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**CITY OF WEST CHICAGO  
PLAN COMMISSION/ZONING BOARD OF APPEALS  
January 16, 2007**

**MINUTES**

**Approved with no changes at February 6, 2006 Meeting**

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

Also in attendance was City Planner Jeff Harris.

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

**3. Chairman's Comments** – Chairman Warbiany welcomed new Plan Commission member Jeffrey Posadzy.

**4. Approval of January 3, 2007 Minutes**

Commissioner Barber made a motion, seconded by Commissioner Jarolin, to approve the January 3, 2007 Minutes with no changes. Voting Yea: Commissioners Barber, Jarolin, and Warbiany. Abstaining: Commissioners Banas and Posadzy. Motion carried.

**5. Continuation of Public Hearing Case PC 06-47 - City of West Chicago, Text Amendments**

Mr. Harris stated that City staff is requesting to table the public hearing until the regularly scheduled February 6, 2007 Plan Commission/Zoning Board of Appeals meeting.

Commissioner Jarolin made a motion, seconded by Commissioner Banas, to table the public hearing for Case PC 06-47, City of West Chicago, Text Amendments, to the regularly scheduled February 6, 2007, meeting. The members unanimously agreed. Motion carried.

**6. Review of Case PC 06-48 - Guzaldo's Gourmet Coffee, Amendment to the Final PUD for 2013 Franciscan Way**

Mr. Harris provided an overview of the request. Mr. Harris explained the proposed landscaping improvements, improvements to the existing building's exterior façade, and proposed signage. Mr. Harris noted that the petitioner was requesting a deviation for directional signage that staff is in support of.

Chairman Warbiany asked the petitioner is he operations and other coffee shops.

Wayne Guzaldo responded that he also owns a shop in unincorporated St. Charles.

Commissioner Jarolin asked which wall signs are new and which signs, if any, are existing.

Mr. Harris responded that all of the proposed wall signs are new. The two "Coffee & Gelato" signs will replace the former "Lavazza" signs, the two "Drive Thru" are completely new, and the plexi-glass panels will replace the former Lavazza plexi-galls panels.

**MICHAEL B.  
KWASMAN**  
ACTING MAYOR

**NANCY M.  
SMITH**  
CITY CLERK

**DONALD F.  
EARLEY**  
CITY TREASURER

**MICHAEL L.  
GUTTMAN**  
CITY  
ADMINISTRATOR

Commissioner Banas made a motion, seconded by Commissioner Posadzy, to approve PC 06-48, Guzaldo's Gourmet Coffee, amendment to the final PUD for 2013 Franciscan Way, with staff's recommendations. Voting Yea: Commissioners Banas, Barber, Jarolin, Posadzy, and Warbiany. Voting Nay: 0. Motion carried

**7. Other Commission Business** - Mr. Harris stated that the final PUD amendment for Shoppes of West Chicago Phase II (191 W. North Ave.) was approved by the City Council on January 15, 2007.

Mr. Harris also stated that the Transitional Living Facility text amendment was forwarded back to the February 12, 2007 Development Committee meeting by the City Council on January 15, 2007 in order to further evaluate the proposed text.

Mr. Harris also stated that the Starbucks at the southwest corner of North Ave. and N. Nelnor Blvd. is expected to open in February.

**8. Adjournment** - Commissioner Jarolin made a motion, seconded by Commissioner Banas, to adjourn. The commissioners unanimously agreed. The meeting adjourned at 7:48 p.m.

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