

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved July 1, 2014

MINUTES

CITY OF WEST CHICAGO PLAN COMMISSION/ZONING BOARD OF APPEALS

June 3, 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 Birch, Dettmann, Hale, Hannemann, Laimins Mireault, Van-der-Mey and Ex-Officio member Faught present. A quorum was established.

Also in attendance was Alderman Dimas, Alderman Murphy, City Attorney Mary Dickson, Community Development Director John Said, and City Planner Jeff Harris.

2. Pledge of Allegiance

Everyone in attendance participated in the Pledge of Allegiance.

3. Chairman's Comments

City Attorney Dickson stated that Commissioner Van-der-Mey would be recusing himself from participating in the discussion and voting of Case PC 14-05 due to a potential conflict of interest and that Vice Chairman Mireault would chair that portion of the meeting.

4. 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.

The public hearing was closed after all testimony was received from the petitioner, the petitioner's consultants, and all interested persons in the audience.

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

After discussion by the Commission a motion was made to approve the rezoning for Case PC 14-05 as presented. The motion passed by a (4-2) vote.

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MAYOR
Nancy M. Smith
CITY CLERK

Michael L. Guttman
CITY ADMINISTRATOR

6. Public Hearing Case PC 14-08, Comprehensive Plan Amendment

West DuPage Building Corporation, 161 Tower Drive, Unit 1, Burr Ridge, IL 60521-7818, petitions the City of West Chicago for a comprehensive plan amendment to change the land use designation from ORI to Industrial. The vacant subject property is located at the west terminus of Commerce Drive, in West Chicago, IL 60185.

The public hearing was closed after all testimony was received from the petitioner's attorney and all interested persons in the audience.

7. Review of Case PC 14-08, Comprehensive Plan Amendment

After discussion by the Commission a motion was made to approve the comprehensive plan amendment for Case PC 14-08 as presented. The motion passed by a (6-1) vote.

8. Public Hearing Case PC 14-09, Special Use Amendment

VCNA Prairie Material, 7601 W. 79th Street, Bridgeview, IL 60455, petitions the City of West Chicago for a second amendment to a special use permit in accordance with Sections 5.5, and 11.2-4(B) of the West Chicago Zoning Ordinance. The amendment to the special use permit, if granted, would allow the expanded use of a temporary portable concrete plant erected at their existing concrete plant facility. The subject property is located at 1201 W. Washington Street, in West Chicago, IL 60185.

The public hearing was closed after all testimony was received from the petitioner and all interested persons in the audience.

9. Review of Case PC 14-09, Special Use Amendment

After discussion by the Commission a motion was made to approve the special use amendment for Case PC 14-09 as presented. The motion unanimously passed by a (7-0) vote.

10. Public Hearing Case PC 14-10, Text Amendment

The City of West Chicago, 475 Main Street, West Chicago, Illinois, 60185 is proposing text amendments to Article 11 of the City of West Chicago Zoning Ordinance creating regulations governing medical marijuana facilities and Articles 4 and 7 creating a definition and regulations for temporary fences.

The public hearing was closed after all testimony was received from the petitioner and all interested persons in the audience.

11. Review of Case PC 14-10, Text Amendment

After discussion by the Commission a motion was made to approve the text amendment for Case PC 14-10 as presented. The motion unanimously passed by a (7-0) vote.

12. Public Hearing Case PC 14-11, Special Use Amendment

James Langkamp, on behalf of Forming America, LTD. petitions the City of West Chicago for a special use amendment to allow for an outdoor storage yard pursuant to Sections 5.5 and 11.2-4(T) of the West Chicago Zoning Ordinance. The subject property is located at 1200 N. Prince Crossing Road in West Chicago, IL, 60185.

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The public hearing was not conducted because the petitioner failed to complete the required adjacent property owner public hearing notifications according to State Statutes.

13. Review of Case PC 14-11, Special Use Amendment

The review was not conducted because the petitioner failed to complete the required adjacent property owner public hearing notifications according to State Statutes.

14. 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 May 6, 2014.

12. Adjournment

The meeting was adjourned at 11:12 p.m.

Submitted by: Jeff Harris, City Planner