

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

## AGENDA

### PLAN COMMISSION/ZONING BOARD OF APPEALS

**Tuesday, October 6, 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 September 15, 2009 Minutes
5. Public Hearing Case PC 09-18 – Rezoning of 771 W. North Avenue from ER-1 to B-3 and a Variance to the minimum required lot size.

JJAZM, L.L.C., 771 (formerly 30W640) W. North Avenue, West Chicago, IL 60185, petition for a Zoning Map Amendment from the ER-1, Estate Residence Zoning District, Section 9.1 of the City of West Chicago Zoning Ordinance, to the B-3 Regional Shopping District, as provided for under Section 10.4 and in accordance with Section 5.6 of the City of West Chicago Zoning Ordinance. The owners also petition for a Variance from Sections 10.4-2 (A) and 5.4 of the West Chicago Zoning Ordinance in order to reduce the minimum required lot size from 5 acres to 1.1 acres for the property located on the north side of North Avenue (IL Route 64) at the intersection of Atlantic Drive.

6. Review of Case PC 09-18 – Rezoning of 771 W. North Avenue from ER-1 to B-3 and a Variance to the minimum required lot size.
7. Public Hearing Case PC 09-19 – Comprehensive Plan Amendment from Single Family Residential to Industrial, Rezoning from R-5 to M, Special Use for Outside Storage, and Variances for 701 Church Street.

Kramer Tree Specialists, Inc., 300 Charles Ct., West Chicago, Illinois 60185, petitions the City of West Chicago for a comprehensive plan amendment from Single Family Residential to Industrial for the subject property located at 701 Church Street in West Chicago, Illinois. The petitioner is also requesting a zoning map amendment from the R-5, Single Family Residential Zoning District, Section 9.6 of the City of West Chicago Zoning Ordinance, to the to M, Manufacturing, as provided for under Section 11.2 and in accordance with Section 5.6 of the City of West Chicago Zoning Ordinance. The petitioner is also requesting a special use for outside storage ancillary to a contractor's office

475 Main Street  
West Chicago, Illinois  
60185

T (630) 293-2200  
F (630) 293-3028  
[www.westchicago.org](http://www.westchicago.org)

Michael B. Kwasman  
MAYOR  
Nancy M. Smith  
CITY CLERK

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

according to Section 5.5 and Section 11.2-4(T) of the West Chicago Zoning Ordinance. Lastly, the petitioner is requesting several variances from Section 11.2 and Section 14 of the City of West Chicago Zoning Ordinance with respect to the existing improvements on the subject property.

8. Review of Case PC 09-19 – Comprehensive Plan Amendment from Single Family Residential to Industrial, Rezoning from R-5 to M, Special Use for Outside Storage, and Variances for 701 Church Street.
9. Other Commission Business
10. Previous petitions and general development update.
11. Adjournment

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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