

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 6/2/15

MINUTES

CITY OF WEST CHICAGO PLAN COMMISSION/ZONING BOARD OF APPEALS May 5, 2015, 7:00 P.M.

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

Vice Chairman Mireault called the meeting to order at 7:00 p.m. Roll call found Commissioners Dettmann, Hale, Laimins, Mireault and Schafer present. Commissioners Faught and Van-der-Mey 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 March 3, 2015 Minutes

After discussion by the Commission a motion was made to approve the March 3, 2015 minutes as presented. The motion passed by a (5-0) vote.

5. Public Hearing Case PC 15-03, Text Amendment, Special Uses and a Preliminary and Final Planned Unit Development with Deviations

Ken Hoving of KKLK, L.L.C., 2351 Powis Road, West Chicago, IL 60185, petitions the City of West Chicago for the following: 1) text amendments to Sections 11.2-1, 11.2-4, and 11.3-4 regarding construction and demolition debris recycling facilities; 2) special use permits for a demolition debris and recycling facility with outside activities and storage, fuel sales and storage, and building material sales in the Manufacturing zoning district in accordance with Sections 5.5 and 11.2-4 of the West Chicago Zoning Ordinance; and 3) a special use for a preliminary and final planned unit development with deviations in accordance with Sections 5.5, 11.2-4(U), and 15 of the West Chicago Zoning Ordinance. The aforementioned text amendments and special use permits, if collectively granted, would allow the petitioner to operate a construction and demolition debris

Plan Commission/Zoning Board of Appeals

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recycling facility with other defined ancillary business operations on the subject property located at 1655 Powis 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 15-03, Text Amendment, Special Uses and a Preliminary and Final Planned Unit Development with Deviations

After discussion by the Commission motions were made to approve the Text Amendment, Special Uses and a Preliminary and Final Planned Unit Development with Deviations at 1655 Powis Road for Case PC 15-03 as presented. The motions passed by (5-0) votes.

7. Other Commission Business

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

Mr. Harris also informed the Commission of the new ex-officio commissioner David Kasprak, who was recently appointed to the Commission by the Mayor.

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 March 3, 2015.

9. Adjournment

The meeting was adjourned at 7:48 p.m.

Submitted by: Jeff Harris, City Planner