

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 9/19/17

MINUTES

CITY OF WEST CHICAGO PLAN COMMISSION/ZONING BOARD OF APPEALS SEPTEMBER 6, 2017, 7:00 P.M.

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

Commissioner Laimins called the meeting to order at 7:04 p.m. Roll call found commissioners Devitt, Hale, Kasprak, and Laimins present. Commissioners Dettmann, Faught, and Schafer were absent. Ex-officio Henkin arrived at 7:18. 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 July 5, 2017 Minutes

After discussion by the Commission a motion was made to approve the July 5, 2017 minutes as presented. The motion unanimously passed by a (4-0) vote.

5. Public Hearing Case PC 17-07, Special Use

Christian Brothers Automotive Corporation, 17725 Katy Freeway, Suite 200, Houston, TX 77094, petitions the City of West Chicago for a special use for an automobile care center in accordance with Sections 5.5 and 10.4-5(C) of the West Chicago Zoning Ordinance. The vacant subject property is located on the west side of Neltor Boulevard (IL Route 59) between North Avenue (IL Route 64) and Heritage Woods Drive 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 17-07, Special Use, Final PUD, and Resubdivision

After discussion by the Commission a motion was made to approve the special use for an automobile care center for Case PC 17-07 as presented. The motion passed by a (4-0) vote.

After discussion by the Commission a motion was made to approve the final PUD for Case PC 17-07 as presented. The motion passed by a (4-0) vote.

After discussion by the Commission a motion was made to approve the plat of resubdivision for Case PC 17-07 as presented. The motion passed by a (4-0) vote.

7. Public Hearing Case PC 17-08, Special Use

INX International Ink Co., 150 N. Martingale Road, Suite 700, Schaumburg, IL 60173, petitions the City of West Chicago for a special use to landbank required off-street parking in accordance with Sections 5.5 and 13.3(B) of the West Chicago Zoning Ordinance. The subject property is located on the south side of Western Drive at Kress Road and is commonly known as 1760 and 1860 Western Drive 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 17-08, Special Use

After discussion by the Commission a motion was made to approve the special use landbank required off-street parking for Case PC 17-08 as presented. The motion passed by a (4-0) vote.

9. Review of Case PC 17-10, Resubdivision

Corey Kaylor, 445 Belleview Avenue, West Chicago, Illinois, 60185 petitions the City of West Chicago for a plat of resubdivision for certain property located on the east side of Belleview Avenue between Grandlake Boulevard and Elmwood Avenue. The subject property is commonly known as 445 Belleview Avenue.

After discussion by the Commission a motion was made to approve the resubdivision for Case PC 17-10 as presented. The motion passed by a (3-0-1) vote.

10. Other Commission Business

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

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 September 6, 2017.

12. Adjournment

The meeting was adjourned at 8:08 p.m.

Submitted by: Jeff Harris, City Planner