

CITY OF
WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

AGENDA

PLAN COMMISSION/ZONING BOARD OF APPEALS

**Tuesday, December 4, 2018
7:00 p.m. - Council Chambers**

1. Call to Order, Roll Call and Establishment of a Quorum
2. Pledge of Allegiance
3. Chairman's Comments
4. Approval of the November 6, 2018 Minutes
5. Public Hearing Case PC 18-23 – Rezoning

The DuPage Airport Authority (DAA), 2700 International Drive, West Chicago, IL 60185 in conjunction with the City of West Chicago, 475 Main Street, West Chicago, IL 60185 petitions for a zoning map amendment (rezoning) from the ORI, Office Research and Light Industrial District to the A, Airport District in accordance with Sections 5.6 and 10.5 of the West Chicago Zoning Ordinance. The vacant subject property owned by the DAA is located south of Smith Road and west of Powis Road. The subject property owned by the City of West Chicago is located on the south side of Smith Road at Bainbridge Boulevard in West Chicago, Illinois and is commonly known as 2290 Smith Road.

6. Review of Case PC 18-23 – Rezoning
7. Public Hearing Case PC 18-22 – Special Uses & Variances

AAHH2 LLC, 2553 W. Chicago Avenue, Chicago, IL 60622 petitions the City of West Chicago for special uses for internet based motor vehicle sales, a motor vehicle care center, and motor vehicle repair shop in accordance with Sections 5.5, 11.2-4(C), (DD), and (GG) of the West Chicago Zoning Ordinance. The special uses, if approved, would allow the applicant to operate an internet based motor vehicle sales facility with ancillary motor vehicle repair. The petitioner is also requesting certain parking and landscape setback related variances in accordance with Sections 5.4 and 11.2-2(C) of the West Chicago Zoning Ordinance. The subject property is located on the south side of Roosevelt Road (IL Route 38) between Fabyan Parkway and McChesney Road and is commonly known as 1850 W. Roosevelt Road.

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

- 8. Review of Case PC 18-22 – Special Uses & Variances
- 9. Public Hearing Case PC 18-27 – Variances

David Quiroz, 30W370 Roosevelt Road, West Chicago, Illinois, 60185, petitions the City of West Chicago for certain variances in accordance with Sections 5.4, 6.19(B)(2) and (3), and 10.3-2(C)(3) of the City of West Chicago Zoning Code. The variances, if granted, would allow a non-conforming detached garage constructed without a permit to exceed the maximum allowable area and at a reduced setback from the property line. The subject property is located at 30W370 Roosevelt Road.

- 10. Review of Case PC 18-27 – Variances
- 11. Review of Case PC 18-28 – Resubdivision

DGR Investments, 1N939 Saddlewood Drive, Maple Park, Illinois, 60151 petitions for a plat of resubdivision for certain property located on the west side of Ingaltan Avenue between E. Washington Street and Virgie Place. The subject property is commonly known as 130 Ingaltan Avenue.

- 12. Other Commission Business
- 13. Previous Petitions and General Development Update.
- 14. Adjournment

cc:	Plan Commission Members	School Districts #25, #33, #94, #303
	Mayor	West Chicago Fire Protection District
	City Council	West Chicago Park District
	M. Guttman	West Chicago Public Library District
	T. Dabareiner	S. Chinnaswamy - DuPage County
	R. Flatter	Warrenville Plan Commission
	J. Fincham	Winfield Township Highway Commissioner
	J. Harris	News Media