

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

**Plan Commission/Zoning Board of Appeals
Tuesday, January 5, 2021
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, January 5, 2021 with the following login information:

Meeting ID: 897 2244 2711

Password: 897303

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, January 5, 2021. 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 December 15, 2020 Plan Commission/Zoning Board of Appeals meeting
4. **Review and Recommendation of Case PC 20-19 – Minor Subdivision**
Fabian and Janice Garcia are requesting approval of a minor subdivision to create two (2) 13,150 square foot lots at 928 Hahn Place and 924 Hahn Place in the R-5 Single-Family Residential District.
5. **Public Hearing, Review, and Recommendation of Case PC 20-21 – Zoning Text Amendment**
The City of West Chicago is proposing a Zoning Text Amendment to Section 13.1-13(A)(14) of Article XIII (Off-Street Parking and Loading – Location of Parking –

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

Residential Districts – Recreational Vehicles) of Appendix A (the Zoning Code), of the City of West Chicago Municipal Code. The amendment will clarify that the parking of a Recreational Vehicle on a residentially zoned lot is permitted only if the principal use of that lot is residential.

6. **Public Hearing, Review, and Recommendation of Case PC 20-17 – Zoning Text Amendment (Continued Public Hearing from December 1, 2020)**

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.

7. Other Commission Business

8. Previous Petitions and General Development Update

9. 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