

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

CITY OF WEST CHICAGO PLAN COMMISSION/ZONING BOARD OF APPEALS September 3, 2013

MINUTES

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

Commissioner Mireault called the meeting to order at 6:00 p.m. Roll call found Commissioners Mireault, Birch, Posadzy, Dettmann and Laimins were present. Commissioners Van-der-Mey and Hannemann 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 Posadzy made a motion, seconded by Commissioner Birch, to approve the minutes of August 6, 2013 as presented. Voting Aye: Commissioners Mireault, Posadzy, and Birch. Voting Nay: None. Commissioners Laimins and Dettmann abstained. The motion carried.

5. Public Hearing Case PC 13-08, Variance.

Mr. Harris provided an overview. The applicant, Faith Community Church, is requesting approval of a sign setback variance for their church located at 910 Main Street. The sign setback variance, if approved, would allow the applicant to reuse an existing legal non-conforming masonry sign base as part of their proposed sign improvements.

The right-of-way adjacent to the existing monument sign was expanded from 60 feet wide to 80 feet via a plat of dedication approved in September of 1993. The dedication was sought as part of turn lane improvements installed on eastbound Main Street at Prince Crossing Road. The existing sign complied with all applicable City codes prior to the right-of-way expansion and now as a result of that dedication the sign only has a 4.7 foot setback from the newly established property line. The City's current setback requirement for such a sign is 10 feet. The existing sign is considered a legal

non-conforming structure and legal non-conforming structures can only be modified if they are first brought into compliance. If the proposed variance is approved the existing sign base will be rendered compliant, thus allowing for the proposed modifications to the sign cabinet.

The applicant would like to reuse the 3.5 foot tall brick base on their existing sign and replace the lighted cabinet portion that sits on top of said base. The proposed sign will be 8.5 feet tall, 50 square feet in area and will have a changeable copy LED component; all of which will be in compliance with the City's current freestanding sign regulations for institutional uses. The site address will be incorporated onto the sign and a landscape bed will be installed around the base of the sign, both as required by Code.

One of the reasons a 10 foot minimum setback is required for this type of signage is to ensure proper sight lines along the adjacent roads and sidewalks for vehicles exiting the site. The parkway adjacent to the subject property is very wide and existing public sidewalk within said parkway is within close proximity to the sign. One of the site's main entrances into its parking lot is also immediately east of said sign. Normally this situation would not be ideal, but it has existed for 20 years without any major incidents, so staff feels that it has been demonstrated that people have become acclimated to the situation and have adjusted their actions accordingly. In order to further enhance the safety measures for this situation City staff is also recommending that a stop sign and stop bar be added to the pavement in the adjacent parking lot drive aisle immediately to the east of the sign for egress traffic from the parking lot onto Main Street prior to the issuance of a permit for the proposed sign renovations.

City staff recommends approval of the requested sign setback variance, subject to the following condition:

1. The applicant shall install a stop sign and stop bar on the pavement in the adjacent parking lot drive aisle immediately to the east of the sign for egress traffic from the parking lot onto Main Street prior to the issuance of a permit for the proposed sign renovations.

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

Commissioner Laimins made a motion, seconded by Commissioner Birch, to approve the sign setback variance at 910 Main Street for Case PC 13-08 as presented by staff. Voting Aye: Commissioners Birch, Mireault, Posadzy, Dettmann and Laimins. Voting Nay: None. The motion carried.

Commissioner Laimins made a motion, seconded by Commissioner Posadzy, to close the public hearing for Case PC 13-08. Voting Aye: Commissioners Birch, Dettmann, Mireault, Laimins and Posadzy. Voting Nay: None. The motion carried.

6. Review of Case PC 13-08, Variance.

The review of Case PC 13-08 was conducted under the public hearing.

7. Other Commission Business.

None.

8. Previous Petitions and General Development Update.

Mr. Harris informed the Commission that the City Council approved the Prairie Material special use amendment, personal training facility text amendment and temporary staffing agency text amendment that were approved by the Commission at the August 6 Plan Commission meeting.

9. Adjournment.

Commissioner Laimins made a motion, seconded by Commissioner Birch, to adjourn the September 3, 2013 Plan Commission/Zoning Board of Appeals meeting at 6:23 p.m. The Commissioners unanimously agreed. The motion carried.

Respectfully submitted,

Jeff Harris, City Planner

PlanComm/ZBA.MIN090313/jh