



WHERE HISTORY & PROGRESS MEET

Approved on 6/5/18

MINUTES

**CITY OF WEST CHICAGO
PLAN COMMISSION/ZONING BOARD OF APPEALS
MAY 1, 2018, 7:00 P.M.**

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

Commissioner Laimins called the meeting to order at 7:08 p.m. Roll call found commissioners Devitt, Hale, Henkin, Kasprak, and Laimins present. Commissioners Dettmann and Faught 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 March 6, 2018 Minutes

After discussion by the Commission a motion was made to approve the March 6, 2018 minutes as presented. The motion unanimously passed by a (5-0) vote.

5. Public Hearing Case PC 18-06, Special Use

Dominic Pattalio, 1644 Quartz Ledge Court, Las Vegas, Nevada, 89117, petitions the City of West Chicago for a special use in accordance with Sections 5.5 and 10.3-4 of the City of West Chicago Zoning Code for a car wash. The vacant subject property is located at the northeast corner of North Avenue (IL Route 64) and Teresa Lane, is commonly known as 193 W. North 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 18-06, Special Use and Final PUD Amendment

After discussion by the Commission a motion was made to approve the special use for a car wash and the final PUD amendment, for Case PC 18-06 as presented. The motion passed by a (5-0) vote.

7. Public Hearing Case PC 18-07, Text Amendment, Special Use, and Variances

Walid Mourad of Luxury Car Outlet, 751 W. Roosevelt Road, Lombard, Illinois, 60148, petitions the City of West Chicago for a text amendment to Sections 4 and 10 of the West Chicago Zoning Code in accordance with Sections 5.6 of the City of West Chicago Zoning Code. The text amendments, if granted, would revise the current definitions associated with used automobile sales and establish use restrictions for used automobile sales within the City's B-2 and B-3 zoning districts. The petitioner is also requesting a special use in accordance with Sections 5.5 and 10.3-4 of the City of West Chicago Zoning Code for a used automobile sales dealership. The petitioner is also requesting certain landscape related variances in accordance with Sections 5.4 and 14 of the City of West Chicago Zoning Code. The variances, if granted, would allow the reduction in the amount of landscaping required on-site. The subject property is located at 601 W. Roosevelt Road.

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 18-07, Text Amendment, Special Use, and Variances

After discussion by the Commission a motion was made to approve the used automobile sales text amendment, used automobile sales special use, and landscape related variances, for Case PC 18-07 as presented. The motion passed by a (5-0) vote.

9. Public Hearing Case PC 18-08, Special Use

Kornerstone LLC, D.B.A. Ditch Witch Midwest, 124 N. Schmale Road, Carol Stream, Illinois, 60188, petitions the City of West Chicago for a special use in accordance with Sections 5.5 and 11.2-4 of the City of West Chicago Zoning Code for a contractors equipment sales and leasing facility with an ancillary outside storage yard. The petitioner is also requesting certain setback and landscape related variances in accordance with Sections 5.4, 11.2-2 and 14 of the City of West Chicago Zoning Code. The variances, if granted, would allow the reduction in setbacks related to certain improvements along with a reduction in the amount of landscaping required on-site. The vacant subject property is located at the northeast corner of Atlantic and Shingle Oak Drives, is commonly known as 1555 Atlantic Drive.

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 18-08, Special Use, Final PUD and Plat of Resubdivision

After discussion by the Commission a motion was made to approve the contractors equipment sales and leasing facility with an ancillary outside storage yard special use, final PUD, and plat of resubdivision for Case PC 18-08 as presented. The motion passed by a (5-0) vote.

11. Public Hearing Case PC 18-13, Special Use and Variances

The Crusher, 651 W. Washington Street, West Chicago, IL 60185, petitions the City of West Chicago for a special use in accordance with Sections 5.5 and 11.2-4 of the City of West Chicago Zoning Code for a salvage and recycling facility with an ancillary outside storage yard. The petitioner is also requesting certain setback and landscape related variances in accordance with Sections 5.4, 11.2-2 and 14 of the City of West Chicago Zoning Code. The variances, if granted, would allow the reduction in setbacks related to certain improvements along with a reduction in the amount of landscaping required on-site. The subject property is located on the north side of W. Washington Street between Town Road and Norris Street, is commonly known as 651 W. Washington Street.

12. Review of Case PC 18-13, Special Use, Variances and Plat of Consolidation

After discussion by the Commission a motion was made to approve the salvage and recycling facility with an ancillary outside storage yard special use, certain fence height and landscape related variances, and plat of consolidation for Case PC 18-13 as presented. The motion passed by a (5-0) vote.

13. Other Commission Business

After a brief discussion of the revisions made since last year's map, the Commission made a motion to approve the official Zoning Map for 2018 as presented. The motion passed by a (5-0) vote.

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

14. 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 March 6, 2018.

15. Adjournment

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

Submitted by: Jeff Harris, City Planner