

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

AGENDA

PLAN COMMISSION/ZONING BOARD OF APPEALS

Tuesday, July 7, 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 March 3, 2009 Minutes
5. Public Hearing Case: PC 09-08 – Schlick Rezoning.

Ralph and Patricia Schlick, 448 E. Washington Street, West Chicago, IL 60185, owners of vacant property located on the north side of Roosevelt Road (IL Route 38) and west of Pearl Road, petition for a Zoning Map Amendment (rezoning) 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.

6. Review of Case PC 09-08 – Schlick, Rezoning.
7. Public Hearing Case PC 09-11 – Rodriguez Variance, 216 W. Blair Street.

Domingo Rodriguez, 216 W. Blair Street, West Chicago, IL 60185, petitions the City of West Chicago for a front yard setback variance. The variance is needed from Section 9.6-2(C)(1) of the West Chicago Zoning Ordinance to reduce the required front yard setback from twenty-five (25') feet to eighteen (18') feet. The variance, if granted, would permit the applicant to construction an addition onto the existing residence located at 216 W. Blair Street.

8. Review of Case PC 09-11 – Rodriguez Variance, 216 W. Blair Street.
9. Public Hearing Case PC 09-12 – City of West Chicago Driveway Text Amendment.

The City of West Chicago, 475 Main Street, West Chicago, IL 60185, is proposing various text amendments to Articles 8.6 (A) and 13.1-13 (A)(1) of the City of West

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MAYOR
Nancy M. Smith
CITY CLERK

Donald F. Earley
CITY TREASURER
Michael L. Guttman
CITY ADMINISTRATOR

Chicago Zoning Ordinance relating to the replacement or repair of existing legal non-conforming driveways.

10. Review of Case PC 09-12 – City of West Chicago Driveway Text Amendment.
11. Public Hearing Case PC 09-13 – City of West Chicago Banks and Financial Institutions Text Amendment.

The City of West Chicago, 475 Main Street, West Chicago, IL 60185 is proposing text amendments to Articles 10 and 11 of the City of West Chicago Zoning Ordinance relating to banks and financial institutions.

12. Review of Case PC 09-13 – City of West Chicago Banks and Financial Institutions Text Amendment.
13. Review of Case PC 09-09 – City of West Chicago Plat of Consolidation.

The City of West Chicago is requesting approval of a plat of consolidation for the thirteen (13) parcels in addition to unimproved right-of-way that was previously vacated and unimproved right-of-way to be vacated into two (2) new lots. The lots are located west of Wood Street between Blair and Pomeroy Streets. The total area of the subject property to be consolidated is 2.9 acres. Lot 1 is 2.7 acres and Lot 2 is 0.2 acres in area.

14. Other Commission Business
15. Previous petitions and general development update.
16. Adjournment

Stephen Jarolin, 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