

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 2/13/18

## MINUTES

### CITY OF WEST CHICAGO PLAN COMMISSION/ZONING BOARD OF APPEALS JANUARY 3, 2018, 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, Kasprak, Laimins and ex-officio Henkin present. Commissioners Hale and Schafer 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 October 3, 2017 Minutes

After discussion by the Commission a motion was made to approve the October 3, 2017 minutes as presented. The motion unanimously passed by a (5-0) vote.

#### 5. Public Hearing Case PC 17-11, Rezoning

Linda Hartigan, petitions the City of West Chicago for a rezoning upon annexation from the ER-1 Estate Residence district to the R-2 Single Family Residence district in accordance with Sections 5.6 and 9.3 of the West Chicago Zoning Ordinance. The subject property is located on the north side of Ray Avenue between Neltor Boulevard (IL Route 59) and Ingalton Avenue at 29W478 Ray Avenue.

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 17-11, Rezoning**

After discussion by the Commission a motion was made to approve the rezoning from ER-1 upon annexation to R-2, for Case PC 17-11 as presented. The motion passed by a (5-0) vote.

## **7. Public Hearing Case PC 17-12, Special Use and Final PUD**

Anthony DeAngelis of Inter Continental Equities, LLC petitions the City of West Chicago for a special use daycare facility in accordance with Sections 5.5 and 10.3-4(H) of the West Chicago Zoning Ordinance. The vacant subject property is located on the west side of Neltnor Boulevard (IL Route 59) between Hawthorne Lane and Arbor Avenue.

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 17-12, Special Use and Final PUD**

After discussion by the Commission a motion was made to approve the special use and final PUD for a daycare center, for Case PC 17-12 as presented. The motion passed by a (5-0) vote.

## **9. Public Hearing Case PC 17-13, Final PUD Amendment**

Wheaton Academy, 900 N. Prince Crossing Road, West Chicago, Illinois 60185, petitions the City of West Chicago for an Amendment to a Final Planned Unit Development to modify certain conditions associated with the night time use of their athletic fields, as provided for under Article 15 of the City of West Chicago Zoning Code. The subject property is located at 900 N. Prince Crossing Road.

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

## **10. Review of Case PC 17-13, Final PUD Amendment**

After discussion by the Commission a motion was made to approve the fourth amendment to the final PUD for Wheaton Academy, for Case PC 17-13 as presented. The motion passed by a (5-0) vote.

## **11. Other Commission Business**

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

## **12. 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 October 3, 2017.

### **13. Adjournment**

The meeting was adjourned at 8:37 p.m.

Submitted by: Jeff Harris, City Planner