

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 12/03/19

MINUTES

PLAN COMMISSION/ZONING BOARD OF APPEALS

November 5, 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, Dettman, Faught, Hale, and Kasprak, and ex-officio members Banasiak and Jakabcsin present. Commissioners Henkin and Devitt 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 Dettman, to approve the draft meeting minutes of the October 1, 2019 Plan Commission meeting. With a voice vote of four ayes and one abstention, the motion carried.

5. Public Hearing Case PC 19-15, PUD Amendment

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

Mr. Sterrett stated that Ball Horticultural Company is requesting an amendment to the Preliminary and Final Planned Unit Development for the Ball Horticulture headquarters campus located on the west side of Town Road between Roosevelt Road and the Burlington Northern Santa Fe railroad tracks, commonly known as 622 Town Road and located in the M Manufacturing District. The amendment to the PUD is being sought to permit the construction of a 30,300 square foot innovation center, a 4,056 square foot addition to an existing maintenance and grounds building, a 3,492 square foot addition to an existing head house, and a new Quonset complex consisting of six (6) 30' X 96' structures totaling 17,280 square feet. Ball is also requesting approval of a Plat of Consolidation to consolidate the three adjacent parcels that make up the Planned Unit Development.

The property, which is 54 acres, has served as Ball's world headquarters since the 1920's and contains several buildings comprised of office, R&D, maintenance and storage. The property is served by over 460 parking stalls to accommodate employees and visitors with parking located both on the property and on an off-site lot located directly across the street on the east side of Town Road.

Ball intends to demolish an existing greenhouse, a helix building, reconfigure their parking area on the northwest end of the property to accommodate the new buildings. All of the new buildings will comply with the City's Manufacturing District with the exception of one of the Quonset structures located near Town Road. The structure will encroach into the required 40 foot corner side yard setback by 20 feet, placing it 20 feet from the edge of the right-of-way. This location was chosen to mitigate impacts on nearby wetlands and floodplain while also keeping the structure in the grow area. The building will line up with existing buildings located along Town Road so it will be consistent with the existing appearance along Town Road.

Ball currently owns up to the centerline of Town Road with a 33 foot prescriptive right-of-way existing on the west side of the roadway. With the proposed Plat of Consolidation Ball will formally dedicate this 33 foot right-of-way to the City. The remainder of Town Road adjacent to Ball has existing dedicated right-of-way.

The architecture of the proposed buildings is consistent with the design of the existing buildings to match. Ball is proposing a significant amount of landscaping in the new developed areas to exceed the City's landscaping code.

Staff recommends the Plan Commission pass a motion recommending approval of the proposed amendment to the PUD with the condition that the site is developed in substantial compliance with the submitted plans. Staff also recommends the Plan Commission pass a motion recommending approval of the proposed lot consolidation.

Todd Frauendorfer of Ball Horticultural was sworn in and stated that he is happy to answer any questions from the Commission.

Ismael Ayala, 715 Town Road was sworn in and shared concerns he had regarding mud being tracked onto the street from utility work occurring on the property. Mr. Sterrett stated he would follow up with code enforcement on these concerns.

Commissioner Kasprak 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 19-15, PUD Amendment

Commissioner Dettman made a motion, seconded by Commissioner Kasprak, to recommend approval of the PUD amendment and lot consolidation. With a roll call vote of five (5) ayes and zero (0) noes, the motion carried.

Mr. Sterrett stated this petition will be placed on the November 11, 2019 Development Committee agenda.

9. Other Commission Business

None.

10. Previous Petitions and General Development Update

There will not be Plan Commission meeting on November 19, 2019.

11. Adjournment

Commissioner Kasprak made a motion, seconded by Commissioner Dettman, to adjourn the meeting. With a voice vote of all ayes, the motion carried. The Plan Commission, at 7:19 p.m., was adjourned.

Submitted by: John Sterrett, City Planner