

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved August 6, 2019

MINUTES

PLAN COMMISSION/ZONING BOARD OF APPEALS JULY 2, 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 Laimins, Faught, Dettman, Hale, Kasprak, Henkin and ex-officio member Banasiak present. Commissioner Devitt and ex-officio member Jakabcsin were excused. A quorum was established.

Also in attendance was City Planner John Sterrett.

2. Pledge of Allegiance

Chairperson Laimins led everyone in the Pledge of Allegiance.

3. Chairman's Comments

Chairperson Laimins had no comments.

4. Approval of Meeting Minutes

Commissioner Kasprak made a motion, seconded by Commissioner Faught, to approve the draft meeting minutes of the April 2, 2019 Plan Commission meeting. With a voice vote of four ayes and no the motion carried.

5. Public Hearing Case PC 19-10, Preliminary and Final PUD Amendment

Commissioner Kasprak made a motion, seconded by Commissioner Henkin, to open the public hearing. With a voice vote of all ayes the motion carried.

Mr. Sterrett stated that Jim Beavers of Jigged Ventures, LLC represented by Attorney Tracy Kasson is seeking approval of an amendment to the Preliminary Planned Unit Development (PUD) for Lots 2 through 4 of the original Jigged Ventures Subdivision and an amendment to the Final PUD for Lots 1 through 3 of the Jigged Ventures Resubdivision. The amendments are sought to accommodate the construction of an 11,885 square foot building with ancillary outside storage for Atlas Bobcat on Lot 1 and a 16,045 square foot building with ancillary outside storage for Groebner and Associates, Inc. on Lot 2. Staff recommends the Plan Commission/Zoning Board of Appeals pass a motion recommending approval of the proposed amendments to the Preliminary and Final PUD with the following conditions:

1. The site shall be developed in substantial compliance with the following plans:

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West Chicago, Illinois
60185

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Ruben Pineda
MAYOR
Nancy M. Smith
CITY CLERK

Michael L. Guttman
CITY ADMINISTRATOR

- i. The Final PUD Plan prepared by HR Green, Inc. dated February 20, 2019 with a final revision date of May 16, 2019 consisting of one (1) sheet, attached as Exhibit “E”.
 - ii. The Final Landscape Plan prepared by HR Green, Inc. dated February 20, 2019 with a final revision date of June 7, 2019 consisting of four (4) sheets, attached as Exhibit “F”.
 - iii. The Exterior Building Elevation Plans prepared by M.J. Root Architect, dated June 14, 2019 consisting of two (2) sheets, attached as Exhibit “G”.
2. The uses permitted in the Jigged Ventures Resubdivision shall be limited to those listed as permitted in the amended Permitted and Prohibited Use List of the Jigged Ventures Resubdivision, attached as Exhibit “I”.
 3. The petitioner shall adhere to the amended phasing schedule presented in the Phasing Schedule of the Jigged Ventures Resubdivision, attached as Exhibit “J”.
 4. Conditions 2 – 5 in Section 9 of Ordinance 08-O-0002 shall remain in full force and effect.
 5. The buildings to be constructed on Lots 1 and 2 shall contain the following:
 - i. A minimum of 14% glass and 86% masonry on their north façades.
 - ii. The east and west façades of the building on Lot 1 contain a minimum 54% masonry.
 - iii. The east façade of the building on Lot 2 contain a minimum of 3% glass and 66% masonry.
 - iv. The west façade of the building on Lot 2 contain a minimum 56% masonry.

Attorney Tracy Kasson, Jim Beavers, Bob Loula, Todd Richards, and Steve Morken were sworn in. Attorney Kasson provided background information on the proposed development and requested amendments. Mr. Kasson gave history to the existing development including previous amendments that were approved. Todd Richards of HR Green, engineer for the project, provided specifics of the site layout for both lots and explained the requested deviations for proposal. Mr. Richards stated that the proposed landscaping for lot 2 would probably not be installed prior to the completion of the lot 1 development, as is required per a previously approved amendment to the development, and therefore the petitioner is requesting this requirement be modified.

The Commission discussed the proposed signage and the request for a deviation to decrease the required setback of freestanding signage including the public safety aspects of locating the signs closer to the road right-of-way. Mr. Kasson provided elevations of the proposed buildings. Mr. Morken provided background information on Groebner Associates. Mr. Sterrett reviewed staff’s recommended conditions and explained the requested modification to the landscaping requirement.

Commissioner Hale made a motion, seconded by Commissioner Faught to close the public hearing. With a voice vote of all ayes, the motion carried. 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 19-10, Preliminary and Final PUD Amendment

With no further discussion by the Commission, Commissioner Dettman made a motion, seconded by Commissioner Henkin, to recommend approval of the proposed amendments to the Preliminary and Final Planned Unit Development for Lots 2 through 4 of the original Jigged Ventures Subdivision and an amendment to the Final PUD for Lots 1 through 3 of the Jigged Ventures Resubdivision with staff’s recommended conditions as well as a modified condition that will allow the landscaping on Lot 2 to be deferred until such time that Lot 2 is developed. With a roll call vote

of six (6) aye and zero (0) no, the motion carried. Mr. Sterrett stated this petition will be placed on the July 8, 2019 Development Committee agenda.

7. Public Hearing Case PC 19-12, Preliminary PUD Amendment

Commissioner Kasprak made a motion, seconded by Commissioner Dettman, to open the public hearing. With a voice vote of all ayes the motion carried.

Mr. Sterrett stated that Jim Beavers of Jigged Ventures is requesting an amendment to the PUD for Lot 1 of Jigged Ventures Subdivision to add "Motor Vehicle Sales, Internet Based" to the Permitted and Prohibited Use List to include as a permitted use in the ORI zoned lots for Unit 117 on Lot 1 only. This proposed amendment is to accommodate the proposed tenant, Autosport, Inc., to locate and operate in the subject tenant space. Autosport, Inc. is an online boutique car retailer specializing in exotic cars. The petitioner operates as an internet driven wholesaler/broker. The petitioner has indicated that vehicles are often shipped directly from an auction site to the purchaser and do not ever appear at the subject site. No vehicles will be stored outside of the building and the only vehicles stored inside the building are those that have been purchased online to be picked up locally from the subject site.

No site work is proposed as part of the amendment or the operation. Furthermore, no exterior modifications to the building are proposed. The petitioner is proposing modifications inside the building including installing an existing 8' x 10' entryway within an existing wall for maneuvering cars within the building, as well as a new 12' x 12' office area at the front of the building. The proposed work will require approval of a building permit prior to work commencing.

Staff recommends the Plan Commission/Zoning Board of Appeals pass a motion recommending approval of the proposed amendment to the Preliminary PUD for Lot 1 of the Jigged Ventures Subdivision with the following conditions:

- i. The approved amendment does not permit any site work or exterior modifications to the building, other than a flush mounted sign on the building, to be performed on Lot 1.
- ii. Any proposed flush mounted signage on the building shall require a sign permit subject to review and approval by City staff.
- iii. No vehicles may be displayed, offered for sale, or stored outside of the building.
- iv. No display or signage may be installed on the property or on the exterior of the building, other than a flush mounted sign identifying the name of the business, which indicates the sale of vehicles.

Tracy Kasson, attorney for the petitioner, and Manni Rallo, representing Autosport, Inc. were sworn in. Attorney Kasson provided background on the requested amendment and the need to amend the PUD to allow for internet based motor vehicle sales. Mr. Rallo explained his business operation and the display area inside the building.

Commissioner Dettman made a motion, seconded by Commissioner Faught to close the public hearing. With a voice vote of all ayes, the motion carried. 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 19-12, Preliminary PUD Amendment

With no further discussion by the Commission, Commissioner Dettman made a motion, seconded by Commissioner Hale, to recommend approval of the proposed amendment to the Preliminary PUD with staff's recommended conditions. With a roll call vote of six (6) aye and zero (0) no, the motion carried. Mr. Sterrett stated this petition will be placed on the July 8, 2019 Development Committee agenda.

9. Other Commission Business

None.

10. Previous Petitions and General Development Update

Mr. Sterrett stated that there will be a meeting in August.

11. Adjournment

Commissioner Hale made a motion, seconded by Commissioner Henkin, to adjourn the meeting. With a voice vote of all ayes, the motion carried. The Plan Commission, at 8:08 p.m., was adjourned.

Submitted by: John Sterrett, City Planner