

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

## CITY OF WEST CHICAGO PLAN COMMISSION/ZONING BOARD OF APPEALS May 1, 2012

### MINUTES

Approved at the July 3, 2012 meeting.

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

Vice Chairman Van-der-Mey called the meeting to order at 6:03 p.m. Roll call found Commissioners Lannes, Van-der-Mey, Mireault, Laimins, Warbiany and Posadzy were present. Commissioner Boyer 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 Warbiany made a motion, seconded by Commissioner Mireault, to approve the minutes of April 3, 2012 as presented. Voting Aye: Commissioners Van-der-Mey, Mireault, Laimins, Warbiany, Posadzy and Lannes. Voting Nay: None. Motion carried.

#### **5. Public Hearing Case PC 12-08, Special Use.**

Mr. Harris provided an overview. Mapei Corporation is requesting the approval of a special use for outside storage. The outside storage will be temporary in nature. The applicant makes flooring adhesives at this facility and has recently acquired a significant increase in business that necessitates a short term solution for an efficient and cost effective way to build-up raw material inventory to make the products and the staging of finished product to be shipped to their customers. The applicant desires to store palletized products in their existing paved semi-truck parking area south of the building. The applicant has requested 60 days for this temporary outside storage, however City staff is recommending that, if approved, the timeframe be extended to 120 days to allow for the required site improvements to be completed and allow for any unforeseen delays that may arise. The storage area is naturally screened to the north by the existing building, to the south by an existing 10 foot high berm and to the west by rail lines and an undeveloped wooded area on the adjacent property. The storage area is accessed via an existing drive aisle to the east, which will be

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enclosed/secured by a gate. The applicant has also agreed to install evergreen trees south of the drive aisle to provide a natural landscape screen of the temporary outside storage area from Industrial Drive. Staff feels that these existing and proposed screening amenities comply with the intent of the City's outside storage requirement of having the outside storage area fully enclosed and screened on all sides so that no stored materials, other than vehicles, are visible from the property boundary. Staff recommends the approval of the special use request for outside storage at 430 Industrial Drive, subject to the following conditions:

1. The site shall be developed in conformance with the Site Plan prepared by Greengard, Inc. consisting of one sheet dated March 26, 2012, with a final revision date of April 13, 2012.
2. No outside storage shall be permitted on the property until the screening improvements (i.e. gate with and landscaping) depicted on the Site Plan referenced in condition #1 have been completed.
3. The outside storage shall be temporary in nature and the special use shall terminate 120 days from City Council approval. The gate and landscaping may remain after the expiration of the special use.
4. The applicant shall not store any material in excess of ten (10') feet in height.
5. The applicant shall provide free and clear emergency vehicle access to the south side of the building at all times and shall limit the outside storage of materials to the hatched area designated on the Site Plan.

Don Fielding from Greengard, the applicant's engineering consultant, stated that the request is because the applicant acquired business from Lowe's that will service three of their distribution centers, which in turn services 145 of their stores from this production facility. The product predominantly includes various types of grouts. The new business will add 25 new permanent jobs to the facility.

Monty Lee, Regional Vice President for Mapei, stated that Mapei has 12 production plants in North America and the West Chicago facility is the most successful. Thirty percent of the United States production comes from the West Chicago facility and that percentage is continually increasing.

No one else was in the audience to speak in favor of or against the petition.

Commissioner Mireault made a motion, seconded by Commissioner Lannes, to approve Case PC 12-08 as presented by staff. Voting Aye: Commissioners Lannes, Van-der-Mey, Mireault, Warbiany, Posadzy and Laimins. Voting Nay: None. Motion carried.

Commissioner Posadzy made a motion, seconded by Commissioner Warbiany, to close the public hearing for case PC 12-08. Voting Aye: Commissioners Lannes, Van-der-Mey, Mireault, Warbiany, Posadzy and Laimins. Voting Nay: None. Motion carried.

## **6. Review of Case PC 12-08, Special Use.**

The review of case PC 12-08 was conducted under the public hearing.

## **7. Other Commission Business.**

Mr. Harris stated that the regularly scheduled Plan Commission meeting on May 15th will be cancelled.

#### **8. Previous Petitions and General Development Update.**

Mr. Harris informed the Commission that the City Council approved the text amendments as presented that were discussed at the April 3rd Plan Commission meeting.

Mr. Harris also discussed several projects that staff is currently working on that will hopefully be presented to the Commission in the near future.

#### **9. Adjournment.**

Commissioner Warbiany made a motion, seconded by Commissioner Mireault, to adjourn the May 1, 2012 Plan Commission/Zoning Board of Appeals meeting at 6:24 p.m. The Commissioners unanimously agreed. Motion carried.

Respectfully submitted,

Jeff Harris, City Planner

PlanComm/ZBA.MIN050112/jh