

CITY OF  
**WEST CHICAGO**

WHERE HISTORY & PROGRESS MEET

**Plan Commission/Zoning Board of Appeals  
Tuesday, March 2, 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](http://www.zoom.us) and click “JOIN A MEETING” at 7:00 p.m. on Tuesday, March 2, 2021 with the following login information:

**Meeting ID: 817 5629 9911**

**Password: 964016**

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, March 2, 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 [jssterrett@westchicago.org](mailto:jssterrett@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 February 16, 2021 Plan Commission/Zoning Board of Appeals meeting
4. **Review and Recommendation of Case PC 21-02 – Final Plat of Subdivision – Trillium Farm Phase 2**  
**28W700 Purnell Road (Northeast side of Purnell Road, Approximately 1,000 feet southeast of Garys Mill Road intersection) –** Pulte Homes is requesting approval of a Final Plat of Subdivision for Phase 2 of a proposed 84-unit single-family residential development in unincorporated DuPage County.

475 Main Street  
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60185

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Ruben Pineda  
MAYOR  
Nancy M. Smith  
CITY CLERK

Michael L. Guttman  
CITY ADMINISTRATOR

5. **Public Hearing, Review, and Recommendation of Case PC 20-01 – Special Use Permit – Tony Whittenhall**

**1092 Carolina Drive, Unit 3** - Tony Whittenhall has petitioned the City of West Chicago for a Special Use Permit for a Motor Vehicle Care Center in accordance with Section 11.2-4(GG) of the West Chicago Zoning Code. The Special Use Permit, if granted, would permit exterior and interior detailing services of motor vehicles.

6. **Public Hearing, Review, and Recommendation of Case PC 20-17 – Zoning Text Amendment (Continued from February 2, 2021)**

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 residential districts.

7. Other Commission Business

- a. Compliance with Illinois State Statute to annually publish the official zoning map

8. Previous Petitions and General Development Update

9. 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                             |