

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 9/1/15

## MINUTES

### CITY OF WEST CHICAGO PLAN COMMISSION/ZONING BOARD OF APPEALS JUNE 2, 2015, 7:00 P.M.

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

Chairman Laimins called the meeting to order at 7:04 p.m. Roll call found Commissioners Dettmann, Faught, Hale, Laimins, Mireault and Van-der-Mey present. Ex-Officio Kasprak was also present. Commissioner Schafer 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

Chairman Laimins thanked former Chairman Van-der-Mey for his most recent service as chairman.

New Ex-Officio member David Kasprak was introduced.

#### 4. Approval of the May 5, 2015 Minutes

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

#### 5. Public Hearing Case PC 15-05, Rezoning, Special Use, and Variances

Speedway L.L.C., 8200 185<sup>th</sup> Street, Suite E, Tinley Park, IL 60487, petitions the City of West Chicago for the following: 1) a rezoning from the ORI, Office Research and Light Industrial zoning district to the B-2, General Business zoning district in accordance with Sections 5.6 and 10.3 of the West Chicago Zoning Ordinance; 2) a special use permit for an automobile service station (gas station) in accordance with Sections 5.5 and 10.3-4(G) of the West Chicago Zoning Ordinance; and 3) setback variances in accordance with Sections 5.4-1(B) and 10.3-2(C) of the West Chicago Zoning Ordinance and a sign variance in accordance with Section 5.4-1(J) and 12.3(B) of the West Chicago Zoning Ordinance. The aforementioned rezoning, special use permit, and variances, if collectively granted, would allow the petitioner to operate an automobile service station (gas

Plan Commission/Zoning Board of Appeals

June 2, 2015

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MAYOR  
Nancy M. Smith  
CITY CLERK

Michael L. Guttman  
CITY ADMINISTRATOR

station) on the vacant subject property located at the northwest corner of Roosevelt Road and Washington Street, in West Chicago.

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 15-05, Rezoning, Special Use, and Variances**

After discussion by the Commission motions were made to approve the Rezoning, Special use, and Variances at 1501 W. Roosevelt Road for Case PC 15-05 as presented. The motions passed by (6-0) votes.

#### **7. Public Hearing Case PC 15-06, Rezoning**

The City of West Chicago, 475 Main Street, West Chicago, IL, 60185, on behalf of the property owner Dixit Patel of Vidhya Corporation, 1491 W. Roosevelt Road, West Chicago, IL 60185, petitions for a rezoning from the Manufacturing zoning district to the B-2, General Business zoning district in accordance with Sections 5.6 and 10.3 of the West Chicago Zoning Ordinance. The subject property located at 1491 W. Roosevelt Road, in West Chicago.

#### **8. Review of Case PC 15-06, Rezoning**

After discussion by the Commission a motion was made to approve the Rezoning at 1491 W. Roosevelt Road for Case PC 15-06 as presented. The motion passed by (6-0) vote.

#### **9. Other Commission Business**

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

#### **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 May 5, 2015.

#### **11. Adjournment**

The meeting was adjourned at 8:27 p.m.

Submitted by: Jeff Harris, City Planner