

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 8/7/18

MINUTES

CITY OF WEST CHICAGO PLAN COMMISSION/ZONING BOARD OF APPEALS July 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, Hale, Kasprak and Laimins present. Commissioner Henkin was 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 June 12, 2018 Minutes

After discussion by the Commission a motion was made to approve the June 12, 2018 minutes as presented. The motion unanimously passed by a (6-0) vote.

5. Public Hearing Case PC 18-09, Special Use

Janvier Decise, 465 Raintree Court 1C, Glen Ellyn, IL, 60137 petitions the City of West Chicago for a special use for a car wash facility according to Sections 5.5 and 10.3-4 (D) of the West Chicago Zoning Ordinance. The vacant subject property is located at the northeast corner of Neltnor Boulevard (IL Route 59) and Roosevelt Road (IL Route 38), is commonly known as 705 E. Roosevelt Road.

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 18-09, Special Use

After discussion by the Commission a motion was made to approve the special use, for Case PC 18-09 as presented. The motion passed by a (6-0) vote.

Plan Commission/Zoning Board of Appeals

July 3, 2018

Page 1 of 2

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Michael L. Guttman
CITY ADMINISTRATOR

7. Public Hearing Case PC 18-15, Special Use Amendment

Sonni Nguyen, 1659 Gilberto Street, Glendale Heights, IL 60139, petitions the City of West Chicago for a third amendment to a special use to modify the existing gas station and car wash facilities located at 1307 S. Neltnor Boulevard in accordance with Section 5.5, Section 10.3-4(D), and Section 10.3-4(G) of the City of West Chicago Zoning Ordinance. The subject property is located at 1307 S. Neltnor Boulevard at the southeast corner of IL Route 59 (Neltnor Boulevard) and Dayton 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 18-15, Special Use Amendment

After discussion by the Commission a motion was made to approve the special use amendment, for Case PC 18-15 as presented. The motion passed by a (6-0) vote.

9. Public Hearing Case PC 18-16 – Special Use

Andy Koczwar, owner of American Highway Truck Service, 1401 Harvester Road, West Chicago, IL, petitions the City of West Chicago for a special use for a truck repair facility according to Sections 5.5 and 11.2-4 (C) of the West Chicago Zoning Ordinance. The subject property is located at 1401 Harvester 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 18-16, Special Use

After discussion by the Commission a motion was made to approve the special use, for Case PC 18-16 as presented. The motion passed by a (6-0) 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 June 12, 2018.

13. Adjournment

The meeting was adjourned at 8:21 p.m.

Submitted by: Jeff Harris, City Planner