

CITY OF
WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

**Plan Commission/Zoning Board of Appeals
Tuesday, October 6, 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, October 6, 2020 with the following login information:

**Meeting ID: 862 6559 2751
Password: 519654**

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, October 6, 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
2. Chairman’s Comments
3. Approval of the August 4, 2020 Minutes
4. Public Hearing and Review of Case PC 20-11 – Zoning Text Amendment

Chicago Title Land Company, as Trustee under the provisions of a certain Trust Agreement dated April 9, 2019 and known as Trust Number 8002380575 by beneficiary East North Avenue, LLC c/o Apercen Partners, LLC, petitions the City of West Chicago for a Zoning Text Amendment to Section 9.1(D) of Article IX – Residential, and Section 12.9-1 of Article XII – Signs, of Appendix A (the Zoning Code), of the City of West Chicago Municipal Code to add Drive-In Theaters as a Special Use in the ER-1 Estate Residential District and to allow freestanding, illuminated, changeable copy signs and directional signs on property in the ER-1 Estate Residential District that have a Special Use Permit for a Drive-In Theater

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

5. Public Hearing and Review of Case PC 20-12 – Special Use Permit

1100 East North Avenue – Chicago Title Land Company, as Trustee under the provisions of a certain Trust Agreement dated April 9, 2019 and known as Trust Number 8002380575 by beneficiary East North Avenue, LLC c/o Apercen Partners, LLC, petitions the City of West Chicago for a special use permit to operate a Drive-In Theater. The subject property is located on the south side of Illinois Route 64 (North Avenue) and on the east side of Prince Crossing Road in the ER-1 Estate Residential District.

6. Other Commission Business

7. Previous Petitions and General Development Update

8. Adjournment

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| 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 |