

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

CITY OF WEST CHICAGO PLAN COMMISSION/ZONING BOARD OF APPEALS February 4, 2014

MINUTES

Approved at the March 4, 2014 meeting.

1. Call to Order, Roll Call and Establishment of a Quorum.

Commissioner Van-der-Mey called the meeting to order at 7:06 p.m. Roll call found Commissioners Hannemann, Mireault, Birch, Hale, Van-der-Mey and Laimins were present. Commissioner Dettmann was absent.

Also in attendance was City Planner Jeff Harris.

2. Pledge of Allegiance.

Everyone in attendance participated in the Pledge of Allegiance.

3. Chairman's Comments.

None.

4. Minutes.

Commissioner Mireault made a motion, seconded by Commissioner Birch, to approve the minutes of November 5, 2013 as presented. Voting Aye: Commissioners Mireault, Van-der-Mey, Laimins and Birch. Voting Nay: None. Commissioners Hannemann and Hale abstained. The motion carried.

5. Public Hearing Case PC 14-01, Special Use Amendment.

Mr. Harris provided an overview. Sonni Nguyen, owner of the Shell Gas Station, is requesting the approval of a special use amendment to convert two (2) existing self-serve car wash bays into auto repair bays. The subject property is approximately 1.3 acres in area and is located at the southeast corner of Neltnor Boulevard and Dayton Drive. The property is currently zoned B-2, General Business district.

The City Council approved a special use for an automobile service station and car wash for the subject property in August of 1988. At that time the subject property was developed as a Phillips 66 gas station. The owner purchased the property in 2004. The station was rebranded as Shell in March of 2011.

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MAYOR
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CITY CLERK

Michael L. Guttman
CITY ADMINISTRATOR

The applicant is applying for a specific type of auto repair defined as an automobile car care center in the City's Zoning Code. This type of auto repair allows for light maintenance and servicing of vehicles, including, but not limited to, battery replacement, tune-ups, oil changes, brakes, tire replacement and balancing, detailing, audio and stereo installation, muffler replacement and lubrication. The types of repair work that are expressly prohibited by this particular use are major engine repair or replacement, transmission repair or replacement, differential and drive train repair or replacement, body work and painting.

The subject property has an existing 1,400 square foot convenience store building in the northwest portion of the subject property. The convenience store building has two (2) sets of gas pumps on its north and south sides, all of which is collectively under a single overhead canopy. The northeast portion of the subject property has a 1,100 square foot single bay automatic car wash building. The south half of the subject property has a 2,200 square foot quadruple bay self-service car wash building with a large pavement area for vehicle maneuvering and access to other ancillary site improvements (i.e. the trash enclosure and several self-service vacuum units. The site has three (3) access points; two (2) off of Route 59 and one (1) off of Dayton Avenue.

The applicant would like to convert the two (2) southernmost bays of the self-service car wash building into auto repair bays. The self-service car wash building is currently underutilized and the applicant would like to expand the existing business by offering some of the more "basic" types of auto repair. The applicant is proposing to add frosted glass panel overhead doors to the east and west facades of each of the two (2) bays to be converted. Glass entry doors will also be added to the east and west facades of the middle portion of the building that currently contains the storage area for the building. The storage area will then be converted into an office and service area to support the auto repair portion of the business. No exterior modifications to the self-service car wash/auto repair building are proposed other than the addition of the previously mentioned doors. The subject property has an existing privacy fence that extends from the southeast corner of the automatic car wash building, parallel to the east lot line, to the southeast corner of the self-service car wash/auto repair building. The fence also extends approximately fifty (50) feet westward from the southwest corner of said building along the south lot line. Staff is also recommending a condition of approval requiring the applicant to install landscaping along the south lot line between the westernmost termination point of the fence parallel to the south lot line to the southwest corner of the subject property.

The auto repair portion of the business will be operated by the applicant, who is also the owner and operator of the gas station. The gas station and car wash facilities are currently a twenty-four (24) hour operation seven (7) days a week. The applicant does however close the car wash facilities when temperatures drop below zero (0) degrees for safety reasons. The auto repair portion of the business will have limited hours of operation from 7:00 a.m. to 7:00 p.m. seven (7) days a week. Staff is recommending a condition of approval limiting the hours of operation for the auto repair matching that of the aforementioned business hours.

Staff is recommending several conditions of approval that limit the auto repair operations to only the southernmost two (2) bays of the self-service car wash/auto repair building and limit where and when any vehicles being serviced can be parked outside of the building. Staff is also recommending a condition that limits any type of storage of parts or equipment outside.

Staff recommends approval of the requested special use amendment for automobile repair (an automobile car care center) at 1307 S. Neltner Boulevard, subject to the following conditions of approval:

1. Only the two (2) southernmost bays in the existing 2,200 square foot self-service car wash building may be converted into auto repair bays.
2. The proposed exterior modifications (i.e. the overhead doors and storefront entry door) to the self-service car wash/auto repair building shall be installed, inspected and approved by City staff prior to any authorized auto repair commencing within the building. This condition is in addition to any improvements, inspections or approvals required in order to obtain a certificate of occupancy.
3. No type of auto repair shall be performed outside of the two (2) designated bays within the self-service car wash/auto repair building or within the two (2) designated self-service car wash bays.
4. The auto repair operations shall only be operated as an accessory use to the gas station operations and shall not be independently owned or operated by a separate party other than the owner of the subject property.
5. The business hours of the auto repair operations shall be limited to 7:00 a.m. to 7:00 p.m. seven (7) days a week.
6. No vehicles waiting to be serviced shall be parked or stored outside of the building during non-business hours of the auto repair operations.
7. Vehicles waiting to be serviced shall only be permitted to be parked or stored outside on the pavement area immediately east of the self-service car wash/auto repair building while the auto repair operations are open for business. Said vehicles shall not be permitted to be parked or stored within the two (2) designated self-service car wash bays.
8. Auto parts, accessories or repair equipment shall not be permitted to be stored or placed outside of the self-service car wash/auto repair building, except within an approved enclosure that is fully screened on all sides. Said parts, accessories or equipment stored or placed within the enclosure shall not exceed the height of the enclosure.
9. A ten (10) foot wide turf area between the southwest corner of the subject property and the westernmost termination point of the existing privacy fence parallel to the south lot line shall be landscaped with an array of plant materials in accordance with Article XIV of the City's Zoning Code. A landscape plan shall be prepared by the applicant and the plan shall be approved by City staff prior to installation. The landscaping shall be installed by July 1, 2014.

Commissioner Mireault asked who would be performing the permitted repair work.

Mr. Nguyen stated that it will be staffed and run by family.

Commissioner Hannemann asked if there were any concerns relating to drainage of automotive fluids.

Mr. Harris responded that the building has an existing triple catch basin designed to collect those types of noxious fluids before they enter the storm sewer system.

Commissioner Hannemann asked if the locations of the existing vacuum units were a concern as it relates to the proposed auto repair operations.

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Mr. Harris indicated that all repair work must be conducted within the building, which means that the vacuum units on the west side of the building should always be accessible to customers. The vacuum units on the east side of the building should be accessible so long as there are not vehicles parked next to them. Therefore staff does not foresee and issue with the proposed layout of the site and any impacts from the auto repair operations.

Commissioner Mireault asked if there will be any signage for the auto repair aspect of the business.

Mr. Harris stated that the applicant could install wall signage in compliance with the City's current sign regulations or modify the existing monument signs.

Ron Ambrose, the applicant's consultant, indicated that there is currently no desire to modify the existing monument signs and the use of wall signage has not been determined yet.

Commissioner Laimins asked if it was normal for the City to impose limitations on the hours of operations for such a use.

Mr. Harris stated that given that the gas station operates twenty-four hours a day, seven days a week and that there is existing residential immediately to the west, staff felt it was appropriate to impose operational limitations in order to lessen any impacts on the surround neighborhood.

No one else in the audience spoke for or against the petition.

Commissioner Mireault made a motion, seconded by Commissioner Laimins, to approve the special use amendment for Case PC 14-01 as presented by staff. Voting Aye: Commissioners Birch, Mireault, Hale, Van-der-Mey, Hannemann and Laimins. Voting Nay: None. The motion carried.

Commissioner Laimins made a motion, seconded by Commissioner Mireault, to close the public hearing for Case PC 14-01. Voting Aye: Commissioners Birch, Mireault, Hale, Van-der-Mey, Hannemann and Laimins. Voting Nay: None. The motion carried.

6. Review of Case PC 14-01, Special Use Amendment.

The review was conducted under the public hearing.

7. Review of Case PC 14-02, Plat of Consolidation.

Mr. Harris provided an overview. Glenmar Buildings LLC is requesting approval of a plat of consolidation for two (2) adjacent lots that are under their unified ownership. The lots are located on the west side of Wegner Drive and north of Helena Drive.

The total area of the subject property to be consolidated is 116,521 square feet (2.7 acres). Each lot is 58,260 square feet in area. Lot 40 (the northern lot) has an existing 15,240 square foot industrial building centrally located on the lot. Lot 39 (the southern lot) has an existing 18,840 square foot industrial building centrally located on the lot. The applicant desires to construct an addition connecting the two buildings and combining the two buildings into one large building. City Code requires a plat of consolidation to be approved if the building encroaches into a required building setback or if the building crosses over an existing lot line.

The property is zoned M, Manufacturing District. The proposed industrial building use on the subject property complies with the zoning regulations set forth for businesses located in the Manufacturing District. However, Section 6.10 of the City's Zoning Code requires developments involving multiple parcels to consolidate the parcels into one unified lot. Glenmar Buildings LLC is requesting the plat of consolidation to bring the property into compliance with City Code. The City's Comprehensive Plan designates the subject property as Industrial.

City staff recommends approval of the requested Wegner Drive Resubdivision plat.

No one in the audience spoke for or against the petition.

Commissioner Birch made a motion, seconded by Commissioner Hannemann, to approve the Wegener Drive Plat of Consolidation as presented by staff. Voting Aye: Commissioners Birch, Mireault, Hale, Van-der-Mey, Hannemann and Laimins. Voting Nay: None. The motion carried.

8. Review of Case 14-03, Text Amendment.

Mr. Harris provided an overview. The City of West Chicago is proposing a text amendment to Article 9 of the City's Subdivision Regulations to add provisions regarding the maintenance of municipal access easements for City utility and emergency service proposes.

The Subdivision Regulations do not presently provide for the maintenance of platted municipal access easements to residential subdivisions in the event of the failure by a developer, homeowners' association, or other person charged with their maintenance to maintain them. Failure to plow, salt, patch or otherwise properly maintain a municipal access easement may slow or prevent access to a subdivision by municipal service and emergency vehicles, thereby endangering the health and safety of subdivision residents. The proposed amendment expressly provides for the maintenance of municipal access easements for purposes of providing municipal utility and emergency services in the event the easements are not properly maintained for those purposes.

Because this is an amendment to the Subdivision Regulations, there are no specific standards set forth that must be met. The City's Infrastructure Committee has determined that it is in the best interests of the City and its residents that the Subdivision Regulations be amended, to expressly provide for maintenance of municipal access easements emergency and service purposes.

City staff recommends approval of the proposed municipal service and emergency access easement provisions text amendment to the City's Subdivision Regulations as presented to the Commission.

Michael Guttman, City Administrator, provided a brief background that created the need for the proposed amendment to the Subdivision Regulations.

No one else in the audience spoke for or against the petition.

Commissioner Mireault made a motion, seconded by Commissioner Hannemann, to approve the Subdivision Regulations text amendment for Case PC 14-03 as presented by staff. Voting Aye: Commissioners Birch, Mireault, Hale, Van-der-Mey, Hannemann and Laimins. Voting Nay: None. The motion carried.

9. Other Commission Business.

None.

10. Previous Petitions and General Development Update.

Mr. Harris informed the Commission that the City Council approved the Reynolds minor subdivision that was approved by the Commission at the November 5, 2013 Plan Commission meeting.

Mr. Harris also informed the Commission of the City's submittal of an EPA grant that, if approved, would aid in the City's efforts to remediate contaminants located within the West Washington Street Redevelopment Project Area.

11. Adjournment.

Commissioner Mireault made a motion, seconded by Commissioner Hannemann, to adjourn the February 4, 2014 Plan Commission/Zoning Board of Appeals meeting at 8:12 p.m. The Commissioners unanimously agreed. The motion carried.

Respectfully submitted,

Jeff Harris, City Planner

PlanComm/ZBA.MIN020414/jh