

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

**Plan Commission/Zoning Board of Appeals  
Tuesday, December 1, 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](http://www.zoom.us) and click “JOIN A MEETING” at 7:00 p.m. on Tuesday, December 1, 2020 with the following login information:

Meeting ID: 896 5124 7749

Password: 991897

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, December 1, 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](mailto: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 November 4, 2020 Plan Commission/Zoning Board of Appeals meeting
4. **Public Hearing and Review of Case PC 20-14 – Zoning Text Amendment (*Continued Public Hearing from November 4, 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 Vehicle Condominiums” and will add this use to the list of Special Uses in the B-2 General Business District.

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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 20-18 – Special Use Permit Amendment**

Keith Parks d/b/a Frank's Automotive has petitioned the City of West Chicago for an amendment to an existing Special Use Permit originally approved on October 16, 2017, according to Ordinance 2017-O-0039. The amendment to the Special Use Permit, if granted, would permit an existing black-coated chain link fence with slats to remain on the west side of the property in lieu of the previously approved board-on-board wooden privacy fence. The subject property is located at 927 West Washington Street in West Chicago, IL 60185 in the M Manufacturing District.

6. **Public Hearing and Review of Case PC 20-20 – Administrative Appeal**

Scooby's Red Hots, Inc. III, has filed an appeal of an order made by the Zoning Administrator for the removal of a recreational vehicle being stored outside on the property located at 1020 East North Avenue in the ER-1 Estate Residence District.

7. **Public Hearing and Review of Case PC 20-17 – Zoning Text Amendment**

The City of West Chicago is proposing a Zoning Text Amendment to Article IV (Definitions), Article VI (Zoning Districts Generally), and Article IX (Residential) of Appendix A (the Zoning Code), of the City of West Chicago Municipal Code. The amendment will define the use of Short-Term Home Rentals, and related terms, provide regulations and establish a registration process for Short-Term Home Rentals, and permit Short-Term Home Rentals in single-family residential districts.

8. **Public Hearing and Review of Case PC 20-11 – Zoning Text Amendment (*Open and Continue to January 5, 2021*)**

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.

9. **Public Hearing and Review of Case PC 20-12 – Special Use Permit (*Open and Continue to January 5, 2021*)**

**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.

- 10. Other Commission Business
- 11. Previous Petitions and General Development Update
  - a. PC 20-16 – Legal Nonconforming Uses Text Amendment – Approved by City Council November 16, 2020
- 12. 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