

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 12/4/18

MINUTES

CITY OF WEST CHICAGO PLAN COMMISSION/ZONING BOARD OF APPEALS NOVEMBER 6, 2018, 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, Faught, Hale, Henkin, and ex-officio Banasiak present. Commissions Kasprak and Liamins 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 5, 2018 Minutes

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

5. Public Hearing Case PC 18-24, Special Use

RFS Group, Inc., 808 Thorndale Avenue, Bensenville, IL 60106 petitions the City of West Chicago for special uses for a cartage and freight terminal and for vehicle repair according to Sections 5.5, 11.2-4(G) and 11.2-4(C) of the West Chicago Zoning Ordinance. The special uses, if approved, would allow the applicant to operate a trucking and truck repair facility. The subject property is located on the south side of North Avenue (IL Route 64) between Atlantic Drive and Powis Road and is commonly known as 1450 W. North Avenue (formerly known as 31W351 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 18-24, Special Use

After discussion by the Commission a motion was made to approve the special use, for Case PC 18-24 as presented. The motion passed by a (5-0) vote.

7. Public Hearing Case PC 18-26, Special Use Amendment & Variance

West Chicago Community High School District 94, 157 W. Washington Street, West Chicago, IL, 60185 petitions the City of West Chicago for a special use amendment for a public school according to Sections 5.5 and 9.6-4 (A) of the West Chicago Zoning Ordinance. The special use amendment, if approved, would allow for an expansion to the school's existing facilities. The School District is also requesting a variance from Sections 5.4 and 7.1(C)(1)(a) to replace the existing chain-link fencing around the tennis courts. The High School is commonly addressed as 326 Joliet Street.

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 18-26, Special Use Amendment & Variance

After discussion by the Commission a motion was made to approve the special use amendment and variance, for Case PC 18-26 as presented. The motion passed by a (5-0) vote.

9. Other Commission Business

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

10. 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 5, 2018.

11. Adjournment

The meeting was adjourned at 8:01 p.m.

Submitted by: Jeff Harris, City Planner