

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

DEVELOPMENT COMMITTEE

Monday, October 11, 2021
7:00 P.M. - Council Chambers

AGENDA

1. Call to Order, Roll Call, and Establishment of a Quorum
2. Approval of Minutes
 - A. August 9, 2021
3. Public Participation
4. Items for Consent
 - A. **440 W. North Ave. / Belle Tire**—Petitioner seeks a Special Use Permit, Minor Subdivision, and a Final PUD for a Motor Vehicle Care Center in accord with Sec. 10.4-5(C) of the West Chicago Zoning Code. The owners hope to operate a 10,000 square foot facility.
5. Items for Discussion
 - A. **SEC Roosevelt / Fabyan Pritzger Realty Group Concept Plan** – A discussion on a spec warehouse proposal at the southeast corner of Roosevelt and Fabyan, along with the extent of warehousing that may be built in light of the marketplace versus the original intent of the creation of the ORI Zoning District and not having intense uses fronting Roosevelt Road.
 - B. **537 Discovery Drive / Spec Warehouse** – Midwest Industrial Funds requests Final Development Plan approval to allow construction of a speculative industrial building, along with related site improvements, at 537 Discovery Drive in the DuPage Business Center.
 - C. **Gravel Driveways** – A while ago the City sought to have all gravel driveways converted to hard-surface during an enforcement moratorium period. After the moratorium ended and enforcement began, due to complaints, the enforcement effort ceased, but the requirement remains part of the Municipal Code. Staff would like to hear discussion on the following question: Should enforcement be reinstated or a text amendment alter the requirement in some manner?
6. Unfinished Business
7. New Business
8. Reports from Staff
9. Adjournment

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