

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 5/01/18

MINUTES

CITY OF WEST CHICAGO PLAN COMMISSION/ZONING BOARD OF APPEALS March 6, 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, Hale, Henkin, Kasprak, and Laimins present. 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

Commissioner Laimins requested City staff to explain the functionality of the findings of fact associated with the different types of zoning relief that the Plan Commission may consider.

4. Approval of the February 13, 2018 Minutes

After discussion by the Commission a motion was made to approve the February 13, 2018 minutes as presented. The motion unanimously passed by a (5-0-2) vote. Commissioners Dettmann and Henkin abstained.

5. Public Hearing Case PC 18-01, PUD Amendment

Pasqual Gonzalez, 1120 N. Princeton Avenue, Villa Park, Illinois, 60181, petitions the City of West Chicago for an amendment to the preliminary Planned Unit Development (PUD) for the Anthony shopping center located at the southwest corner of Washington Street and Neltor Boulevard (IL Route 59). The preliminary PUD amendment, if granted, would permit the applicant to operate a daycare center within the development at 550 E. Washington Street.

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 18-01, PUD Amendment

Plan Commission/Zoning Board of Appeals

March 6, 2018

Page 1 of 3

475 Main Street
West Chicago, Illinois
60185

T (630) 293-2200
F (630) 293-3028
www.westchicago.org

Ruben Pineda
MAYOR

Nancy M. Smith
CITY CLERK

Michael L. Guttman
CITY ADMINISTRATOR

After discussion by the Commission a motion was made to approve the PUD amendment, for Case PC 18-01 as presented. The motion passed by a (7-0) vote.

7. Public Hearing Case PC 18-04, Special Use Amendment

West Chicago Elementary School District 33, 312 E. Forest Avenue, West Chicago, Illinois, 60185, petitions the City of West Chicago for a special use amendment in accordance with Sections 5.5 and 9.6-4(A) and (H) of the City of West Chicago Zoning Code. The special use, if granted, would allow for the expansion of the off-street parking facilities at Gary Elementary School and the District's offices. The subject property is located at 130, 300, and 312 E. Forest 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 18-04, Special Use Amendment

After discussion by the Commission a motion was made to approve the special use amendment, for Case PC 18-04 as presented. The motion passed by a (7-0) vote.

9. Public Hearing Case PC 18-05, Variances

Jodi Otwirk, 139 W. Pomeroy Street, West Chicago, Illinois, 60185, petitions the City of West Chicago for certain variances in accordance with Sections 5.4 and 7.1 of the City of West Chicago Zoning Code. The variances, if granted, would allow for the construction of a privacy fence in the front yard taller than what is allowed by Code. The subject property is located at 139 W. Pomeroy Street.

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 18-05, Variances

After discussion by the Commission a motion was made to approve the findings of fact for the variances for Case PC 18-05 as presented. The motion failed by a (0-5-2) vote. Commissioners Faught and Henkin abstained.

After discussion by the Commission a motion was made to approve the fence height variance, for Case PC 18-05 as presented. The motion failed by a (1-6) vote.

After discussion by the Commission a motion was made to approve the fence style variance, for Case PC 18-05 as presented. The motion failed by a (0-7) 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 February 13, 2018.

13. Adjournment

The meeting was adjourned at 8:50 p.m.

Submitted by: Jeff Harris, City Planner