

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 10/4/16

MINUTES

CITY OF WEST CHICAGO PLAN COMMISSION/ZONING BOARD OF APPEALS SEPTEMBER 7, 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, Hale, Kasprak, Laimins, Mireault, Schafer and ex-officio Devitt present. Commissioner Faught was absent. A quorum was established.

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

2. Pledge of Allegiance

Everyone in attendance participated in the Pledge of Allegiance.

3. Chairman's Comments

None.

4. Approval of the August 16, 2016 Minutes

After discussion by the Commission a motion was made to approve the August 16, 2016 minutes as presented. The motion passed by a (5-0-1) vote.

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

After discussion by the Commission a motion was made to approve the planned unit development amendment for Case PC 16-12 as presented. The motion failed by a (0-6) vote.

6. Public Hearing Case PC 16-05, Special Use

Gustavo Mancera, on behalf of Wheaton Landscaping, 2296 Elm Road, West Chicago, IL 60185 petitions the City of West Chicago for a special use 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 187 W. Grandlake Boulevard in West Chicago, Illinois, 60185.

Plan Commission/Zoning Board of Appeals

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MAYOR
Nancy M. Smith
CITY CLERK

Michael L. Guttman
CITY ADMINISTRATOR

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

7. Review of Case PC 16-05, Special Use

After discussion by the Commission a motion was made to approve the special use for Case PC 16-05 as presented. The motion passed by a (6-0) vote.

8. Public Hearing Case PC 16-16, Text Amendment

The City of West Chicago, 475 Main Street, West Chicago, Illinois, 60185 is proposing a text amendment to the City of West Chicago Zoning Ordinance (Appendix A of the Municipal Code) to add various provisions for firearms sales (gun shops).

A motion was made to continue the public hearing to the October 4, 2016 Plan Commission meeting for further consideration. The motion passed by a (6-0) vote.

9. Review of Case PC 16-16, Text Amendment

The review of Case PC 16-16 was also continued to the October 4, 2016 Plan Commission meeting.

10. Review of Case PC 16-17, Planned Unit Development Amendment

Stahelin Properties, 800 Roosevelt Road, Building A, Suite 120, Glen Ellyn, IL 60137, petitions the City of West Chicago for an amendment to the Bowling Green Center planned unit development in accordance with Section 15 of the West Chicago Zoning Ordinance. The amendment to the planned unit development, if granted, would amend the master signage plan adopted for the Center. The subject property is commonly known as 245 W. Roosevelt Road and is located on the north side of the Roosevelt Road, west of Joliet Street, in West Chicago, IL 60185.

After discussion by the Commission a motion was made to approve the planned unit development amendment for Case PC 16-17 as presented. The motion passed by a (6-0) vote.

11. Review of Case PC 16-13, Plat of Consolidation

Mapei Corporation, 430 Industrial Drive, West Chicago, Illinois, 60185 petitions the City of West Chicago for a plat of consolidation for certain property located at the southwest corner of Industrial and Western Drives. The subject property is commonly known as 430 Industrial Drive and 1600 Western Drive.

After discussion by the Commission a motion was made to approve the plat of consolidation for Case PC 16-13 as presented. The motion passed by a (6-0) vote.

12. Other Commission Business

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

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13. Previous Petitions and General Development Update

None.

14. Adjournment

The meeting was adjourned at 8:33 p.m.

Submitted by: Jeff Harris, City Planner