

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

## Plan Commission/Zoning Board of Appeals Tuesday, May 3, 2022 7:00 p.m.

West Chicago City Hall  
Council Chambers  
475 Main Street  
West Chicago, IL 60185

### A G E N D A

1. **Call to Order, Roll Call and Determination of a Quorum**
2. **Chairman's Comments**
3. **Public Comment**
4. **Approval of Draft Meeting Minutes – April 5, 2022**
5. **Public Hearing of Case PC 22-01 – Zoning Map Amendment (*Continued from April 5, 2022*)**

1300 Roosevelt Investors, LLC, is requesting approval of a Zoning Map Amendment for a portion of the property located at 31W255 Roosevelt Road to rezone approximately 51 acres from ORI (Office Research and Industrial) to M (Manufacturing).
6. **Review and Recommendation of Case PC 22-01 – Zoning Map Amendment**
7. **Public Hearing of Case PC 22-08 – Zoning Text Amendment**

Proposed amendment to Sections 10.2-1, 10.3-1, and 10.4-1 of Article X (Business Districts) of Appendix A (the Zoning Code) of the City of West Chicago Code of Ordinances to allow outside seating on a sidewalk within the public right-of-way as an ancillary use.
6. **Review and Recommendation of Case PC 22-08 – Zoning Text Amendment**
7. **Other Business**
  - a. Plan Commission/Zoning Board of Appeals Bylaws – To be discussed in June
8. **Next Meeting – Tuesday, June 7, 2022 at 7:00 p.m.**
9. **Adjournment**

cc: Plan Commission Members  
Mayor  
City Council  
M. Guttman  
T. Dabareiner  
M. Patel  
J. Sterrett

475 Main Street  
West Chicago, Illinois  
60185

School Districts #25, #33, #94, #303  
West Chicago Fire Protection District  
West Chicago Park District  
West Chicago Public Library District  
DuPage County Building & Zoning  
Warrenville Plan Commission

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Ruben Pineda  
MAYOR  
Nancy M. Smith  
CITY CLERK

Michael L. Guttman  
CITY ADMINISTRATOR