

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

## AGENDA

### PLAN COMMISSION/ZONING BOARD OF APPEALS

**Tuesday, October 2, 2007**  
**7:00 p.m. - Council Chambers**

1. Call to Order, Roll Call and Establishment of a Quorum
2. Pledge of Allegiance
3. Chairman's Comments
4. Approval of the September 5, 2007 Minutes
5. Public Hearing Case PC 05-18 - Ron D'Aversa, 200 E. Roosevelt Road, Preliminary and Final Planned Unit Development (PUD)

Ron D'Aversa, President of Central Development Corporation, 40W115 Campton Crossings Dr. Suite A, St. Charles, Illinois, 60175, petitions the City of West Chicago for a combined preliminary and final Planned Unit Development (PUD) with deviations in accordance with Sections 5.5 and 15 of the West Chicago Zoning Ordinance upon annexation of the property into the City and upon rezoning of the subject property from the ER-1, Estate Residential zoning district to the B-2, General Business zoning district for the proposed Lot 1 and the ORI, Office Research and Light Industrial zoning district for the proposed Lot 2. The PUD, if granted, would permit the applicant to construct a multi-tenant retail building in accordance with Section 10.3 of the West Chicago Zoning Ordinance on the proposed Lot 1 and three (3) multi-tenant office buildings in accordance with Section 11.3 of the West Chicago Zoning Ordinance on the proposed Lot 2.

6. Review of Case PC 05-18 - Ron D'Aversa, 200 E. Roosevelt Road, Preliminary and Final Planned Unit Development (PUD)
7. Public Hearing Case PC 07-15 – Jack Kammes, 600 E. Blair Street, Professional Office Special Use

Jack Kammes, 370 Fremont Street, West Chicago, Illinois, 60185, petitions the City of West Chicago for a Special Use Permit according to Section 5.5, Section 9.6-4(J) of the West Chicago Zoning Ordinance. The Special Use Permit, if granted, would allow municipal uses and professional offices on the subject property.

475 Main Street  
West Chicago, Illinois  
60185

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Michael B. Kwasman  
MAYOR  
Nancy M. Smith  
CITY CLERK

Donald F. Earley  
CITY TREASURER  
Michael L. Guttman  
CITY ADMINISTRATOR

8. Review of Case PC 07-15 - Jack Kammes, 600 E. Blair Street, Professional Office Special Use
9. Public Hearing Case PC 07-21 – Scott Skifano, 1470 Prairie Crossing Road, Fence Height Variance

Scott Skifano, 1470 Prairie Crossing Drive, West Chicago, Illinois, petitions the City of West Chicago for a fence height variance. The variance is needed from Section 7.1(C)(1)(c) of the West Chicago Zoning Ordinance in order to allow a fence height in the rear yard of greater than six (6) feet. The variance, if granted, would permit the applicant to replace a portion of the existing (6) foot tall fence with an eight (8) foot tall fence.

10. Review of Case PC 07-21 – Scott Skifano, 1470 Prairie Crossing Road, Fence Height Variance
11. Public Hearing Case PC 07-20 – City of West Chicago, 475 Main Street, Text Amendments

The City of West Chicago, 475 Main Street, West Chicago, Illinois 60185 is proposing various text amendments to the City of West Chicago Zoning Ordinance.

12. Review of Case PC 07-20 – City of West Chicago, 475 Main Street, Text Amendments
13. Other Commission Business

Previous petitions and general development update.

14. Adjournment

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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	D. Sims