

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 10/6/15

MINUTES

CITY OF WEST CHICAGO PLAN COMMISSION/ZONING BOARD OF APPEALS SEPTEMBER 1, 2015, 7:00 P.M.

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

Chairman Laimins called the meeting to order at 7:00 p.m. Roll call found Commissioners Dettmann, Hale, Laimins, Mireault, Schafer and Van-der-Mey present. Ex-Officio Kasprak was also present. Commissioner Faught was absent. A quorum was established.

Also in attendance was 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 June 2, 2015 Minutes

After discussion by the Commission a motion was made to approve the June 2, 2015 minutes as presented. The motion passed by a (6-0) vote.

5. Public Hearing Case PC 15-04, Special Use

GT Trans, Inc., 711 S. Route 83, Elmhurst, IL 60126, petitions the City of West Chicago for a special use permit in accordance with Sections 5.5, and 11.2-4(G) of the West Chicago Zoning Ordinance. The special use permit, if granted, would allow the applicant to operate a cartage and freight terminal. The subject property is located at 1201 W. Washington 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.

6. Review of Case PC 15-04, Special Use

After discussion by the Commission a motion was made to approve the special use for a cartage and freight terminal at 1201 W. Washington Street for Case PC 15-04 as presented. The motion passed by a (6-0) vote.

7. Public Hearing Case PC 15-09, Preliminary & Final PUD Amendment

Jim Beavers of Jigged Ventures L.L.C., 540 Topsoil Drive, West Chicago, IL, 60185, petitions the City of West Chicago for a third amendment to the Jigged Ventures preliminary Planned Unit Development (PUD) in accordance with Sections 5.5 and 15 of the West Chicago Zoning Ordinance. The PUD amendment, if granted, would permit the applicant to delay construction of additional multi-tenant office/warehouse facilities in accordance with Section 11.3 of the West Chicago Zoning Ordinance. The subject property is located on the south side of Roosevelt Road (Illinois Route 38) approximately one quarter mile east of Town Road, in West Chicago, IL, 60185.

8. Review of Case PC 15-09, Preliminary & Final PUD Amendment

After discussion by the Commission a motion was made to approve the PUD amendment for Jigged Ventures Resubdivision for Case PC 15-09 as presented. The motion passed by (6-0) vote.

9. Public Hearing Case PC 15-10, Special Use

Emanuel Grandeno of Iglesia de Dios Pentecostal M.I., 1859 Bluestem Cr., Aurora, IL 60504, petitions the City of West Chicago for a special use permit in accordance with Sections 5.5, and 10.2-4(J) of the West Chicago Zoning Ordinance. The special use permit, if granted, would allow the applicant to operate a place of worship. The subject property is located at 113 Turner Court, in West Chicago, IL 60185.

10. Review of Case PC 15-10, Special Use

After discussion by the Commission a motion was made to approve the special use for a place of worship at 113 Turner Court for Case PC 15-10 as presented. The motion passed by a (6-0) vote.

11. Other Commission Business

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

12. 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 June 2, 2015.

13. Adjournment

The meeting was adjourned at 8:05 p.m.

Submitted by: Jeff Harris, City Planner