

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

CITY OF WEST CHICAGO PLAN COMMISSION/ZONING BOARD OF APPEALS November 5, 2013

MINUTES

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

Commissioner Van-der-Mey called the meeting to order at 7:02 p.m. Roll call found Commissioners Mireault, Birch, Posadzy, Van-der-Mey and Laimins were present. Commissioners Dettmann 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 Laimins made a motion, seconded by Commissioner Birch, to approve the minutes of September 3, 2013 as presented. Voting Aye: Commissioners Mireault, Posadzy, Laimins and Birch. Voting Nay: None. Commissioner Van-der-Mey abstained. The motion carried.

5. Review of Case PC 13-09, Minor Subdivision.

Mr. Harris provided an overview. The applicants, Kathleen Reynolds, who owns 549 Arbor Avenue, and Richard and Ruth Anne Scott, who own 204 E. National Street, are requesting approval of a two (2) lot plat of resubdivision for their property located at the southeast corner of Arbor Avenue and National Street.

The underlying lots (4 total) were originally platted in 1893. Ms. Reynolds residence was built in the 1940's and the Scott's residence was built in the 1880's according to the Winfield Township Tax Assessor's records. The Scott's own three of the underlying lots, which are being used collectively as one zoning lot, and Ms. Reynolds owns the other lot. 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 26,900 square feet. The Scott's are proposing to sell the southern 5 feet of their lot (their rear yard) to Ms. Reynolds so that the shared lot line will coincide with the existing fence. All of the existing improvements (i.e. residences, detached garage, shed, patios and driveways) on the proposed lots comply with the City's minimum zoning requirements (i.e. setbacks, lot coverage) with respect to their proximity to the newly proposed shared lot line. The City's minimum required lot area is 6,500 square feet and the minimum lot width is 50 feet in the R-5 zoning district. The Scott's proposed Lot 1 will be approximately 19,750 square feet in area and 130 feet in width and Ms. Reynolds proposed Lot 2 will be approximately 7,150 square feet in area and 55 feet in width. The proposed Lot 1 is a corner lot with street frontage on National Street and Arbor Avenue (the residence faces National Street). The proposed Lot 2 will only have street frontage on Arbor Avenue.

City staff recommends approval of the requested Plat of Arbor-National Resubdivision as presented.

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

Commissioner Laimins made a motion, seconded by Commissioner Mireault, to approve the minor subdivision for Case PC 13-09 as presented by staff. Voting Aye: Commissioners Birch, Mireault, Posadzy, Van-der-Mey and Laimins. Voting Nay: None. The motion carried.

6. Other Commission Business.

None.

7. Previous Petitions and General Development Update.

Mr. Harris informed the Commission that the City Council approved the sign variance for Faith Community Church that was approved by the Commission at the September 3rd Plan Commission meeting.

9. Adjournment.

Commissioner Birch made a motion, seconded by Commissioner Posadzy, to adjourn the November 5, 2013 Plan Commission/Zoning Board of Appeals meeting at 7:23 p.m. The Commissioners unanimously agreed. The motion carried.

Respectfully submitted,

Jeff Harris, City Planner

PlanComm/ZBA.MIN110513/jh