

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

AGENDA

PLAN COMMISSION/ZONING BOARD OF APPEALS

**Wednesday, September 7, 2011
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 August 2, 2011 Minutes
5. Continuation of Public Hearing Case PC 11-12 – Special Use and Variances

The Mapei Corporation, 1144 E. Newport Center Dr., Deerfield Beach, FL 33442, petitions the City of West Chicago for special use to landbank required off-street parking in accordance with Section 5.5 and Section 13.3 (B) of the City of West Chicago Zoning Ordinance. The petitioner is also requesting variances in accordance with Section 5.4 and Sections 11.2-2 (C)(1) and 11.2-2 (E) to reduce the required twenty (20) foot front yard parking and landscape setback along Western Drive and to increase the maximum height of the structure.

6. Review of Case PC 11-12 – Special Use and Variances
7. Public Hearing Case PC 11-14 – Special Use and Variances

West Chicago Elementary School District 33, 312 E. Forest Ave., West Chicago, IL 60185, petitions the City of West Chicago for special use to landbank required off-street parking in accordance with Section 5.5 and Section 13.3 (B) of the City of West Chicago Zoning Ordinance. The petitioner is also requesting variances in accordance with Section 5.4 and Section 14 to reduce certain landscape requirements at the subject property located at 238 E. Hazel Street.

8. Review of Case PC 11-14 – Special Use and Variances
9. Public Hearing Case PC 11-11 – Special Use Amendment

DuPage Cremations, 951 W. Washington Street, West Chicago, IL 60185 petitions the City of West Chicago for special use amendment for the expansion of an existing

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60185

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MAYOR
Nancy M. Smith
CITY CLERK

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

- crematorium in accordance with Section 5.5 and Section 11.2-4 (Z) of the City of West Chicago Zoning Ordinance.
10. Review of Case PC 11-11 – Special Use Amendment
 11. Public Hearing Case PC 11-17 - Rezoning

Richard Lupa, 3211 Thorn St., San Diego, CA 92104, petitions the City of West Chicago for a zoning map amendment (rezoning) in conjunction with a pre-annexation agreement from ER-1, Estate Residence Zoning District to R-2, Single Family Residence Zoning District in accordance with Section 5.6 of the City of West Chicago Zoning Ordinance for the vacant property located at the southwest corner of Ray Ave. and Route 59.
 12. Review of Case PC 11-17 – Rezoning
 13. Public Hearing Case PC 11-18 - Special Use

GungFu Fitness International, 245 W. Roosevelt Rd., Building 10, Suite 71, West Chicago, IL 60185 petitions the City of West Chicago for a special use for a trade school in accordance with Sections 5.5 and 11.3-4 (H) of the City of West Chicago Zoning Ordinance.
 14. Review of Case PC 11-18 - Special Use
 15. Public Hearing Case PC 11-19 - Variance

Dyco Associates, Inc., 29W602 Schick Rd., Bartlett, IL 60103 petitions the City of West Chicago for a variance in accordance with Sections 5.4 and 13.1-8 to decrease the structural design number for a parking lot at 870 W. Hawthorne Lane.
 16. Review of Case PC 11-19 - Variance
 17. Public Hearing Case PC 11-20 - Text Amendment

The City of West Chicago is requesting a text amendment to the Zoning Code of the City of West Chicago to amend the regulations for rear yard lot coverage.
 18. Review of Case PC 11-20 - Text Amendment
 19. Review of Case PC 11-21 - Deviations

Rubicon Technology, 900 E. Green St., Bensenville, IL 60106 petitions the City of West Chicago for deviations to the City's Subdivision Code with respect to storm sewer design for the property located at 2525 Enterprise Circle.

20. Other Commission Business
21. Previous petitions and general development update.
22. Adjournment

Erik Van-der-Mey, Vice 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