

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

## CITY OF WEST CHICAGO PLAN COMMISSION/ZONING BOARD OF APPEALS February 6, 2007

### MINUTES

#### **Minutes approved with no changes at the March 6, 2007 Meeting**

**1. Call to Order, Roll Call and Establishment of a Quorum –**  
Commissioner Jarolin called the meeting to order at 7:12 p.m. Roll call found Commissioners John Banas, Stephen Jarolin, Bob Lemon, and Jeff Posadzy were present. Commissioners Vickie Barber, Janet Hale and John Warbiany 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** – None.

**4. Approval of January 16, 2007 Minutes** - Commissioner Banas made a motion, seconded by Commissioner Posadzy, to approve the January 16, 2007 Minutes with no changes. Voting Yea: Commissioners Banas, Jarolin, and Posadzy. Abstaining: Commissioner Lemon. 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 20, 2007 Plan Commission/Zoning Board of Appeals meeting.

Commissioner Banas made a motion, seconded by Commissioner Posadzy, to table the public hearing for Case PC 06-47, City of West Chicago, Text Amendments, to the regularly scheduled February 20, 2007, meeting. The members unanimously agreed. Motion carried.

**6. Review of Case PC 06-28 - Zain Plaza 1951-1969 Franciscan Way, Final PUD for Lot 8 Franciscan Way**

Mr. Harris provided an overview on the request. Mr. Harris stated that the development consisted of a multi-tenant retail building approximately 15,600 square feet in area. Mr. Harris indicated that additional parking was being provided in order to accommodate food service tenants, which require a higher amount of parking. Mr. Harris also indicated that the building exterior is of a typical strip mall design and that all aspects of the project were in compliance with applicable City codes. Lastly, Mr. Harris indicated that no deviations are being requested in conjunction with the approval of this development.

The applicant's architect then proceeded to present samples of the exterior building façade materials to the Commission members.

Commissioner Lemon inquired what the outstanding engineering issues were for the project as identified in the staff report.

Mr. Harris indicated that some minor grading and utility issues still needed to be resolved, however staff was confident that any necessary revisions would not affect the overall layout of the site as presented. Mr. Harris also noted that the development would not be considered by the City Council until such time that all of the development's outstanding issues were approved by City staff.

Mr. Lemon requested that City staff inform the Development Committee that the development still had outstanding issues to resolve.

Commissioner Banas made a motion, seconded by Commissioner Posadzy, to approve Case PC 06-28, Zain Plaza, Final PUD for Lot 8 Franciscan Way, with staff's recommendations. Voting Yea: Commissioners Banas, Jarolin, Lemon, and Posadzy. Voting Nay: 0. Motion carried

**7. Other Commission Business** - Mr. Harris stated that the Commission members received a copy of the 2007 Zoning Map in their latest packets.

Mr. Harris also provided an update on the status of Case PC 06-49, the Transitional Living Facility Text Amendment that the Commission considered at the January 3<sup>rd</sup> meeting.

Mr. Harris also indicated that the City has hired David DeGroot as a Planning Assistant. Mr. Harris indicated that Mr. DeGroot is currently working on some petitions that should be presented to the Commission in the near future.

**8. Adjournment** - Commissioner Lemon made a motion, seconded by Commissioner Jarolin, to adjourn. The commissioners unanimously agreed. The meeting adjourned at 7:53 p.m.

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