

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved July 1, 2014

MINUTES

CITY OF WEST CHICAGO PLAN COMMISSION/ZONING BOARD OF APPEALS

May 6, 2014, 7:00 p.m.

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

Chairman Van-der-Mey called the meeting to order at 7:04 p.m. Roll call found Commissioners Dettmann, Hale, Hannemann, Laimins Mireault, Van-der-Mey and Ex-Officio member Faught present. Commissioner Birch was absent. A quorum was established.

Also in attendance was City Planner Jeff Harris.

2. Pledge of Allegiance

Everyone in attendance participated in the Pledge of Allegiance.

3. Chairman's Comments

Chairman Van-der-Mey stated that he would be recusing himself from participating in the discussion and voting of Case PC 14-05 due to a potential conflict of interest. He also stated that he would however continue to chair the proceedings.

4. Minutes

A motion to approve the March 24, 2014 minutes as presented was unanimously passed by a (6-0) vote.

5. Public Hearing Case PC 14-05, Rezoning and Special Use

GlidePath Power LLC, c/o Tony Jacobs at Hinshaw & Culbertson, 222 N. LaSalle St., Suite 300, Chicago, IL 60601, petitions the City of West Chicago for a zoning map amendment (rezoning) in accordance with Sections 5.6 and 11 of the West Chicago Zoning Ordinance. The rezoning is from the ER-1, Estate Residence district to the Manufacturing district. The applicant also petitions the City of West Chicago for a special use permit for a utility substation in accordance with Sections 5.5 and 11.2-4(AA). The subject property is located at the northeast corner of Pilsen Road and Lee Road, in West Chicago, IL 60185.

After all testimony was received from the petitioner, the petitioner's consultants, and all interested persons in the audience a motion was made to approve the rezoning for Case PC 14-05 as presented. The motion unanimously failed by a (0-5) vote.

Plan Commission/Zoning Board of Appeals

May 6, 2014

Page 1 of 2

475 Main Street
West Chicago, Illinois
60185

T (630) 293-2200
F (630) 293-3028
www.westchicago.org

Ruben Pineda
MAYOR
Nancy M. Smith
CITY CLERK

Michael L. Guttman
CITY ADMINISTRATOR

After all testimony was received from the petitioner, the petitioner's consultants, and all interested persons in the audience a motion was made to approve the special use for Case PC 14-05 as presented. The motion unanimously failed by a (0-5) vote.

6. Review of Case PC 14-05, Rezoning and Special Use

The review was conducted under the public hearing.

The Commission took a ten minute recess before proceeding with the remainder of the meeting.

7. Public Hearing Case PC 14-08, Rezoning

West DuPage Building Corporation, 161 Tower Drive, Unit 1, Burr Ridge, IL 60521-7818, petitions the City of West Chicago for a zoning map amendment (rezoning) in accordance with Sections 5.6 and 11 of the West Chicago Zoning Ordinance. The rezoning is from the ORI, Office Research and Light Industrial district to the Manufacturing district. The vacant subject property is located at the west terminus of Commerce Drive, in West Chicago, IL 60185.

After all testimony was received from the petitioner's attorney and all interested persons in the audience a motion was made to approve the rezoning for Case PC 14-08 as presented. The motion unanimously passed by a (6-0) vote.

8. Review of Case PC 14-08, Rezoning

The review was conducted under the public hearing.

9. Review of Case PC 14-07, Minor Subdivision

RJR West Chicago LLC, 3415 S. Sepulveda Boulevard, Suite 650, Los Angeles, CA 90034, is requesting approval of a two lot plat of resubdivision for the property located at 191 W. North Avenue, which is the Shoppes of West Chicago retail center at the northwest corner of Franciscan Way and North Avenue.

After all testimony was received from the petitioner and all interested persons in the audience a motion was made to approve the minor subdivision for Case PC 14-07 as presented. The motion unanimously passed by a (6-0) vote.

10. Other Commission Business

Mr. Harris briefed the Commission on upcoming cases.

11. Previous Petitions and General Development Update

Mr. Harris briefed the Commission on the status of the cases presented at the previous Plan Commission/Zoning Board of Appeals meeting on March 4, 2014.

12. Adjournment

The meeting was adjourned at 9:08 p.m.

Submitted by: Jeff Harris, City Planner