



VILLAGE OF
SOUTH CHICAGO HEIGHTS
PLANNING AND ZONING COMMISSION
MEETING AGENDA



WEDNESDAY, NOVEMBER 17, 2021 at 7:00 p.m.

- A. CALL TO ORDER
- B. ROLL CALL
- C. PUBLIC HEARINGS:
 - 1. AN AMENDMENT TO THE VILLAGE OF SOUTH CHICAGO HEIGHTS ZONING MAP TO REZONE A PORTION OF PROPERTY LOCATED AT 3241 EAST END AVENUE (P.I.N. 32-33-101-024) FROM B-1 (BUSINESS DISTRICT) TO I (INDUSTRIAL DISTRICT).
 - 2. REQUEST FOR A SPECIAL USE PERMIT SUBMITTED BY AMG 3241 LLC TO OPERATE A GENERAL AUTOMOTIVE AND TRUCK REPAIR FACILITY, PLUS VEHICLE STORAGE, AT 3241 EAST END AVENUE, SOUTH CHICAGO HEIGHTS, IL
- D. DISPOSITION OF PREVIOUS MEETING MINUTES
- E. PUBLIC COMMENT
- F. ADJOURNMENT

Contact Village Hall at (708) 755-1880 for additional information. Written comments can be submitted in advance of the public hearing at the Office of the South Chicago Heights Village Clerk, 3317 Chicago Road, South Chicago Heights, Illinois 60411 during normal business hours. Individuals requiring reasonable accommodation to participate in a public meeting should visit the Village Clerk's office or call (708) 755-1880 at least 48 hours in advance of the scheduled meeting.

(a) Code and Plan Purposes. The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of The Village of South Chicago Heights Comprehensive Land Use Plan.

(b) No Undue Adverse Impact. The proposed use, drainage and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.

(c) No Interference With Surrounding Development. The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

(d) Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

(e) No Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

(f) No Destruction of Significant Features. The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic feature of significant importance.

(g) Compliance With Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

3317 Chicago Road
South Chicago Heights, Illinois 60411