



WHERE HISTORY & PROGRESS MEET

AGENDA

PLAN COMMISSION/ZONING BOARD OF APPEALS

Tuesday, March 3, 2009
7:00 p.m. - Council Chambers

1. Call to Order, Roll Call and Establishment of a Quorum
2. Pledge of Allegiance
3. Chairman's Comments
4. Approval of the December 30, 2008 Minutes
5. Public Hearing Case: PC 08-15 – Gerald Neumaier, Text Amendment.

Gerald Neumaier, on behalf of The Crusher, 651 W. Washington Street, West Chicago, Illinois, 60185 is proposing text amendments to Article IV and XI of the City of West Chicago Zoning Ordinance in order to create a definition and use restrictions for a salvage and recycling facility as a special use in the Manufacturing zoning district.

6. Review of Case PC 08-15 – Gerald Neumaier, Text Amendment.
7. Public Hearing Case PC 08-20 – David Miller, 903 W. Washington Street, Outside Storage Special Use Amendment and Landscape Setback Variance.

David Miller, 3N234 Timberline Road, West Chicago, Illinois, 60185, petitions the City of West Chicago for a special use amendment for an outdoor storage yard according to Sections 5.5 and 11.2-4 (T) of the West Chicago Zoning Ordinance. Mr. Miller is also requesting a variance to eliminate the required fifteen (15') foot rear yard landscape setback according to Sections 5.4 and 11.2-2 (C)(4) of the West Chicago Zoning Ordinance. The subject property is located at 903 W. Washington Street, in West Chicago.

8. Review of Case PC 08-20 – David Miller, 903 W. Washington Street, Outside Storage Special Use Amendment and Landscape Setback Variance.

9. Public Hearing Case PC 09-01 – James and Joann Burns, 1200 W. Hawthorne Lane, Rezoning.

James and Joann Burns, 30W610 Mulberry Drive, West Chicago, IL 60185, petition for a Zoning Map Amendment upon annexation from the ER-1, Estate Residence Zoning District, Section 9.1 of the City of West Chicago Zoning Ordinance, to the B-2 General Business District, as provided for under Section 10.3 and in accordance with Section 5.6 of the City of West Chicago Zoning Ordinance for property located on McQueen Drive and used in conjunction with the business located at 1200 W. Hawthorne Lane

10. Review of Case PC 09-01 – James and Joann Burns, 1200 W. Hawthorne Lane, Rezoning.

11. Public Hearing Case PC 09-03 – City of West Chicago, Stimmel & Pomeroy Streets, Rezoning.

The City of West Chicago, on behalf of the Tronox Corporation, owner of the property, petition for a Zoning Map Amendment upon annexation from the ER-1, Estate Residence Zoning District, Section 9.1 of the City of West Chicago Zoning Ordinance, to the R-5 Single Family Residence District, as provided for under Section 9.6 and in accordance with Section 5.6 of the City of West Chicago Zoning Ordinance for the vacant property located between Stimmel and Pomeroy Streets immediately west of the EJ&E railroad tracks.

12. Review of Case PC 09-03 – City of West Chicago, Stimmel & Pomeroy Streets, Rezoning.

13. Public Hearing Case PC 09-04 – City of West Chicago, Stimmel & Blair Streets, Rezoning.

The City of West Chicago petitions for a Zoning Map Amendment upon forcible annexation from the ER-1, Estate Residence Zoning District, Section 9.1 of the City of West Chicago Zoning Ordinance, to the R-5 Single Family Residence District, as provided for under Section 9.6 and in accordance with Section 5.6 of the City of West Chicago Zoning Ordinance for the vacant property located on Stimmel and Blair Streets between Lyman Avenue and Sherman Street

14. Review of Case PC 09-04 – City of West Chicago, Stimmel & Blair Streets, Rezoning.
15. Other Commission Business

16. Previous petitions and general development update.
17. Adjournment

John Banas, Chairman

cc:	Plan Commission Members	School Districts #25, #33, #94, #303
	Mayor Kwasman	West Chicago Fire Protection District
	City Council	West Chicago Park District
	M. Guttman	West Chicago Public Library District
	J. Kalchbrenner	S. Chinnaswamy - DuPage County
	R. Flatter	Warrenville Plan Commission
	J. Fincham	Winfield Township Highway Comm.
	J. Harris	News Media