

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

AGENDA

PLAN COMMISSION/ZONING BOARD OF APPEALS

Tuesday, September 16, 2008

**7:00 p.m. – Wheaton Academy Fine Arts Center
900 Prince Crossing Road**

1. Call to Order, Roll Call and Establishment of a Quorum
2. Pledge of Allegiance
3. Chairman's Comments
4. Approval of the August 19, 2008 Minutes
5. Public Hearing Case PC 08-04 – St. Andrews Golf and Country Club, Inc., Hinckley Fore, LLC, and Gerard J. Hinckley and Marianne Hinckley Trust dated October 17, 2005, 3N441 Route 59, West Chicago, IL 60185, Zoning Map Amendment, Text Amendment, Special Use Amendment and Comprehensive Plan Amendment.

St. Andrews Golf and Country Club, Inc., Hinckley Fore, LLC, and Gerard J. Hinckley and Marianne Hinckley Trust dated October 17, 2005, 3N441 Route 59, West Chicago, IL 60185, petitions the City of West Chicago for (1) a Zoning Map Amendment from (i) ER-1, Estate Residential District of the City of West Chicago Zoning Ordinance, to the R-3, Single Family Residential District; (ii) ER-1, Estate Residential District to B-3 Regional Shopping District; (iii) R-2, Single Family Residential District to B-3 Regional Shopping District; (iv) R-2, Single Family Residential District to R-3, Single Family Residential District; (2) a Text Amendment to the B-3 Zoning District adding a golf course as a special use, including, but not limited to accessory uses such as driving ranges, bars, restaurants, meeting and banquet rooms, houses for employees and maintenance structures; (3) an amendment to Special Use Numbers 2480 and 2932 to incorporate the existing special use for a golf course and accessory uses; and (4) an amendment to the Comprehensive Plan to (i) designate a portion of the subject realty as Residential, and (ii) to designate as a portion of the subject realty as Commercial. The property is located on the east side of Route 59 and approximately 950 feet north of North Avenue on its Southern Boundary. The above zoning requests are done as part of the 1991, 1995, and 2007 annexation agreements for the property located to the east of the Subject Property which required the owners of St. Andrews Golf & Country Club to

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Nancy M. Smith
CITY CLERK

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CITY TREASURER
Michael L. Guttman
CITY ADMINISTRATOR

petition to annex to the City of West Chicago the remainder of the unincorporated St. Andrews Golf & Country Club property.

6. Review of Case PC 08-04 – St. Andrews Golf and Country Club, Inc., Hinckley Fore, LLC, and Gerard J. Hinckley and Marianne Hinckley Trust dated October 17, 2005, 3N441 Route 59, West Chicago, IL 60185, Zoning Map Amendment, Special Use, Text Amendment and Comprehensive Plan Amendment.
7. Other Commission Business
8. Previous petitions and general development update.
9. Adjournment

John Banas, Chairman

cc:	Plan Commission Members	School Districts #25, #33, #94, #303
	Mayor Kwasman	West Chicago Fire Protection District
	City Council	West Chicago Park District
	M. Guttman	West Chicago Public Library District
	J. Kalchbrenner	S. Chinnaswamy - DuPage County
	R. Flatter	Warrenville Plan Commission
	J. Fincham	Winfield Township Highway Comm.
	J. Harris	News Media
	D. DeGroot	