

MINUTES

CITY OF WEST CHICAGO PLAN COMMISSION/ZONING BOARD OF APPEALS DECEMBER 2, 2014, 6:00 P.M.

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

Chairman Van-der-Mey called the meeting to order at 7:03 p.m. Roll call found Commissioners Birch, Faught, Hale, Laimins, Mireault, Van-der-Mey present. Commissioner Dettmann was 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 September 3, 2014 Minutes

After discussion by the Commission a motion was made to approve the September 3, 2014 minutes as presented. The motion passed by a (6-0) vote. Commissioners Hale and Laimins abstained.

5. Public Hearing Case PC 14-17, Text Amendments

The DuPage Airport Authority, 2700 International Drive, Suite 200, West Chicago, Illinois, 60185 is proposing various text amendments to the Airport Zoning District regulations, which is Article 10.5 of the City of West Chicago Zoning Ordinance.

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 14-17, Text Amendments

After discussion by the Commission a motion was made to approve the text amendments for Case PC 14-17 as presented. The motion passed by a (6-0) vote.

7. Public Hearing Case PC 14-18, Variances

CenterPoint Properties Trust, 1808 Swift Drive, Oak Brook, IL 60523, petitions the City of West Chicago for variances in accordance with Sections 10.5-4(B)(1), 10.5-4(C)(2), 10.5-8(C)(1), and 10.5-10, of the West Chicago Zoning Ordinance. The variances, if granted, would allow development on the subject property to have loading and service doors between the building and the street, allow for the storage of vehicles in an exterior side yard, and would allow loading spaces to be closer to the right-of-way than the façade of the building. The vacant subject property is located inside Enterprise Circle in the DuPage Business Center and is commonly known as 2500 Enterprise Circle.

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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 14-18, Variances

After discussion by the Commission a motion was made to approve the variances for Case PC 14-18 as presented. The motion passed by a (6-0) vote.

9. Other Commission Business

Mr. Harris briefed the Commission on upcoming cases and meeting dates.

Mr. Harris stated that Commissioner Birch will be appointed to the City Council in December and will therefore be resigning from the Plan Commission.

Mr. Harris introduced impending Plan Commissioner Michael Schafer. He. Stated that Mr. Schafer will be appointed to the Commission in December.

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 September 3, 2014.

11. Adjournment

The meeting was adjourned at 7:54 p.m.

Submitted by: Jeff Harris, City Planner