

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

## CITY OF WEST CHICAGO PLAN COMMISSION/ZONING BOARD OF APPEALS July 3, 2007

### MINUTES

Approved with no changes at July 17, 2007 meeting.

1. **Call to Order, Roll Call and Establishment of a Quorum** - Commissioner Banas called the meeting to order at 7:00 p.m. Roll call found Commissioners John Warbiany, Jeffrey Posadzy, Stephen Jarolin, Janet Hale and John Banas present. Commissioners Bob Lemon and Vickie Barber were absent.

Also in attendance were City Attorney Mary Dickson, Community Development Director Joanne Kalchbrenner, City Planner Jeff Harris and Planning Assistant David DeGroot.

2. **Pledge of Allegiance** – Everyone in attendance participated in the pledge.

3. **Chairman's Comments** – None.

4. **Minutes** – Commissioner Warbiany made a motion, seconded by Commissioner Posadzy to approve the April 17, 2007 Minutes with no changes. The Commissioner unanimously agreed. Motion carried.

Commissioner Jarolin made a motion, seconded by Commissioner Warbiany to approve the June 5, 2007 Minutes with no changes. The Commissioner unanimously agreed. Motion carried.

Commissioner Warbiany made a motion, seconded by Commissioner Jarolin to approve the June 19, 2007 Minutes with no changes. Voting Yea: Commissioners Warbiany, Jarolin, and Banas. Commissioners Hale and Posadzy abstained. Motion carried.

5. **Public Hearing Case PC 07-10 – St. Andrews Golf & County Club, 3N441 Route 59, Rezoning**

Commissioner Banas announced that Public Hearing Case PC 07-10 would be rescheduled to the August 7, 2007 Plan Commission meeting at 7:00 p.m. He stated that the location of the meeting has not been determined but that the Plan Commission would like to find a larger venue to accommodate the large audience in attendance. He added that the required public notice will again be mailed out to surrounding property owners, published in the Daily Herald, and posted on the subject property. He provided a phone number (630-293-2200 ext. 131) for members of the audience to call if they cannot receive the public notice.

6. **Review of Case PC 07-10 – St. Andrews Golf & County Club, 3N441 Route 59, Rezoning**

The review of Case PC 07-10 was rescheduled along with the Public Hearing for Case PC 07-10.

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**7. Review of Case PC 07-12 – Final PUD Amendment for Lot 6 and Final PUD for Lot 7 in Jigged Ventures Subdivision, 490 Topsoil Drive**

Mr. Harris provided any overview of Case PC 07-12. He stated that the applicant, Jim Beavers of Jigged Ventures, is requesting approval of an amendment to the previously approved final PUD plan of Lot 6 and a final PUD plan for Lot 7 in Jigged Ventures Subdivision for a contractor's facility and outside storage yard.

He stated that the Jigged Ventures Subdivision preliminary PUD, approved on August 16, 2004, set forth the lots, dedicated rights-of-way and stormwater management area for the overall development. Mr. Harris explained that the applicant also received final PUD approval for Lot 6 on October 17, 2005, which permitted the construction of a 10,000 square foot office/warehouse building with an outside storage yard. He stated that although the entire subdivision was granted preliminary PUD plan and plat approval, the developer of each lot must also apply for approval of a final PUD plan (and of a plat, if lot lines change), as the applicant is requesting for Lot 7. He added that the approved preliminary PUD listed outside storage as a permitted use and allowed outside storage yards to be shared between two or more users of Lots 4,5,6 & 7, provided that the sharing users are commonly owned. He concluded by saying that the applicant intends on expanding the approved storage yard on Lot 6 to include all of Lot 7 and that the proposed expansion complies with the City's screening and landscaping requirements.

Commissioner Warbiany asked if the outside storage yard would be exclusively used by Lot 6 and not available to rent by the general public.

Mr. Harris stated that the use of the storage yard is required to be specific to the site's tenant and that it was a condition of the preliminary PUD approval.

Commissioner Warbiany made a motion, seconded by Commissioner Jarolin, to approve Case PC 07-12. The Commissioners unanimously agreed. Motion carried.

**8. Adjournment** – Commissioner Posadzy made a motion, seconded by Commissioner Hale, to adjourn. The Commissioners unanimously agreed. The meeting adjourned at 7:26 p.m.

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