

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

CITY OF WEST CHICAGO PLAN COMMISSION/ZONING BOARD OF APPEALS November 20, 2012

MINUTES

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

Commissioner Mireault called the meeting to order at 7:03 p.m. Roll call found Commissioners Hannemann, Mireault, Lannes, Warbiany, Posadzy, and Laimins were present. Commissioner Vander-Mey 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 Lannes, to approve the minutes of November 6, 2012 as presented. Voting Aye: Commissioners Lannes, Laimins, Posadzy, Hannemann and Warbiany. Voting Nay: None. Motion carried.

5. Public Hearing Case PC 12-13, Special Use.

Mr. Harris provided an overview. The applicant and property owner, Apostolic Assembly Church, is requesting approval of an amendment to its special use for a church. Specifically, the amendment entails extending the deadline to improve the existing parking lot on-site. The subject property is located at 464-466 Ann Street. The applicant received its initial special use approval in December of 2011 and in short succession purchased the property from the neighboring church (New Life Bilingual Church), which was part of the initial special use approval. The special use was subject to the following two conditions:

1. The subject property shall be improved in conformance with the Site Plan prepared by Steinbrecher Land Surveyors, Inc., consisting of one sheet.
2. All required site improvements depicted on the Site Plan referenced in condition # 1 shall be completed by August 1, 2012.

The improvements on the Site Plan consist of expanding the existing parking lot in certain areas and restriping the entire parking lot in order to get the minimum number of parking spaces on-site as required by the City's Zoning Code.

The applicant attempted to get the improvements completed during this year's construction season, however they did not obtain the required building permit. The asphalt plants are now closed for the year and the applicant was instructed by the City to request an extension to the parking lot completion deadline because they are in violation of the terms of their special use. City staff recommends more specific deadlines, as outlined below.

City staff recommends approval of the requested special use amendment for a church located at 464-466 Ann Street, subject to the following conditions:

1. The subject property shall be improved in conformance with the attached Site Plan prepared by Steinbrecher Land Surveyors, Inc., consisting of one sheet.
2. The applicant shall submit a building permit application to the City for the required parking lot improvements by March 1, 2013.
3. The applicant shall obtain the building permit from the City for the required parking lot improvements by May 1, 2013.
4. The applicant shall complete the required parking lot improvements by July 1, 2013, including passing all required City inspections.
5. The applicant shall submit all post construction documents to the City by August 1, 2013.

Ron Rakow of 486 Church Street stated that this property has loud activities going on late into the night on weekends and he would like it to stop.

Eduardo Rivera, pastor of Apostolic Assembly Church, stated that his church's facilities are not used very often on the weekend and that the loud activities are coming from New Life Bilingual Church next door at 468 Ann Street.

No one else from the audience spoke in favor of or against the petition.

Commissioner Warbiany made a motion, seconded by Commissioner Lannes, to approve the special use amendment at 464-466 Ann Street for Case PC 12-13 as presented by staff. Voting Aye: Commissioners Warbiany, Hannemann, Mireault, Lannes, Posadzy and Laimins. Voting Nay: None. Motion carried.

Commissioner Laimins made a motion, seconded by Commissioner Lannes, to close the public hearing for case PC 12-13. Voting Aye: Commissioners Lannes, Mireault, Warbiany, Posadzy, Hannemann and Laimins. Voting Nay: None. Motion carried.

6. Review of Case PC 12-13, Special Use.

The review of Case PC 12-13 was conducted under the public hearing.

7. Other Commission Business.

Mr. Harris stated that Commissioner Van-der-Mey will formally be appointed the new Commission chairman by the City Council beginning calendar year 2013. Because Commissioner Van-der-Mey is the current vice chairman the Commission will have to appoint a new vice chairman in the upcoming months.

Mr. Harris indicated that several residents have submitted applications to become Commission members recently that will be used to fill the impending vacancies by Commissioners Warbiany and Lannes.

Mr. Harris stated that the December 4th meeting was officially cancelled.

Mr. Harris stated that because the regularly scheduled meeting of January 1, 2013 falls on New Year's Day that if a meeting is held it will be moved to Wednesday, January 2nd because City hall is closed on the 1st.

8. Previous Petitions and General Development Update.

Mr. Harris informed the Commission that the City Council approved the lot coverage variance at 540 Fieldcrest Drive that was denied by the Commission at the November 6th Plan Commission meeting.

9. Adjournment.

Commissioner Posadzy made a motion, seconded by Commissioner Hannemann, to adjourn the November 20, 2012 Plan Commission/Zoning Board of Appeals meeting at 7:30 p.m. The Commissioners unanimously agreed. Motion carried.

Respectfully submitted,

Jeff Harris, City Planner

PlanComm/ZBA.MIN112012/jh