

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 6/06/17

MINUTES

CITY OF WEST CHICAGO PLAN COMMISSION/ZONING BOARD OF APPEALS April 4, 2017, 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, Kasprak, Hale, Laimins, Schafer and ex-officio Henkin present. 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 December 6, 2016 Minutes

After discussion by the Commission a motion was made to approve the December 6, 2016 minutes as presented. The motion unanimously passed by a (7-0) vote.

5. Approval of the February 9, 2017 Minutes

After discussion by the Commission a motion was made to approve the February 9, 2017 minutes as presented. The motion unanimously passed by a (7-0) vote.

6. Public Hearing Case PC 16-11, Special Use

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

Plan Commission/Zoning Board of Appeals

April 4, 2017

Page 1 of 2

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

The public hearing was closed after all testimony was received from the petitioner and all interested persons in the audience.

7. Review of Case PC 16-11, Special Use

After discussion by the Commission a motion was made to approve the special use amendment for Case PC 16-11 as presented. The motion passed by a (7-0) vote.

8. Public Hearing Case PC 17-03, Special Use

The City of West Chicago, 475 Main Street, West Chicago, IL 60185, petitions for a special use to revert the single family residential structure located at 441 Main Street from a commercial use back into a single family residential use in accordance with Section 5.5 and Section 10.2-4(G) of the City of West Chicago Zoning Ordinance. The subject property is located on the north side of Main Street at the intersection of Wilson Avenue.

9. Review of Case PC Case PC 17-03, Special Use

After discussion by the Commission a motion was made to approve the special use for Case PC 17-03 as presented. The motion passed by a (7-0) vote.

10. Review of Case PC Case PC 17-01, Resubdivision

Joseph and Laurel Jensen, 878 Sterling Avenue, West Chicago, Illinois, 60185 petitions the City of West Chicago for a plat of resubdivision for certain property located on the south side of Sterling Avenue west of Coolidge Avenue. The subject property is commonly known as 866 and 878 Sterling Avenue.

After discussion by the Commission a motion was made to approve the resubdivision for Case PC 17-01 as presented. The motion passed by a (7-0) 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 meetings on December 6, 2016 and February 9, 2017.

13. Adjournment

The meeting was adjourned at 7:58 p.m.

Submitted by: Jeff Harris, City Planner

Plan Commission/Zoning Board of Appeals

April 4, 2017

Page 2 of 2