CITY OF
WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

AGENDA

PLAN COMMISSION/ZONING BOARD OF APPEALS

Tuesday, December 4, 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 November 20, 2007 Minutes

5. Continuation of 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. Public Hearing Case PC 07-13 – Jim Beavers of Jigged Ventures L.L.C., Rezoning, Amendment to the Preliminary Planned Unit Development (PUD) and Final PUD

   Jim Beavers of Jigged Ventures L.L.C., 540 Topsoil Drive, West Chicago, IL, 60185, petitions the City of West Chicago for a change in zoning from the B-2, General Business District to the ORI, Office Research and Light Industrial District in accordance with Section 5.6 of the West Chicago Zoning Ordinance. Mr. Beavers also petitions the City of West Chicago for an amendment to the Jigged Ventures preliminary Planned Unit

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CITY TREASURER

Michael L. Guttman
CITY ADMINISTRATOR

Development (PUD) with deviations in accordance with Sections 5.5 and 15 of the West Chicago Zoning Ordinance. The PUD amendment, if granted, would permit the applicant to construct additional multi-tenant office/warehouse facilities in accordance with Section 11.3 of the West Chicago Zoning Ordinance.

7. Review of Case PC 07-13 – Jim Beavers of Jigged Ventures L.L.C., Rezoning, Amendment to the Preliminary Planned Unit Development (PUD) and Final PUD

8. 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.

9. Review of Case PC 07-20 – City of West Chicago, 475 Main Street, Text Amendments

10. Other Commission Business

    Previous petitions and general development update.

11. Adjournment

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John Banas, Chairman

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