

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

DEVELOPMENT COMMITTEE

Monday, October 9, 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. June 12, 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.

None

5. Items for Discussion

- A. **Mango Express Car Wash** – The petitioner seeks approval of a Special Use Permit to construct and operate a car wash at 151 S. Neltnor Blvd. While Plan Commission voted unanimously to support the petition, this is an Item for Discussion because a member of the public spoke at that meeting.
- B. **Forming America, Ltd.** – The petitioner, located at 1200 N. Prince Crossing Rd., seeks a fifth amendment to the controlling Special Use Permit to reflect the work completed on the property. The recommendation includes the need to pave a final area covered currently by gravel, which the petitioner objects to. Paving this area or returning it to turf would complete the conformance requirements with City Code. The Plan Commission voted unanimously in favor of the amendment, including the need to pave over the gravel area.
- C. **Text Amendment to Sec. 6.27 of the Zoning Ordinance** – The City was approached by someone who seeks to install several outdoor vending machines; however, this use is not listed as permitted in the Zoning Code, despite a number of vending machines already present at various locations. If a use is not listed, the Zoning Code prohibits its use as stated clearly in the Code. This text amendment would make outside vending machines legal with certain restrictions. The Plan Commission voted unanimously in favor of the amendment as proposed, although there was some discussion on vending machine content.

6. Unfinished Business

7. New Business

8. Reports from Staff

9. Adjournment