

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 8/16/16

MINUTES

CITY OF WEST CHICAGO PLAN COMMISSION/ZONING BOARD OF APPEALS AUGUST 2, 2016, 7:00 P.M.

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

Commissioner Laimins called the meeting to order at 7:02 p.m. Roll call found Commissioners Dettmann, Faught, Kasprak, Laimins, and Mireault present. Commissioners Hale and Schafer were absent. A quorum was established.

Also in attendance were City Planner Jeff Harris, Community Development Director John Said, and City Administrator Michael Guttman.

2. Pledge of Allegiance

Everyone in attendance participated in the Pledge of Allegiance.

3. Chairman's Comments

None.

4. Approval of the June 21, 2016 Minutes

After discussion by the Commission a motion was made to approve the June 21, 2016 minutes as presented. The motion passed by a (4-0-1) vote.

5. Approval of the July 6, 2016 Minutes

After discussion by the Commission a motion was made to approve the July 6, 2016 minutes as presented. The motion passed by a (3-0-2) vote.

6. Continuation of Public Hearing Case PC 16-12, Planned Unit Development Amendment

Chaudhari 27 Samaj of North America, 1441 White Oak Lane, West Chicago, IL 60185, petitions the City of West Chicago for an amendment to the Anthony planned unit development in accordance with Sections 5.5 and 15.4 of the West Chicago Zoning Ordinance. The amendment to the planned unit development, if granted, would eliminate the list of permitted uses specific to this planned unit development and default to the uses permitted by the subject property's underlying

zoning. The subject property is commonly known as 100 and 110 S. Neltnor Boulevard and 550 E. Washington Street and is located at the southwest corner of Neltnor Boulevard (IL Route 59) and Washington Street, in West Chicago, IL 60185.

A motion was made to continue the public hearing to the August 16, 2016 Plan Commission meeting for further consideration. The motion passed by a (5-0) vote.

7. Review of Case PC 16-12, Planned Unit Development Amendment

The review of Case PC 16-12 was also continued to the August 16, 2016 Plan Commission meeting.

8. Public Hearing Case PC 16-13 – Special Use Amendment

Mapei Corporation, 530 Industrial Drive, West Chicago, IL 60185, petitions the City of West Chicago for an amendment to an existing special use to landbank required off-street parking in accordance with Section 5.5 and Section 13.3 (B) of the City of West Chicago Zoning Ordinance. The 13.8 acre subject property is located at the southwest corner of Western and Industrial Drives 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.

9. Review of Case PC 16-13 – Special Use Amendment

After discussion by the Commission a motion was made to approve the special use amendment for Case PC 16-13 as presented. The motion passed by a (5-0) vote.

10. Other Commission Business

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

11. 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 July 7, 2016.

12. Adjournment

The meeting was adjourned at 7:20 p.m.

Submitted by: Jeff Harris, City Planner