

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 5/3/16

## MINUTES

### CITY OF WEST CHICAGO PLAN COMMISSION/ZONING BOARD OF APPEALS APRIL 5, 2016, 7:00 P.M.

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

Commissioner Laimins called the meeting to order at 7:00 p.m. Roll call found Commissioners Dettmann, Kasprak, Laimins, Mireault and Schafer 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 5, 2016 Minutes

After discussion by the Commission a motion was made to approve the January 5, 2016 minutes as presented. The motion passed by a (3-0-2) vote.

#### 5. Public Hearing Case PC 16-06, Special Uses

Charles Murphy, on behalf of Midwest Compost, petitions the City of West Chicago for a special use to allow retail sales in an outdoor storage yard and a self-storage facility pursuant to Sections 5.5 and 11.2-4(T)(V) and (W) of the West Chicago Zoning Ordinance. The subject property is located at 1185 W. Washington Street in West Chicago, Illinois.

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 16-06, Special Uses

After discussion by the Commission a motion was made to approve the special uses for Case PC 16-06 as presented. The motion passed by a (5-0) vote.

Plan Commission/Zoning Board of Appeals

April 5, 2016

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Michael L. Guttman  
CITY ADMINISTRATOR

## **7. Public Hearing Case PC 16-07, Special Use Amendment**

James Langkamp, on behalf of Forming America, LTD., petitions the City of West Chicago for a special use amendment to allow for an outdoor storage yard pursuant to Sections 5.5 and 11.2-4(T) of the West Chicago Zoning Ordinance. The subject property is located at 1200 N. Prince Crossing Road in West Chicago, Illinois.

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 16-07, Special Use Amendment**

After discussion by the Commission a motion was made to approve the special use amendment for Case PC 16-07 as presented. The motion passed by a (5-0) vote.

## **9. Public Hearing Case PC 16-10, Text Amendment**

Miguel Romero, 515 Parkside Avenue, West Chicago, Illinois, 60185 is proposing a text amendment to Articles 4.1, 10.3-3, 10.4-4, and 13.3(A) of the City of West Chicago Zoning Ordinance to add the definition of a banquet hall, add banquet halls as a permitted use in the B-2 and B-3 zoning districts, and add a parking requirement for banquet halls.

The public hearing was closed after all testimony was received from the petitioner and all interested persons in the audience.

## **10. Review of Case PC 16-10, Text Amendment**

After discussion by the Commission a motion was made to approve the text amendment for Case PC 16-10 as presented. The motion passed by a (4-1) 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 January 5, 2016.

## **15. Adjournment**

The meeting was adjourned at 8:21 p.m.

Submitted by: Jeff Harris, City Planner