

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

**Plan Commission/Zoning Board of Appeals
Tuesday, November 4, 2020
7:00 p.m.**

**West Chicago City Hall – Council Chambers
475 Main Street
West Chicago, IL 60185**

During the COVID-19 Pandemic, those wishing to participate in the public hearing are strongly encouraged to use the City's teleconference platform. To do so, please visit www.zoom.us and click "JOIN A MEETING" at 7:00 p.m. on Tuesday, November 4, 2020 with the following login information:

**Meeting ID: 853 5538 4937
Password: 414334**

Individuals may also attend the public hearing at City Hall to listen to the audio. Face coverings must be worn at all times within City Hall and social distancing consisting of 6 feet of separation between individuals shall be adhered to. The maximum capacity of the Council Chambers is no more than ten (10) people. Anyone wishing to provide public comment must send their written comments to City Hall no later than 4:00 p.m. on Tuesday, November 4, 2020. Written comments may be mailed to the City of West Chicago Community Development Department, 475 Main Street, West Chicago, IL 60185 or by email to John Sterrett, City Planner, at jsterrett@westchicago.org.

A G E N D A

1. Call to Order, Roll Call and Establishment of a Quorum – *Mayor Pineda has determined that in-person meetings are neither prudent nor practical.*
2. Chairman's Comments
3. Approval of the draft minutes of the October 6, 2020 Plan Commission/Zoning Board of Appeals meeting
4. **Public Hearing and Review of Case PC 20-16 – Zoning Text Amendment**

The City of West Chicago is proposing a Zoning Text Amendment to Article VIII – Nonconformities, of Appendix A (the Zoning Code), of the City of West Chicago Municipal Code. The amendment will delete Section 8.9 – Elimination of nonconforming buildings, structures, and uses, of the Zoning Code in its entirety and will add a section to Article VIII that allows discontinued legal nonconforming uses to resume if approved by the Zoning Administrator after certain criteria have been met.

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Ruben Pineda
MAYOR
Nancy M. Smith
CITY CLERK

Michael L. Guttman
CITY ADMINISTRATOR

5. **Public Hearing and Review of Case PC 20-14 – Zoning Text Amendment (*OPEN AND CONTINUE TO DECEMBER 1, 2020*)**

Abundantia Investments, LLC is proposing a Zoning Text Amendment to Section 4.1 of Article IV – Terms defined, and to Section 10.3-4 of Article X – B-2 General Business District – Special Uses, of Appendix A (the Zoning Code), of the City of West Chicago Municipal Code. The amendment will provide a definition for the use of “Private Garage Condominiums” and will add this use to the list of Special Uses in the B-2 General Business District.

6. Other Commission Business

7. Previous Petitions and General Development Update

8. 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	DuPage County Building & Zoning
	R. Flatter	Warrenville Plan Commission
	J. Fincham	Winfield Township Highway Commissioner
	J. Sterrett	News Media