

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 9/3/14

MINUTES

CITY OF WEST CHICAGO PLAN COMMISSION/ZONING BOARD OF APPEALS August 5, 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, Hannemann, Laimins, Mireault, Van-der-Mey and Ex-Officio member Faught present. Commissioners Birch and Hale were absent. A quorum was established.

Also in attendance were 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

None.

4. Approval of the July 2, 2014 Minutes

After discussion by the Commission a motion was made to approve the July 2, 2014 minutes as presented. The motion passed by a (5-0) vote.

5. Public Hearing Case PC 14-06, Special Use and Variances

True North Energy, LLC, 10346 Brecksville Road, Brecksville, OH 44141, petitions the City of West Chicago for a special use permit in accordance with Sections 5.5 and 10.4-5(G) of the West Chicago Zoning Ordinance. The applicant is also petitioning the City of West Chicago for variances in accordance with Sections 5.4, 10.4-2 and 13.3(A). The special use permit and variances, if granted, would allow the redevelopment and continued use of the existing gas station use. The subject property is located at 184 W. North Avenue, 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.

6. Review of Case PC 14-06, Special Use, Variances and Resubdivision

After discussion by the Commission motions were made to approve the special use, variances and resubdivision for Case PC 14-06 as presented. The motions all passed by (5-0) votes.

Plan Commission/Zoning Board of Appeals

August 5, 2014

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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

7. Public Hearing Case PC 14-13, Special Uses

The West Chicago Community Center, 306 Main Street, West Chicago, IL 60185, petitions the City of West Chicago for special use permits in accordance with Sections 5.5, 10.2-4(B) and 10.2-4(J) of the West Chicago Zoning Ordinance. The special use permits, if granted, would allow the existing building to be used as a meeting space and a place of worship. The subject property is located at 306 Main 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.

8. Review of Case PC 14-13, Special Uses

After discussion by the Commission a motion was made to approve the special uses for Case PC 14-13 as presented. The motion passed by a (5-0) vote.

9. Other Commission Business

Mr. Harris briefed the Commission on upcoming cases.

10. 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 July 5, 2014.

11. Adjournment

The meeting was adjourned at 7:59 p.m.

Submitted by: Jeff Harris, City Planner