

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

CITY OF WEST CHICAGO PLAN COMMISSION/ZONING BOARD OF APPEALS August 7, 2012

MINUTES

Approved at the August 21, 2012 meeting.

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

Vice Chairman Van-der-Mey called the meeting to order at 6:07 p.m. Roll call found Commissioners Boyer, Van-der-Mey, Lannes, and Laimins were present. Commissioners Mireault, Warbiany and Posadzy were 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 Lannes made a motion, seconded by Commissioner Boyer, to approve the minutes of July 3, 2012 as presented. Voting Aye: Commissioners Van-der-Mey and Boyer. Voting Nay: None. Commissioners Lannes and Laimins abstained. Motion carried.

5. Public Hearing Case PC 12-03, Text Amendment, Rezoning and Special Uses.

Mr. Harris stated that the petition was not ready to be presented to the Commission at this time and is asking that the Commission continue the public hearing until the August 21, 2012 Plan Commission meeting for presentation and discussion.

Commissioner Lannes made a motion, seconded by Commissioner Boyer, to continue the public hearing for Case PC 12-03 to the August 21, 2012 Plan Commission meeting. Voting Aye: Commissioners Van-der-Mey, Lannes, Laimins and Boyer. Voting Nay: None. Motion carried.

6. Review of Case PC 12-03, Text Amendment, Rezoning and Special Uses.

The review of Case PC 12-03 was also continued to the August 21, 2012 Plan Commission meeting.

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7. Review of Case PC 12-01A, Deviations.

Mr. Harris provided an overview. The West Chicago Fire Protection District is requesting approval of an after the fact Subdivision Code deviation to allow a small turf area along the side of their recently constructed fire station # 2 located at 1651 Atlantic Drive to have more than the required 3:1 maximum grading slope. They are also requesting a deviation for three (3) pavement areas to have less than the required 1% minimum slope. The subject property is located on the east side of Atlantic Drive south of North Avenue.

The adjacent property to the south (1601 Atlantic Drive) was developed prior to the subject property. Therefore, when the fire station was constructed it was required meet all of the existing grades along the south lot line shared with 1601 Atlantic Drive. The City's Subdivision Code requires a maximum 3:1 slope in turf areas to ensure the area is flat enough to be properly maintained. The subject property cannot comply with this requirement along its south (side) lot line due to the limitations of the surrounding grades on the adjacent lot. The minimum slope the applicant can obtain in the area in question is 1:1. Although this increased slope is not ideal, City staff still considers it adequate enough to maintain given the circumstances. Bringing the site into full compliance would necessitate tearing up and regrading the established lawns of not only a portion of the subject property, but also portions of the adjacent property to the south. City staff feels that those actions would be excessive given the relatively minor nature of the matter at hand.

The construction plans for the pavement areas were designed in full compliance with City Codes. However, the areas of pavement in question were designed at the minimum requirements, which did not allow for any flexibility for any minor changes during the construction process. The applicant has now finished all of the site improvements and it has been determined that three (3) pavement areas were not built according to the approved construction plans or in compliance with City Codes. Specifically, the three (3) areas of pavement on-site have less than the City's minimum required pavement slope grading of one (1%) percent. The reason the City requires a minimum one (1%) percent slope is to ensure proper overland flow drainage and to prevent small depressional areas that will retain water and cause "ponding". The three (3) areas in question are as follows:

1. A portion of the northernmost entrance. The existing pavement slope is 0.6%.
2. A portion of the interior parking stalls in the lot located south of the building. The existing pavement slope is 0.35%.
3. A portion of the drive aisle south of the building. The existing pavement slope is 0.8%.

Attached is a Site Plan for the site with the three (3) areas in question bolded and labeled # 1-3.

The City's engineering staff is in support of the requested turf slope deviation because the adjacent to the south was developed prior to subject property and the final grading for the fire station had to meet that of the adjacent lot along their shared lot line. Therefore, the subject property had to install much steeper slopes, thus causing the need for the deviation in question. Also, the scope of work involved to bring the subject property into compliance is substantial given the minor degree of the deviation being requested.

The City's engineering staff is in support of the requested pavement slope deviation as the three (3) pavement areas in question on-site are each individually relatively small areas of pavement and it would not be cost effective to remove, regrade and reinstall the pavement in compliance with City Code. Allowing the grades to remain as they exist should not result in a significant detriment to the site other than the fact that minor ponding of water on the pavement will occur during rain events. Long term this could cause a faster degradation of the pavement, but staff feels that impact is minimal and only the property owner will be affected.

City staff recommends the approval of the requested deviations to allow a portion of the subject property along the south lot line to have a final grade of 1:1 and a pavement slope less than 1% for the property located at 1651 Atlantic Drive.

There was no discussion or questions from the Commission members.

Commissioner Laimins made a motion, seconded by Commissioner Lannes, to approve Case PC 12-01A as presented by staff. Voting Aye: Commissioners Van-der-Mey, Lannes, Laimins and Boyer. Voting Nay: None. Motion carried.

8. Review of Case PC 12-01B, Deviations.

Mr. Harris provided an overview. The West Chicago Fire Protection District is requesting approval of an after the fact Subdivision Code deviation to allow a small turf area along the side of their recently constructed fire station # 3 located at 1080 Commerce Drive in the Fermi Center for Commerce industrial subdivision to have less than the required 2% minimum grading slope. They are also requesting a deviation for two (2) pavement areas to have less than the required 1% minimum slope. The subject property is located on the south side of Commerce Drive west of Roosevelt Road.

The adjacent property to the west (1100-1120 Commerce Drive) was developed prior to the subject property. Therefore, when the fire station was constructed it was required to meet all of the existing grades along the west lot line shared with 1100-1120 Commerce Drive. The City's Subdivision Code requires a minimum 2% slope in turf areas to ensure that positive overland stormwater drainage occurs between the lots. The subject property cannot comply with this requirement along its west (side) lot line due to the limitations of the surrounding grades on the adjacent lots. The maximum slope the applicant can obtain in the area in question is 0.8%. Although this reduced slope is not ideal, City staff still considers it adequate enough to provide the positive drainage desired given the circumstances. Bringing the site into full compliance would necessitate tearing up and regrading the established lawns of not only a portion of the subject property, but also portions of the adjacent properties to the west. City staff feels that those actions would be excessive given the relatively minor nature of the matter at hand.

The construction plans for the pavement areas were designed in full compliance with City Codes. However, the areas of pavement in question were designed at the minimum requirements, which did not allow for any flexibility for any minor changes during the construction process. The applicant has now finished all of the site improvements and it has been determined that the two (2) pavement areas were not built according to the approved construction plans or in compliance with City Codes.

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Specifically, the two (2) areas of pavement on-site have less than the City's minimum required pavement slope grading of one (1%) percent. The reason the City requires a minimum one (1%) percent slope is to ensure proper overland flow drainage and to prevent small depressional areas that will retain water and cause "ponding". The two (2) areas in question are as follows:

4. A portion of the drive aisle northwest of the building. The existing pavement slope is 0.6%.
5. A portion of the drive aisle located north of the building. The existing pavement slope is 0.7%.

The City's engineering staff is in support of the requested turf slope deviation because the adjacent property to the west was developed prior to subject property and the final grading for the fire station had to meet that of the adjacent lot along their shared lot line. Therefore, the subject property had to install reduced slopes, thus causing the need for the deviation in question. Also, the scope of work involved to bring the subject property into compliance is substantial given the minor degree of the deviation being requested.

The City's engineering staff is in support of the requested pavement slope deviation as the two (2) pavement areas in question on-site are each individually relatively small areas of pavement and it would not be cost effective to remove, regrade and reinstall the pavement in compliance with City Code. Allowing the grades to remain as they exist should not result in a significant detriment to the site other than the fact that minor ponding of water on the pavement will occur during rain events. Long term this could cause a faster degradation of the pavement, but staff feels that impact is minimal and only the property owner will be affected.

City staff recommends the approval of the requested deviations to allow a portion of the subject property along the west lot line to have a final turf grade of 0.8% and a pavement slope less than 1% for the property located at 1080 Commerce Drive.

There was no discussion or questions from the Commission members.

Commissioner Laimins made a motion, seconded by Commissioner Boyer, to approve Case PC 12-01B as presented by staff. Voting Aye: Commissioners Van-der-Mey, Lannes, Laimins and Boyer. Voting Nay: None. Motion carried.

9. Other Commission Business.

None.

10. Previous Petitions and General Development Update.

Mr. Harris informed the Commission that the City Council approved Habitat for Humanity's deviation as presented that was discussed at the July 3rd Plan Commission meeting.

Mr. Harris informed the Commission that the City Council approved Franciscan Court's deviation as presented that was discussed at the July 3rd Plan Commission meeting.

11. Adjournment.

Commissioner Boyer made a motion, seconded by Commissioner Laimins, to adjourn the August 7, 2012 Plan Commission/Zoning Board of Appeals meeting at 6:17 p.m. The Commissioners unanimously agreed. Motion carried.

Respectfully submitted,

Jeff Harris, City Planner

PlanComm/ZBA.MIN080712/jh