

## MINUTES

### **CITY OF WEST CHICAGO PLAN COMMISSION/ZONING BOARD OF APPEALS FEBRUARY 17, 2015, 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, Laimins, Mireault, Schafer and Van-der-Mey present. Commissioners Faught 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 January 6, 2015 Minutes**

After discussion by the Commission a motion was made to approve the January 6, 2015 minutes as presented. The motion passed by a (5-0) vote.

#### **5. Public Hearing Case PC 14-15, Special Use & Preliminary PUD**

Bluestone Single Tenant Properties, LLC, 353 N. Clark Street, 8<sup>th</sup> Floor, Chicago, IL 60654, petitions the City of West Chicago for a special use permit in accordance with Sections 5.5 and 10.3-4(G) of the West Chicago Zoning Ordinance. The applicant also petitions the City of West Chicago for a preliminary planned unit development in accordance with Section 15 of the West Chicago Zoning Ordinance. The special use permit and preliminary planned unit development, if granted, would allow the operation of an automobile service station (gas station). The subject property is located at the northwest corner of Illinois Route 59 (Neltnor Boulevard) and Illinois Route 38 (Roosevelt Road), 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 14-15, Special Use, Preliminary Planned Unit Development, Final Planned Unit Development and Plat of Resubdivision**

After discussion by the Commission a motion was made to approve the special use for a gas station, a preliminary PUD for the entire development, and a final PUD for Lot 1 for Case PC 14-15 as presented. The motion passed by a (5-0) vote.

After discussion by the Commission a motion was made to approve the resubdivision for Case PC 14-15 as presented. The motion passed by a (5-0) vote.

**7. Other Commission Business**

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

**8. 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 January 6, 2015.

**9. Adjournment**

The meeting was adjourned at 8:53 p.m.

Submitted by: Jeff Harris, City Planner