

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

CITY OF WEST CHICAGO PLAN COMMISSION/ZONING BOARD OF APPEALS May 7, 2013

MINUTES

Approved at the August 6, 2013 meeting.

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

Commissioner Van-der-Mey called the meeting to order at 7:04 p.m. Roll call found Commissioners Hannemann, Mireault, Birch, Chavez, Posadzy, Van-der-Mey and Laimins were present.

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 Chavez, to approve the minutes of February 5, 2013 as presented. Voting Aye: Commissioners Mireault, Laimins, Posadzy, Hannemann, Van-der-Mey, Birch and Chavez. Voting Nay: None. Motion carried.

5. Public Hearing Case PC 13-03, Special Uses.

Mr. Harris provided an overview. Irshad Khan, owner of Platinum Motor Cars, is requesting the approval of special uses for internet based automobile sales and auto repair. The subject property is approximately 1.5 acres in area and is located on the east side of Charles Court between W. Washington Street and Helena Drive. The property is currently zoned M, Manufacturing district.

In 2010 the City adopted new regulations to allow for internet based automobile sales in the Manufacturing district. The regulations included the creation of the following definition: Automobile sales, internet based: A building or part of a building and parcel of land where new and/or previously owned vehicles are sold to the general public via internet based sales only. Internet based automobile sales may include limited service of vehicles, up to twenty-five (25)

percent of the floor area of the building. Any vehicle on the premises for sale shall not be visible from the public right-of-way or be displayed in a manner that advertises that the vehicle is for sale.

The subject property has an existing 16,200 square foot building with a parking lot in front, a drive aisle along the north side of the property, and a recessed loading dock in the rear with a large paved area around the dock for vehicle maneuvering. The applicant has been operating the requested type of use in the Chicagoland area since 2000. Since that time his business has been continually increasing, and he is seeking approval for use of the subject property to meet his business' current expansion needs. His business primarily focuses on high end luxury and custom modified sports cars. In addition to internet sales the applicant also provides basic vehicle repair and maintenance services along with custom interior and exterior modifications. The applicant has indicated that he will typically have 5 to 7 vehicles for sale or in need of some type of repair/maintenance within the building at any given time. Due to the high end nature of the vehicles associated with the applicant's business he does not intend to park any vehicles for sale or repair outside at any time for security and safety reasons. The applicant anticipates having 8-10 employees on the premises with an average of 3-4 customer visits per day.

The applicant intends to have five main areas within the building; 2,000 square feet of office, 6,000 square feet of repair shop, 1,300 square feet of vehicle inspection area, 3,500 square feet of staging area and 3,400 square feet of display area. The applicant has requested the special use for automobile repair because the established definition of internet based automobile sales limits the dedicated vehicle service area to 25% of the building's floor area, which in this instance is 4,050 square feet. Even though the primary repair component of the business will focus on the cars that are sold, the applicant will also perform limited work on vehicles that are/were not sold by Platinum Motor Cars. Those vehicles will primarily come from local dealerships that rely on the applicant for the more customized types of service.

Staff recommends the approval of the requested special uses for automobile repair and internet based automobile sales at 397 Charles Court as presented. Please note that staff is not recommending any conditions of approval due to the fact that the City's existing regulations for such uses and the applicant's proposed business operations limit the use's exposure to not warrant any site specific conditions.

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

Commissioner Mireault made a motion, seconded by Commissioner Hannemann, to approve the auto repair special use at 397 Charles Court for Case PC 13-03 as presented by staff. Voting Aye: Commissioners Birch, Hannemann, Mireault, Chavez, Van-der-Mey and Laimins. Voting Nay: Commissioner Posadzy. Motion carried.

Commissioner Birch made a motion, seconded by Commissioner Chavez, to approve the internet based automobile sales special use at 397 Charles Court for Case PC 13-03 as presented by staff. Voting Aye: Commissioners Birch, Hannemann, Mireault, Chavez, Van-der-Mey, Posadzy and Laimins. Voting Nay: None. Motion carried.

Commissioner Mireault made a motion, seconded by Commissioner Laimins, to close the public hearing for Case PC 13-03. Voting Aye: Commissioners Birch, Hannemann, Mireault, Chavez, Van-der-Mey, Posadzy and Laimins. Voting Nay: None. Motion carried.

6. Review of Case PC 13-03, Special Uses.

The review of Case PC 13-03 was conducted under the public hearing.

7. Review of Case PC 13-02, Plat of Resubdivision.

Mr. Harris provided an overview. The applicants, Daniel and David Duriavich, are requesting approval of a three (3) lot plat of resubdivision for certain property located between Joliet and Weyrauch Streets west of Forest Avenue. The existing lots were originally platted in the early to mid 1900's. The Duriavich brothers own all of the subject property except for the proposed Lot 2 (844 Joliet Street). There are two (2) existing single family residences and a non-residential structure located within the proposed resubdivision. The Duriavichs' grew up in the residence located on the proposed Lot 3 (900 Joliet Street). 844 Joliet Street is the other existing residence and is owned by their longtime neighbor Winifred Moench. The Duriavichs' also own the non-residential building (847 Weyrauch Street) where they operate a legal non-conforming sheet metal business. All of the subject property is currently zoned R-5, Single Family Residence District.

The total area of the subject property to be resubdivided is approximately three (3) acres. All of the existing improvements on the proposed lots comply with the City's minimum zoning requirements (i.e. setbacks) with respect to their proximity to any newly proposed lot lines. The City's minimum required lot area is 6,500 square feet. The proposed Lot 1 will be approximately 85,000 square feet in area, Lot 2 will be approximately 19,000 square feet in area and Lot 3 approximately 26,000 in area. The proposed Lot 1 will only have street frontage on Weyrauch Street and Lots 2 and 3 will only have street frontage on Joliet Street. City staff recommends approval of the requested Plat of Duriavich's Resubdivision as presented.

There was a discussion about the existing use of 900 Joliet Street as a non-residential use. Mr. Harris indicated that code enforcement staff would investigate the matter.

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

Commissioner Laimins made a motion, seconded by Commissioner Posadzy, to approve the Duriavich plat of resubdivision for Case PC 13-02 as presented by staff. Voting Aye: Commissioners Birch, Hannemann, Mireault, Chavez, Van-der-Mey, Posadzy and Laimins. Voting Nay: None. Motion carried.

8. Other Commission Business.

Mr. Harris stated that the terms of Commissioners Chavez and Laimins were renewed by the City Council on May 6th.

Mr. Harris stated that due to a conflict with another meeting on June 4, 2013 the regularly scheduled Plan Commission meeting of that night would have to be rescheduled. The Commission agreed to reschedule the meeting to Wednesday, June 5, 2013 at 6:00 p.m.

Mr. Harris indicated that the zoning map was recently updated by staff and that the new map can be viewed on the City's website.

Mr. Harris indicated that staff is looking into commissioner training opportunities for all of the City's various Commissions given the number of new commissioners the City has. The training will hopefully occur in the near future.

9. Previous Petitions and General Development Update.

Mr. Harris informed the Commission that the City Council approved the PUD amendment for the Menards propane tank enclosure that was approved by the Commission at the February 5th Plan Commission meeting.

10. Adjournment.

Commissioner Laimins made a motion, seconded by Commissioner Birch, to adjourn the May 7, 2013 Plan Commission/Zoning Board of Appeals meeting at 7:46 p.m. The Commissioners unanimously agreed. Motion carried.

Respectfully submitted,

Jeff Harris, City Planner

PlanComm/ZBA.MIN050713/jh