

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Plan Commission/Zoning Board of Appeals Tuesday, August 2, 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 – June 7, 2022**
5. **Public Hearing of Case PC 22-09 – Zoning Text Amendments**

Proposed Zoning Text Amendments to Section 7.1 of Article VII - Fences, Section 12.4 of Article XII – Prohibited Signs, and Section 13.1-13 of Article XIII – Location of Parking, of Appendix A (the Zoning Code), of the Code of Ordinances of the City of West Chicago.

6. **Review and Recommendation of Case PC 22-09 – Zoning Text Amendments**
7. **Other Business**
 - a. Plan Commission/Zoning Board of Appeals Rules of Procedure
8. **Next Meeting – Wednesday, September 7, 2022 at 7:00 p.m.**
9. **Adjournment**

cc: Plan Commission Members	School Districts #25, #33, #94, #303, #46
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
June 7, 2022 7:00 P.M.**

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

Chairperson Laimins called the meeting to order at 7:00 p.m. Roll call found Chairperson Laimins and Commissioners Banasiak, Billingsley, Henkin, and Slattery present. Commissioners Hale and Kasprak were absent. With five members present, a quorum was established.

Staff in attendance was City Planner John Sterrett.

2. Chairman's Comments – None.

3. Public Comment - None

4. Approval of the Draft Minutes of the May 3, 2022 Plan Commission Meeting

Commissioner Banasiak made a motion, seconded by Commissioner Slattery, to approve the May 3, 2022 Plan Commission meeting minutes as presented. With a voice vote of all ayes, the motion carried.

5. Review and Recommendation of Case PC 22-02 – Subdivision – 31W255 Roosevelt

Mr. Sterrett stated that the petitioner, 1300 Roosevelt Investors, LLC is seeking approval of a subdivision for the 64 acre property at 31W255 Roosevelt Road, generally south of Roosevelt Road and east of Fabyan Parkway, in the ORI District. The property is currently made up of 5 parcels and the petitioner is proposing to subdivide the tract of land into two lots. The northern proposed lot, Lot 2, is 13 acres located generally along Roosevelt Road with the southern proposed lot, Lot 1, being 51 acres and located generally along Fabyan Parkway.

The petitioner is under contract to purchase Lot 1 with Lot 2 being retained by the current owner. Lot 1 is anticipated to be developed by the petitioner for either 1 or 2 industrial buildings. An 80-foot road right-of-way off Fabyan Parkway is proposed which will connect to the property to the east and will be part of an overall roadway construction connecting to Roosevelt Road. An outlot is included in the subdivision for stormwater management for the portion of the roadway on the subject property.

The petitioner received a favorable recommendation from the Plan Commission last month to rezone the 51 acres under contract by the petitioner to Manufacturing. That zoning map amendment request has not been before the City Council yet and the petitioner has elected to wait until the proposed subdivision can go before the City Council for approval to receive approval of the zoning map amendment.

There are no findings of fact associated with a subdivision. The southern lot, Lot 1, which will be in the manufacturing district will meet the minimum lot width in the M District, which is 100 feet. There is no minimum lot size for lots in the M District. The northern lot, Lot 2, which will stay in

the ORI district, meets the minimum size requirement of 20,000 square feet and minimum lot width of 100 feet.

Staff recommends the Plan Commission pass a motion recommending approval of the proposed subdivision.

After a brief discussion on the proposal, Commissioner Billingsley made a motion, seconded by Commissioner Henkin, to recommend approval. A roll call vote found Commissioners Billingsley, Henkin, Banasiak, and Slattery, and Chairperson Laimins voting “aye” and no one voting “no”. With a roll call vote of five (5) “aye” and zero (0) “no”, the motion carried.

6. Other Business

Mr. Sterrett stated that the draft Plan Commission bylaws will be brought forward at the next meeting.

7. Adjournment

Commissioner Slattery made a motion, seconded by Commissioner Henkin to adjourn the meeting. With a voice vote of all ayes the motion carried and the Plan Commission, at 7:31 p.m., adjourned.

Respectfully Submitted,
John Sterrett, City Planner

City of West Chicago
Community Development Department
Report to the Plan Commission/Zoning Board of Appeals
August 2, 2022



Case: PC 22-09
Petitioner: City of West Chicago
Summary: Proposed Zoning Text Amendments to Section 7.1 of Article VII - Fences, Section 12.4 of Article XII – Prohibited Signs, and Section 13.1-13 of Article XIII – Location of Parking, of Appendix A (the Zoning Code), of the Code of Ordinances of the City of West Chicago.
Recommendation: Staff recommends the Plan Commission pass a motion recommending **approval** of the proposed Zoning Text Amendments.

Background.

Staff has prepared a series of Zoning Text Amendments that clarify requirements, codify past practices, and remove inconsistencies within certain regulations for fences, prohibited signs, and driveways. Staff is not proposing to add new regulations but instead to explain in clear terms how certain codes within these sections are enforced.

The proposed Zoning Text Amendments are attached and members of the Plan Commission should review these amendments prior to the Plan Commission meeting on August 2nd. A public hearing will occur at the meeting to review the proposed amendments. During the hearing, staff will present each proposed amendment at which time the Plan Commission may ask questions related to each. Following the public hearing, the Plan Commission should discuss and deliberate the proposed changes. The Plan Commission should then make a recommendation to the City Council on the proposed Zoning Text Amendments.

Public Notice.

A notice of public hearing for the proposed Zoning Text Amendments was published in the July 18, 2022 edition of the Daily Herald, in accordance with Section 5.6-2(B) of the West Chicago Zoning Code.

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

**Proposed Text Amendments to Appendix A (Zoning Code)
of the Code of Ordinances of the City of West Chicago**

Plan Commission/Zoning Board of Appeals
Public Hearing
August 2, 2020

Underline = New Text; ~~Strikethrough~~ = Deleted Text

ARTICLE XII
SIGNS

1. **Amendment to Section 12.4(K) (Signs – Prohibited Signs) of Appendix A (Zoning Code) to add the following to the list of prohibited signs:**

Neon tubing or light emitting diode (LED) around the perimeter of a window or other opening visible from the property boundary.

ARTICLE VII
SUPPLEMENTARY USE AND BULK REGULATIONS

2. **Amendment to Section 7.1(B) (Fences – Fence Construction Standards) of Appendix A (Zoning Code) as follows:**

(1) Location: Each fence shall be located completely within the boundaries of the lot ~~on~~ for which ~~it is located~~ the permit has been issued, including all posts, bases and other structural parts.

3. **Amendment to Section 7.1(C) (Fences – District Regulations) of Appendix A (Zoning Code) as follows:**

(1) Residential districts.

- a. Only decorative and open fences shall be permitted in actual front yards and shall not exceed four (4) feet in height, except within a visibility triangle, in which case the fence shall not exceed three (3) feet in height. Chain-link fences shall be prohibited in the actual front yard.
- b. Fences shall be permitted in actual interior and corner side yards, provided that the fence does not extend beyond the front line of the building or structure and shall not exceed six (6) feet in height, except within a visibility triangle, in which case the fence shall not exceed three (3) feet in height.
- c. Fences shall be permitted in actual rear yards and shall not exceed six (6) feet in height, except within a visibility triangle, in which case the fence shall not exceed three (3) feet

~~in height, or in~~ **Fences located** in an actual rear yard extending along any state highway or railroad right-of-way, ~~in which case the fence~~ shall not exceed eight (8) feet in height.

- d. Privacy fences immediately adjacent to patios or first floor decks shall not exceed six (6) feet in height, as measured from the top of the patio or deck. A privacy fence immediately adjacent to a deck other than a first floor deck shall not exceed five (5) feet in height, as measured from the top of the deck. Said privacy fences shall not exceed a total of ten (10) lineal feet and shall not require a permit.
- e. Fences within a **front yard** visibility triangle shall not exceed three (3) feet in height. ~~Fences within a corner side yard visibility triangle shall not exceed four (4) feet in height.~~

(2) Commercial and manufacturing districts.

- a. Fences shall be permitted in interior side yards, corner side yards and rear yards and shall not exceed eight (8) feet in height, except within a visibility triangle, which shall not exceed three (3) feet in height. Fences that are required to provide screening of outside activity or storage, in accordance with Section 11.2-1(C)(2)(a) of Appendix A (the Zoning Code), shall be permitted up to ten (10) feet in height, except within a visibility triangle, which shall not exceed three (3) feet in height.
- b. Fences shall be permitted in actual front yards and shall not exceed four (4) feet in height in commercially zoned districts and six (6) feet in height in manufacturing zoned districts, except within a visibility triangle, which shall not exceed three (3) feet in height.
- c. Fences within a **front yard** visibility triangle shall not exceed three (3) feet in height. ~~Fences within a corner side yard visibility triangle shall not exceed four (4) feet in height.~~

ARTICLE XIII
OFF-STREET PARKING AND LOADING

4. Amendment to Section 13.1-13 (A) (Parking – Location of Parking – Residential Districts) of Appendix A (Zoning Code) as follows:

(A) Residential districts.

- (1) Permit required: No person shall begin the construction, alteration, or replacement of a driveway within a Residential District without first having applied for and obtained a permit in writing to do so from the City of West Chicago.
- ~~(1)~~ (2) Driveway coverage of a lot. A new driveway shall cover no more than fifteen (15) percent of a lot. However, in the event that a new driveway leads to a detached garage located behind the rear building line, the driveway shall cover no more than twenty (20) percent of the lot. All existing driveways that are to be repaired or replaced at or less than the same dimensions and areas that they currently exist shall be exempt from the aforementioned lot coverage regulations in this subsection. Existing driveways enlarged

beyond the current dimensions shall comply with the aforementioned lot coverage regulations in this subsection.

~~(2)~~ (3) Driveway coverage of front yard. A driveway shall not cover more than the following percentages of an actual front yard of a residential lot:

- a. R-1 40%
- b. R-2 40%
- c. R-3 42.5%
- d. R-4 45%
- e. R-5 45%

~~(3)~~ (4) Driveway width:

- a. Driveways (other than ribbon driveways): The maximum width of a driveway in the actual front yard shall not exceed forty-five (45) percent of the lot width. The minimum width of a driveway, at any point in the driveway, shall not be less than eight (8) feet.
- b. Ribbon driveways: The maximum width of a ribbon driveway in the actual front yard, as measured from the outermost edges of each strip, shall not exceed forty-five (45) percent of the lot width. The minimum width of each strip in a ribbon driveway shall be not less than two (2) feet and the strips shall have a minimum separation of five (5) feet on center.

~~(4)~~ (5) Parking spaces accessory to dwellings located in any residential zoning district shall be located on the same lot as the dwelling. Each parking space accessory to a multifamily dwelling shall be unobstructed so that no vehicle needs s to be moved in order to allow another vehicle to enter/exit the parking area.

~~(5)~~ (6) There shall be no parking except on driveways, parking lots, or in enclosed garages, constructed consistent with the provisions of this section.

(7) All new driveways shall lead directly from a street or alleyway to the entrance of a garage.

~~(6)~~ (8) ~~New driveways~~ Driveways accessory to dwellings located in any residential zoning district shall be surfaced with a minimum of two and one-half (2 ½) inches of bituminous asphalt pavement over six (6) inches of compacted gravel, or with a minimum of four (4) inches of concrete pavement over four (4) inches of compacted gravel, or with interlocking pavers designed and approved for vehicle parking over ten (10) inches of compacted gravel.

Existing driveways that do not comply with the aforementioned surfacing requirements in this subsection as of December 20, 2021 shall be deemed legal nonconforming with respect to the surface material and may remain provided that no expansion or replacement of the legal nonconforming driveway occurs. An expansion or replacement of the legal nonconforming driveway shall require compliance with the surfacing requirements of this subsection.

(9) Driveway approaches within a public right-of-way shall comply with Section 15-4. - Standards and procedures for driveway approaches and sidewalks, of the Code of Ordinances of the City of West Chicago.

(7) (10) All ~~new~~ dwellings shall be required to provide two (2) completely enclosed parking spaces.

(8) (11) It shall be prohibited to use a garage as a dwelling space unless it is attached to a house and another garage providing the same number of parking spaces is provided on the same property.

(10) (12) All parking spaces accessory to permitted non-dwelling uses located in any residential district generally shall be located on the same lot as the use served. An exception: The administrator may allow such parking facilities to be located on another parcel within two hundred (200) feet of the use served if the "same lot" requirement is not feasible.

(11) (13) Paved and concrete driveways and sidewalks may only be expanded using the same or higher quality surface material as approved by the Code Official.

(12) (14) Driveway location.

- a. Residences having primary access off of Neltnor Boulevard (IL Route 59) or North Avenue (IL Route 64) shall be exempt from these regulations.
- b. **Driveways S**hall have a minimum setback of one (1) foot from an interior side lot line, **excluding driveways unless the driveway is located and that leads to a detached garage, in which case no setback shall be required.**
- c. **Driveways S**hall be prohibited in an actual interior side yard, except when leading to a detached garage.
- d. When leading to an attached garage the driveway shall only be located in the area directly in front of the garage or in that portion of the actual front yard between the closest interior side lot line and the garage.
- e. **No portion of any driveway Driveways in front of the non-garage portion of the residence shall be prohibited. may be located in front of a non-garage portion of a residence.**
- e. **f.** Any portion of a driveway that leads to an attached garage and is located in that portion of the actual front yard between the closest interior side lot line and the garage shall be tapered so that the maximum width of the driveway at the property line is equal to or less than the width of the garage. This portion of the driveway shall have a maximum width of nine (9) feet and a maximum length of eighteen (18) feet, measured from the front of the garage to the start of the taper. The taper shall reduce at a maximum ratio of one (1) foot length for every one (1) foot in width of that portion of the driveway.



TOM DABAREINER, AICP
DIRECTOR

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MEMORANDUM

TO: Plan Commission/Zoning Board of Appeals
FROM: John Sterrett, City Planner
DATE: July 28, 2022
RE: Rules of Procedure

Staff has drafted Rules of Procedure that will govern the conduct of the Plan Commission's business. The Plan Commission does not currently have any adopted set of rules or bylaws to serve this purpose. Rules of Procedure play a vital role for the Plan Commission to function in an efficient and consistent manner. A key component of Rules of Procedure is to establish an orderly process for meetings, including public hearings. Having an adopted set of standards for meeting procedures is helpful not only for members of the Plan Commission but also applicants and the public. The Rules of Procedure also codify current practices, such as agenda order, quorum requirements, and recommendations, to name a few.

Members of the Plan Commission should review the attached draft Rules of Procedure prior to the August 2nd Plan Commission meeting. The Plan Commission should discuss the draft proposal and then move to adopt the Rules of Procedures either as presented or with necessary changes. No public hearing is required to discuss or adopt the proposed Rules of Procedure.

Should you have any questions, please feel free to contact John Sterrett, City Planner, at 630-293-2200, extension 158, or by email at jsterrett@westchicago.org.

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City of West Chicago
Plan Commission and Zoning Board of Appeals
Rules of Procedure

Article I – General Provisions

- Section 1.1 These Rules of Procedure shall govern the West Chicago Plan Commission and Zoning Board of Appeals, hereinafter referred to as the “Commission”.
- Section 1.2 The Commission is authorized to adopt these Rules of Procedure pursuant to Section 2-384(b) of the Code of Ordinances of the City of West Chicago.
- Section 1.3 The duties and responsibilities granted to the Commission are contained in Sections 2-385 and 2-386 of the Code of Ordinances of the City of West Chicago, and the Illinois Compiled Statutes, 65 ILCS 5/11-12-4 et seq., 65 ILCS 5/11-13-1 et seq., and 765 ILCS 205/01 et seq.
- Section 1.4 The Commission shall serve in an advisory role to the West Chicago City Council, hereinafter referred to as the “Council”.
- Section 1.5 The Commission shall conduct their business at West Chicago City Hall, 475 Main Street, West Chicago, IL 60185, unless otherwise noted.

Article II – Membership and Officers

- Section 2.1 The Commission shall consist of seven (7) members, each appointed by the Mayor of West Chicago, hereinafter referred to as the “Mayor”, with the consent of the Council.
- Section 2.2 Members of the Commission shall each be appointed for a term of five (5) years and each member may serve multiple terms.
- Section 2.3 The Mayor, with the consent of the Council, may appoint a non-voting ex-officio member to serve on the Commission. Said ex-officio member shall not be compensated nor eligible to serve as Chairperson, Vice-Chairperson, or Chairperson Pro Tem. The term of the ex-officio member shall be five (5) years and multiple terms may be served.
- Section 2.4 The Mayor, with the consent of the Council, shall appoint a member of the Commission to serve as the Chairperson of the Commission for a term of one (1) year. The term of the Chairperson shall coincide with the City’s fiscal year. The Chairperson may serve multiple terms as Chairperson.
- Section 2.5 Members of the Commission shall elect a Vice-Chairperson from among their members for a term of one (1) year. The term of the Vice-Chairperson shall coincide with the City’s fiscal year. The Vice-Chairperson may serve multiple terms as Vice-Chairperson.

Section 2.6 Each Commission member shall receive for their services compensation, if any, as determined by the Council, so long as the member has said compensation directly deposited into a bank account.

Article III – Duties of Officers

Section 3.1 The Chairperson shall preside over the Commission meetings and oversee the business of the Commission.

Section 3.2 The Chairperson shall sign all approved plats and other official documents of the Commission.

Section 3.3 The Vice-Chairperson shall perform the duties of the Chairperson during the absence or disability of the Chairperson.

Section 3.4 In the event both the Chairperson and Vice-Chairperson are absent or unable to perform their duties, the member of the Commission having the most seniority shall serve as Chairperson Pro-Tem.

Article IV – Meetings

Section 4.1 Regular meetings of the Commission shall be held on the first and third Tuesday of each month at 7:00 p.m. and shall take place in the council chambers of West Chicago City Hall, unless otherwise noted.

Section 4.2 Special meetings may be called by the Chairperson, or by any three (3) members of the Commission, with no less than 48 hours notice given to each member.

Section 4.3 All meetings of the Commission shall be open to the public and subject to the Illinois Open Meetings Act (5 ILCS 120/1 *et seq.*).

Section 4.4 No meeting shall occur unless a quorum is present. A quorum shall consist of four (4) Commission members.

Section 4.5 Regular meetings may be cancelled by the Chairperson when there are no cases pending or when it is apparent that a quorum will not be present at the meeting. Notification of cancelled meetings shall be sent to members of the Commission and posted in accordance with the Illinois Open Meetings Act (5 ILCS 120/1 *et seq.*).

Section 4.6 The order of business for all meetings of the Commission shall be as follows:

- a. Call to Order
- b. Roll Call and Determination of Quorum
- c. Pledge of Allegiance
- d. Chairperson's Comments
- e. Public Comment
- f. Approval of Draft Meeting Minutes of Previous Meetings
- g. Public Hearings

- h. Review and Recommendation of Agenda Items
- i. Other Business
- j. Adjournment

Section 4.7 The Director of Community Development, hereinafter referred to as the “Director”, or their designee, shall take minutes of the proceedings of the Commission. The minutes of a meeting shall be reviewed for approval by the Commission at the next available meeting. All approved minutes shall be posted for public inspection.

Section 4.8 Any member of the Commission required to recuse themselves, in accordance with Section 7.2 of these Rules of Procedure, shall announce such recusal prior to the agenda item being called by the Chairperson and shall remove themselves from the Council Chambers for the duration of the discussion, deliberations, and recommendation of the agenda item.

Section 4.9 Motions providing for a recommendation to the Council shall require a concurring vote of a majority of Commission members then in office. A tie vote, or the failure to obtain a concurring vote of a majority of Commission members then in office, shall constitute a denial or a “failure to recommend”.

Section 4.10 Motions for all other procedural matters shall require the concurring vote of a majority of Commission members present at the meeting.

Article V – Public Hearing Procedures

Section 5.1 A court reporter shall be present for all public hearings and shall transcribe a verbatim account of each public hearing.

Section 5.2 Members of the public that wish to address the Commission during a public hearing to provide testimony on the subject matter shall complete and submit to the Chairperson an audience participation sheet provided by the Director, or their designee, before or during the hearing.

Section 5.3 Public hearings shall be conducted according to the following procedures:

- a. The Chairperson shall call the agenda item, including the case number, petitioner name, location, and zoning request, and shall request a motion from the members of the Commission to open the public hearing.
- b. Once the public hearing has been opened, the Director, or their designee, shall be duly sworn in by the court reporter and shall present the staff report and recommendation. Members of the Commission shall have the opportunity to question the Director, or their designee, regarding the information presented.
- c. The petitioner(s) and their representatives, after having been duly sworn in by the court reporter, may provide testimony supporting their request.

Members of the Commission shall have the opportunity to question the petitioner(s) and their representatives regarding the information presented.

- d. The Chairperson shall recognize members of the public in the order in which audience participation forms were received. Members of the Commission may ask follow-up questions of each speaker.
- e. Members of the public are also permitted to cross-examine the petitioner(s) and their representatives.
- f. Following public comment and cross-examination, the petitioner(s) shall have the opportunity to cross-examine any member of the public that provided testimony to the Commission. The petitioner(s) shall also have the opportunity for closing remarks prior to the close of the public hearing.
- g. Members of the Commission may ask follow up questions of the Director, or their designee, the petitioner(s), and members of the public who addressed the Commission at any time prior to the close of the public hearing.
- h. Upon completion of public comment, cross examination, closing remarks by the petitioner(s), and questions from the Commission members, the Commission may move to close the public hearing.
- i. Prior to closing the public hearing, the Commission may continue a public hearing to a date certain at any point during the public hearing because of time constraints, logistical issues, or if additional information is requested by the Commission.

Section 5.4 Each individual that addresses the Commission shall state their first and last name and their address and shall be duly sworn in by the court reporter prior to addressing the Commission.

Section 5.5 Each member of the public shall be permitted to address the Commission for up to three (3) minutes. If a speaker is a representative of multiple members of the public present at the hearing, the Chairperson may allow additional time to be afforded to said speaker. An individual may address the Commission more than once but only at the sole discretion of the Chairperson.

Section 5.6 Speakers shall at all times be respectful of the Commission members, staff, the petitioner(s), and members of the public, and shall refrain from irrelevant, immaterial, or unduly repetitious testimony.

Section 5.7 Any member in the audience who disrupts the Commission meeting, begins speaking out of turn, or uses inappropriate language may be asked to leave the meeting by the Chairperson.

Article VI - Review and Recommendation

Section 6.1 After the public hearing has been closed, the Commission shall deliberate on the subject matter.

- Section 6.2 All deliberations and votes on a recommendation shall occur in public session.
- Section 6.3 During deliberations, no additional testimony will be accepted and no further questions from members of the Commission, other than procedural, will be allowed.
- Section 6.4 At the conclusion of deliberations, the Commission may move to provide a recommendation to the Council.
- Section 6.5 The recommendation made by the Commission shall incorporate specific findings of fact as outlined in Article V of Appendix A (the Zoning Code) of the Code of Ordinances of the City of West Chicago.
- Section 6.6 A written report shall be prepared indicating the recommendation and vote by the members of the Commission and include the findings of fact incorporated therein as well as any conditions included with the Commission's recommendation.

Article VII – Rules of Conduct

- Section 7.1 Members of the Commission shall make every effort to attend all meetings. When a conflict arises in which the member cannot attend a meeting, the member shall notify the Director, or their designee, as soon as practical.
- Section 7.2 Members of the Commission having a direct financial or ownership interest on a subject matter brought before the Commission shall recuse themselves from any discussion, deliberation, and vote on the matter.
- Section 7.3 Members of the Commission shall refrain, to the extent practical, from engaging in verbal or written ex parte communications regarding any matter upon which the Commission is asked to take action.
- Section 7.4 Members of the Commission shall comply with the State Gift Ban Act (5 ILCS 430) and Article XI, Chapter 2 of the Code of Ordinances of the City of West Chicago.
- Section 7.5 Members of the Commission shall conduct themselves in a fair, courteous, and respectful manner at all times at meetings.

Article VIII Severability, Amendments, and Adoption

- Section 8.1 If any section of these Rules of Procedure is declared to be invalid by any court of competent jurisdiction, such decision shall not affect the validity of these Rules of Procedure except as to the section so declared invalid.

Section 8.2 These Rules of Procedure of the Commission may be amended at any regular meeting of the Commission by the concurring vote of a majority of Commission members then holding office.

Section 8.3 Prior to becoming effective, these Rules of Procedure shall be approved by a concurring vote of two-thirds of the Commission members then holding office.

Approved and adopted by the West Chicago Plan Commission and Zoning Board of Appeals this _____ day of _____, 2022.

Chairperson Barbara Laimins

Chairperson B. Laimins _____
Commissioner A. Banasiak _____
Commissioner H. Billingsley _____
Commissioner S. Hale _____

Commissioner B. Henkin _____
Commissioner D. Kasprak _____
Commissioner T. Slattery _____