

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 1/03/18

## MINUTES

### CITY OF WEST CHICAGO PLAN COMMISSION/ZONING BOARD OF APPEALS OCTOBER 3, 2017, 7:00 P.M.

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

Commissioner Hale called the meeting to order at 7:00 p.m. Roll call found commissioners Dettmann, Devitt, Hale, Faught, Kasprak, and present. Commissioners Laimins, Schafer, and ex-officio Henkin were absent. 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 September 19, 2017 Minutes

After discussion by the Commission a motion was made to approve the September 19, 2017 minutes as presented. The motion unanimously passed by a (5-0) vote.

#### 5. Public Hearing Case PC 17-05, Special Uses and Variance

Keith Parks of Franks Auto Repair, 305 Main Street, West Chicago, IL 60185, petitions the City of West Chicago for special uses for an automobile repair shop, a self-storage facility, and outside storage in accordance with Sections 5.5 and 11.2-4(C)(T) and (W) of the West Chicago Zoning Ordinance. The petitioner also requests a variance to reduce the required rear yard landscape setback in accordance with Sections 5.4-1(B) and 11.2-2(C)(4) of the West Chicago Zoning Ordinance. The vacant subject property is located on the north side of W. Washington Street between Town Road and Fenton Lane 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 17-05, Special Uses and Variance**

After discussion by the Commission a motion was made to approve the special uses for an automobile repair shop, a self-storage facility, and outside storage for Case PC 17-05 as presented. The motion passed by a (5-0) vote.

After discussion by the Commission a motion was made to approve a variance to reduce the required rear yard landscape setback for Case PC 17-05 as presented. The motion passed by a (5-0) vote.

## **7. Other Commission Business**

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

## **8. 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 19, 2017.

## **9. Adjournment**

The meeting was adjourned at 7:28 p.m.

Submitted by: Jeff Harris, City Planner