

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 9/6/17

MINUTES

CITY OF WEST CHICAGO PLAN COMMISSION/ZONING BOARD OF APPEALS JULY 5, 2017, 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, Devitt, Faught, Hale, Kasprak, Laimins, and Schafer present. Ex-officio Henkin was absent. A quorum was established.

Also in attendance was Community Development Director John Said.

2. Pledge of Allegiance

Everyone in attendance participated in the Pledge of Allegiance.

3. Chairman's Comments

None.

4. Approval of the May 16, 2017 Minutes

After discussion by the Commission a motion was made to approve the May 16, 2017 minutes as presented. The motion unanimously passed by a (5-0-2) vote.

5. Approval of the June 6, 2017 Minutes

After discussion by the Commission a motion was made to approve the June 6, 2017 minutes as presented. The motion unanimously passed by a (5-0-2) vote.

6. Public Hearing Case PC 16-04, Special Use, Variances & Deviation

St. Mary's Parish on behalf of the Diocese of Joliet, 16555 Weber Road, Crest Hill, IL 60403, petitions for a special use for a place of worship in accordance with Section 5.5 and Section 9.6-4(B) of the City of West Chicago Zoning Ordinance. The petitioner is also requesting certain variances in accordance with Section 5.4 of the City of West Chicago Zoning Ordinance with respect to off-street parking, expansion of a legal non-conforming structure, and setbacks. Lastly, the petitioner is requesting a deviation to allow stormwater depth greater than one foot in a parking Plan Commission/Zoning Board of Appeals

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CITY ADMINISTRATOR

lot in accordance with Section 6.4 of the City of West Chicago Subdivision Code and Sections 14-44(5)(e) and 14-48 of the City of West Chicago Municipal Code. The church's main campus is located at 140 N. Oakwood Avenue and is generally bound by York Avenue to the north, Oakwood Avenue to the East and Garden Street to the west.

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 16-04, Special Use, Variances, Deviation & Plat of Consolidation

After discussion by the Commission a motion was made to approve the special use for Case PC 16-14 as presented. The motion passed by a (7-0) vote.

After discussion by the Commission a motion was made to approve the variances for Case PC 16-14 as presented. The motion passed by a (6-1) vote.

After discussion by the Commission a motion was made to approve the deviation for Case PC 16-14 as presented. The motion passed by a (4-3) vote.

After discussion by the Commission a motion was made to approve the plat of consolidation for Case PC 16-14 as presented. The motion passed by a (7-0) vote.

8. Other Commission Business

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

9. Previous Petitions and General Development Update

Mr. Said briefed the Commission on the status of the cases presented at the previous Plan Commission/Zoning Board of Appeals meeting on June 6, 2017.

12. Adjournment

The meeting was adjourned at 8:46 p.m.

Submitted by: Jeff Harris, City Planner