities of the City of West Chicago have received the recommendation of the Plan Commission/Zoning Board of Appeals for the special use which contains specific findings of fact, pursuant to Recommendation No. 2023-RC-0011, a copy of which is attached hereto as Exhibit “B” which is, by this reference, incorporated herein.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of West Chicago, DuPage County, Illinois, in regular session assembled, as follows:

Section 1. A special use for the storage and distribution of flammable liquids, fats, and oils in conformance with Section 5.5 and Section 11.2-4(X) of the Zoning Ordinance is hereby granted for the SUBJECT REALTY, subject to compliance with the following conditions:

1. No storage or distribution of flammable liquids, fats, or oils shall occur until such time that a Certificate of Occupancy has been issued by the City indicating that flammable liquids, fats, and oils may be stored and distributed within the building.

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

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

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Alderman D. Beebe	_____	Alderman L. Chassee	_____
Alderman J. Sheahan	_____	Alderman H. Brown	_____
Alderman A. Hallett	_____	Alderman C. Dettmann	_____
Alderman M. Birch-Ferguson	_____	Alderman S. Dimas	_____
Alderman J. Smith, Jr.	_____	Alderman C. Swiatek	_____
Alderman R. Stout	_____	Alderman J. Short	_____
Alderman J. Morano	_____	Ward 7 – Vacant	

APPROVED as to form: \_\_\_\_\_  
City Attorney

APPROVED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Mayor Ruben Pineda

ATTEST:

\_\_\_\_\_  
Executive Office Manager Valeria Perez

PUBLISHED: \_\_\_\_\_

**EXHIBIT "A"**  
LEGAL DESCRIPTION

LOT 4 IN WEST CHICAGO INDUSTRIAL CENTER 7A, BEING A RESUBDIVISION OF WEST CHICAGO INDUSTRIAL CENTER UNIT 7, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID WEST CHICAGO INDUSTRIAL CENTER UNIT 7A, RECORDED FEBRUARY 18, 1975 AS DOCUMENT R75-6899, IN DUPAGE COUNTY, ILLINOIS.

PIN 01-33-300-022

## EXHIBIT "B"

RECOMMENDATION NO. 2023-RC-0011

TO: The Honorable Mayor and City Council

SUBJECT: PC 23-12  
Special use for the Storage and Distribution of Flammable Liquids, Fats, and Oils  
Paclantic Naturals LLC  
1100 Carolina Drive

DATE: November 7, 2023

DECISION: The Plan Commission/Zoning Board unanimously recommended approval of the special use for the storage and distribution of flammable liquids, fats, and oils for the SUBJECT REALTY by a (4-0) vote.

### RECOMMENDATION

After review of the requested special use for the storage and distribution of flammable liquids, fats, and oils for the SUBJECT REALTY, the Plan Commission/Zoning Board of Appeals (PC/ZBA) recommended approval based on the following findings of fact.

**(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.**

The proposed use is best suited in the Manufacturing District within a single-tenant building. The subject property is located within an existing industrial park. Staff is of the opinion the petitioner has satisfied this finding.

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

Prior to occupancy of the space, the petitioner is required to obtain approval of an inspection of the building to verify that all building and fire codes are being met with respect to the storage and distribution of flammable materials, such as fats and oils. Staff is of the opinion the petitioner has satisfied this finding.

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

The proposed use is consistent with other existing uses in the area. The proposed use will occur within a single-tenant building and will be subject to compliance of all building and fire codes and ordinances related to storage of flammable liquids. Staff is of the opinion the petitioner has satisfied this finding.

**(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 the storage and distribution of flammable liquids, fats, or oils is listed as a special use in the M Manufacturing District, per Section 11.2-4 (X) of the West Chicago Zoning Code. Staff is of the opinion the petitioner has satisfied this finding.

Respectfully submitted,

Barbara Laimins  
Chairperson

**VOTE:**

For  
Laimins  
Henkin  
Kasprak  
Billingsley

Against

Abstain

Absent  
Banasiak  
Slattery

# CITY OF WEST CHICAGO

## DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Tuner World Auto Sales LLC  
833 Industrial Drive  
Special Use Permit

Ordinance No. 23-O-0039

AGENDA ITEM NUMBER: 4.B.

FILE NUMBER: \_\_\_\_\_

COMMITTEE AGENDA DATE: Nov. 13, 2023

COUNCIL AGENDA DATE: \_\_\_\_\_

STAFF REVIEW: Tom Dabareiner, AICP

SIGNATURE 

APPROVED BY CITY ADMINISTRATOR: Michael Guttman

SIGNATURE \_\_\_\_\_

**ITEM SUMMARY:**

Atif Hussain of Tuner Auto World Sales LLC has petitioned for approval of a Special Use Permit for the operation of internet based motor vehicle sales at 833 Industrial Drive. The subject property contains a 17,100 square foot multi-tenant industrial building located on the east side of Industrial Drive, approximately 800 feet south of Hawthorne Lane, in the M Manufacturing District.

The petitioner is proposing to use one of the tenant spaces, approximately 5,000 square feet in size, for internet based auto sales. No site improvements are proposed nor are modifications to either the interior or exterior of the building. The petitioner also intends to utilize the space for automobile body and repair work in accordance with the existing special use permit under Ordinance 04-O-0093. Vehicle storage will take place within the tenant space only and no vehicles will be stored, kept, parked, displayed, offered for sale, or stored outside of the building.

At their November 7<sup>th</sup> meeting, members of the Plan Commission voted unanimously (4-0, with two absent) in support of the Special Use Permit.

**ACTION PROPOSED:**

Discuss and recommend approval of the requested Special Use Permit for 833 Industrial Drive.

**COMMITTEE RECOMMENDATION:**

Attachments: Draft Ordinance  
PC Report

## ORDINANCE NO. 23-O-0039

### AN ORDINANCE APPROVING A SPECIAL USE FOR INTERNET BASED MOTOR VEHICLE SALES 833 INDUSTRIAL DRIVE

WHEREAS, on or about September 14, 2023, Atif Hussain of Tuner World Auto Sales LLC (the “APPLICANT”), filed an application for a special use permit for internet based motor vehicle sales for the property located at 833 Industrial Drive and legally described on Exhibit “A”, which is attached hereto and incorporated herein as the “SUBJECT REALTY”; and,

WHEREAS, Notice of Public Hearing on said special use application was published in the Daily Herald on October 23, 2023, as required by the ordinances of the City of West Chicago and the statutes of the State of Illinois; and,

WHEREAS, a Public Hearing was conducted by the Plan Commission/Zoning Board of Appeals of the City of West Chicago, commencing on November 7, 2023, pursuant to said Notice; and,

WHEREAS, at the Public Hearing, the APPLICANT provided testimony in support of his application, and all interested parties had an opportunity to be heard; and,

WHEREAS, the corporate authorities of the City of West Chicago have received the recommendation of the Plan Commission/Zoning Board of Appeals for the special use which contains specific findings of fact, pursuant to Recommendation No. 2023-RC-0010, a copy of which is attached hereto as Exhibit “B” which is, by this reference, incorporated herein.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of West Chicago, DuPage County, Illinois, in regular session assembled, as follows:

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

1. No vehicles may be stored, kept, parked, displayed, or offered for sale, or stored outside of the building.
2. No display or signage may be installed on the property or on the exterior of the building which indicate the sale of vehicles.
3. All conditions contained in Ordinance 04-O-0093 shall remain in full force and effect.

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

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

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Alderman D. Beebe	_____	Alderman L. Chassee	_____
Alderman J. Sheahan	_____	Alderman H. Brown	_____
Alderman A. Hallett	_____	Alderman C. Dettmann	_____
Alderman M. Birch-Ferguson	_____	Alderman S. Dimas	_____
Alderman J. Smith, Jr.	_____	Alderman C. Swiatek	_____
Alderman R. Stout	_____	Alderman J. Short	_____
Alderman J. Morano	_____	Ward 7 – Vacant	

APPROVED as to form: \_\_\_\_\_  
City Attorney

APPROVED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Mayor Ruben Pineda

ATTEST:

\_\_\_\_\_  
Executive Office Manager Valeria Perez

PUBLISHED: \_\_\_\_\_

**EXHIBIT "A"**  
LEGAL DESCRIPTION

LOT 5 IN WEST CHICAGO INDUSTRIAL CENTER UNIT 5, BEING A SUBDIVISION IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 6, 1971 AS DOCUMENT R1971-062454, IN DUPAGE COUNTY, ILLINOIS.

PIN 04-05-101-005

## EXHIBIT "B"

RECOMMENDATION NO. 2023-RC-0010

TO: The Honorable Mayor and City Council

SUBJECT: PC 23-11  
Special use for internet based motor vehicle sales  
Tuner World Auto Sales, LLC  
833 Industrial Drive

DATE: November 7, 2023

DECISION: The Plan Commission/Zoning Board unanimously recommended approval of the special use for internet based motor vehicle sales for the SUBJECT REALTY by a (4-0) vote.

### RECOMMENDATION

After review of the requested special use for internet based motor vehicle sales for the SUBJECT REALTY, the Plan Commission/Zoning Board of Appeals (PC/ZBA) recommended approval based on the following findings of fact.

**(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.**

Motor Vehicle Sales, Internet Based, is a use that is best suited to be located within one of the City's industrial corridors, such as Industrial Drive. Staff is of the opinion the petitioner has satisfied this finding.

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

The tenant space has previously been designed and used for motor vehicle repairs and is suitable for use as an office and storage area for online motor vehicle sales. Staff is of the opinion the petitioner has satisfied this finding.

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

The proposed use is consistent with other existing uses in the area. The proposed operation will have a relatively low intensity upon the space and area. Staff is of the opinion the petitioner has satisfied this finding.

**(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 internet based motor vehicle sales is listed as a special use in the M Manufacturing District, per Section 11.2-4 (DD) of the West Chicago Zoning Code. Staff is of the opinion the petitioner has satisfied this finding.

Respectfully submitted,

Barbara Laimins  
Chairperson

**VOTE:**

For  
Laimins  
Kasprak  
Henkin  
Billingsley

Against

Abstain

Absent  
Banasiak  
Slattery

# CITY OF WEST CHICAGO

## DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Design Standards Addendum

Discussion Item

**AGENDA ITEM NUMBER:** 5. A.**FILE NUMBER:** \_\_\_\_\_**COMMITTEE AGENDA DATE:** Nov. 13, 2023**COUNCIL AGENDA DATE:** \_\_\_\_\_**STAFF REVIEW:** Tom Dabareiner, AICP**SIGNATURE** **APPROVED BY CITY ADMINISTRATOR:** Michael Guttman**SIGNATURE** \_\_\_\_\_**ITEM SUMMARY:**

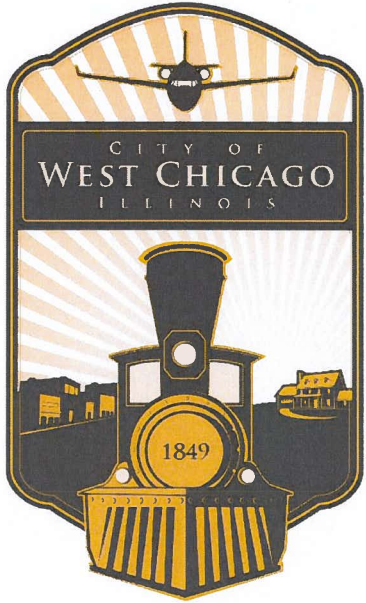
Staff was asked to development a document to assist petitioners who may need help interpreting the City's building design standards. The draft version of the Addendum is attached and includes photos and text describing what is allowed by Code. As an all-brick requirement is becoming somewhat stylistically dated and expensive, Staff is open to making additional changes to the Code and Addendum. The topic is up for discussion at tonight's meeting.

**ACTION PROPOSED:**

Discussion only.

**COMMITTEE RECOMMENDATION:**

Attachments: Design Standards Addendum



City of West Chicago

# Design Standards Visual Guide

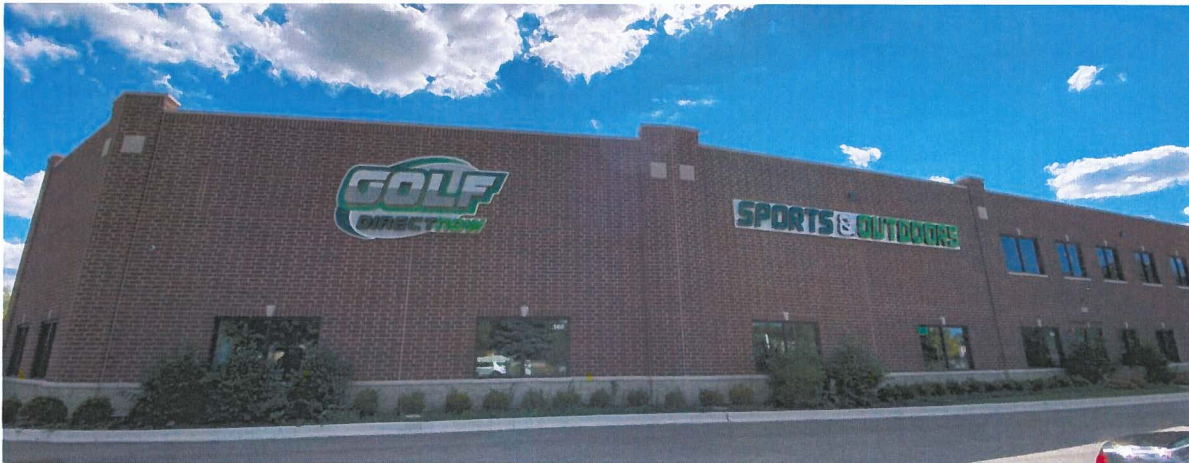


This commercial building has brick and stone elements that accentuate each other well, giving the building a more modern look. Brick extends from ground level to the tops of windows. (C4)

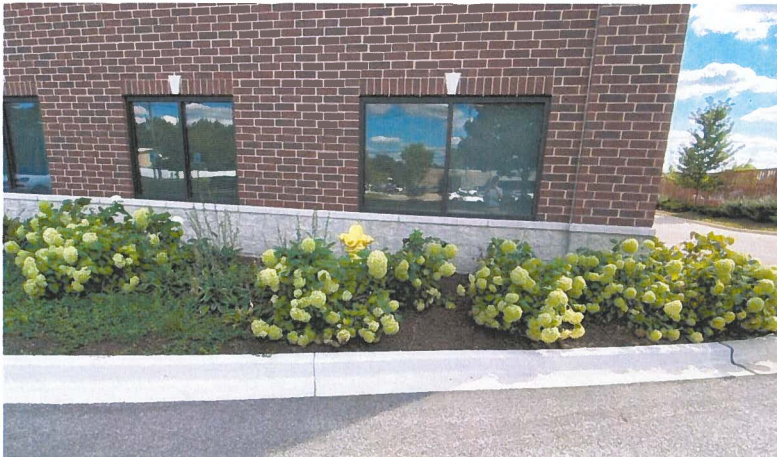
The sign is appropriate size and not excessively bright. Location on the stone feature is harmonious with the building design. (I1-I5)



These well maintained shrubs frame the outdoor seating area pleasantly and add to the overall appearance of the property. (G1, G3-G5)



This commercial building is a good example of sign proportions and how signs can contribute to the design. They add to the architectural concept by breaking up the brick with color and they make up for the absence of glass. (I2, I4)



This commercial building has good landscaping features which frame the entrance. Plants are protected by appropriate curbs. (G4, G6)



This commercial building incorporates glass and stone with the brick in a pleasing aesthetic manner (C4). It could be improved with appropriately sized signage above the entry framed by the stone.



This multi-family residential building incorporates modern design elements with the required brick and stone. The mix of colors provides a unique contrast. (C4)



This building has an elongated sign that contributes to the facade well. The matching building number is a nice (not required) touch. (I2)

All five single-family residential below are in the same neighborhood, and all represent substantial changes required in C11, which helps avoid monotony of designs and makes the neighborhood look and feel unique.

