

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved March 5, 2019

CITY OF WEST CHICAGO PLAN COMMISSION/ZONING BOARD OF APPEALS JANUARY 15, 2019 7:00 P.M.

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

Chairperson Laimins called the meeting to order at 7:00 p.m. Roll call found commissioners Faught, Hale, Henkin, Kasprak, Laimins and ex-officio Jakabcsin present. Commissioners Dettmann and Devitt were absent. A quorum was established.

Also in attendance was Community Development Director Tom Dabareiner.

2. Pledge of Allegiance

Everyone in attendance participated in the Pledge of Allegiance.

3. Chairman's Comments

Chairperson Laimins introduced John Jakabcsin as a new ex officio member of the Plan Commission/ZBA. Mr. Jakabcsin shared some of his interests and background.

Chairperson Laimins invited two members of the public to speak at the podium. David Hayes, NAI Hiffman, introduced Dylan Lee, also of NAI Hiffman, and noted they are the commercial brokers for the Kuhn property.

4. Approval of Meeting Minutes

Commissioner Faught moved to approve the meeting minutes for December 4, 2018; seconded by Commissioner Hale. Commissioners voted 4-0, with one member abstaining, to approve the minutes.

5. Public Hearing Case PC 19-01, Special Use Permit

Commissioner Hale motioned to open the public hearing; seconded by Commissioner Kasprak. Unanimous.

Mr. Dabareiner stated the petitioner is seeking three special use permits, for the property at 560 W. North Avenue, for used motor vehicle sales, motor vehicle car and a motor vehicle repair shop. He pointed out that the standards were met to qualify for used motor vehicles sales and added that substantial parking exists since the property had been in use for auto sales previously. He referenced the Findings of Fact and recommended approval subject to several conditions in the staff report.

Agnes Plecka, attorney for the petitioners, was sworn in. She expressed her appreciation to staff and noted that the applicants are comfortable with the conditions of approval. She provided background on the owners and their experience with two vehicle sales properties in the City of Chicago. About 200 cars of inventory are anticipated.

After getting sworn in, one of the business owners answered Commissioner Henkin's question about number of vehicles on their current properties, which totaled about 400. Commissioner Henkin and Faught expressed support for the project.

Chairperson Laimins asked if any member of the public wished to speak. There being none Commissioner Kasprak motioned to close the public hearing; seconded by Commissioner Henkin. Unanimous. The public hearing was closed after all testimony was received from the petitioner and all interested persons in the audience.

6. Review of Case PC 19-01, Special Use Permit

Commissioner Faught motioned to approve the Findings of Fact as presented in the staff memo and the Special Use Permits; seconded by Commissioner Hale. Unanimous.

7. Public Hearing Case PC 19-02, Special Use Amendment

Commissioner Kasprak motioned to open the public hearing; seconded by Commissioner Henkin. Unanimous.

Mr. Dabareiner stated that Forming America is seeking a fourth amendment to its Special Use Approval at 1200 N. Prince Crossing Road, noting the original approval in August 2007 and the subsequent three amendments. The fourth amendment would extend the deadline to November 30, 2019; although staff has advanced the deadline to October 31, 2019 to allow for possible delays outside the petitioner's control. Mr. Dabareiner referenced the Findings of Fact and recommended approval of the fourth amendment subject to the change to an October 31, 2019 deadline. He added that this would be the final amendment allowed.

Chairperson Laimins asked if work was done that did not meet the original requirements. Mr. Dabareiner responded that several time extensions have been requested and more recently the material used for the hard base in the yard had not been approved by staff. That work may need to be removed and replaced.

Concerns were raised from commissioners about the length of time this has taken and how the wrong material was installed.

Ben Stark, of Forming America, was sworn in. He stated the recession hit them hard. He added his belief that City staff had approved the material. He stated Forming America is okay with an October 31, 2019 deadline.

Commissioner Faught asked if the deadline can be moved earlier. Commissioner Jakabcsin agreed that an earlier deadline than October 31 seemed appropriate. Commissioner Henkin urged

compliance. Mr. Dabareiner clarified the enforcement process. Chairperson Laimins stated she was leaning towards voting no and leaving it to enforcement now. There was further discussion to try to establish a deadline. The consensus among the Commissioners was to move the deadline to September 30, 2019.

Chairperson Laimins asked if any other member of the public wished to speak. There being none Commissioner Hale motioned to close the public hearing; seconded by Commissioner Faught. Unanimous. The public hearing was closed after all testimony was received from the petitioner and all interested persons in the audience.

8. Review of Case PC 190-02, Special Use Amendment

Chairperson Laimins stated there are issues related to whether to allow a fourth amendment and, if so, the date to be used as a deadline. She asked for a motion with the date in it. Clarification was provided by Mr. Dabareiner that the deadline date is for completion of the paving. There was additional discussion about the material used with the expectation that new construction be acceptable to the City.

After discussion by the Commission a motion was made by Commissioner Faught and seconded by Commissioner Henkin to approve the special use amendment for Case PC 19-02 with the condition altering the completion deadline to September 30, 2019. The motion passed by a 3-2 vote, with Chairperson Laimins and Commissioner Kasprak voting in the negative.

Chairperson Laimins stated that she believes Mr. Stark has heard the Commission's frustration with the lack of progress.

10. Other Commission Business

None

11. Previous Petitions and General Development Update

There were no updates presented.

12. Adjournment

Commissioner Henkin motioned to adjourn; seconded by Commissioner Faught. Unanimous. The meeting was adjourned at 7:53 p.m.

Submitted by: Tom Dabareiner, Community Development Director