

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

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

MINUTES

Approved at the May 7, 2013 meeting.

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

Commissioner Van-der-Mey called the meeting to order at 7:03 p.m. Roll call found Commissioners Hannemann, Mireault, Birch, Chavez, Posadzy, Van-der-Mey and Laimins were present.

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 Mireault made a motion, seconded by Commissioner Posadzy, to approve the minutes of November 20, 2012 as presented. Voting Aye: Commissioners Mireault, Laimins, Posadzy and Hannemann. Voting Nay: None. Abstain: Commissioners Van-der-Mey, Birch and Chavez. Motion carried.

5. Review of Case PC 13-01, Final PUD Amendment.

Mr. Harris provided an overview. Menards, Inc. is requesting approval of a second amendment to the final PUD of their property located at 220 W. North Ave, which is within the St. Andrews Square shopping center at the southwest corner of Route 59 and North Avenue. The PUD amendment entails adding a propane fuel dispensing enclosure within the existing parking lot northwest of the building.

The original PUDs for both the entire shopping center and the Menards lot were approved in 1998. The first amendment to the Menards PUD was approved in 2004 when the store was expanded to include the garden center and enclosed lumber sales area. In November of 2012 Menards

conceptually presented their propane fuel dispensing enclosure proposal to the City's Development Committee and received positive feedback.

Menards is proposing to construct a 34' x 11' enclosure within its existing parking lot for propane fuel sales. The enclosure is proposed on the west side of the existing parking lot, adjacent to an existing landscape barrier island. The location of the enclosure was chosen due to: A) its desired visibility from the customer service desk located inside the store's main entrance, B) compliance with State Fire Marshall regulations, C) its close proximity to the building, but not within the primary customer parking area near the building's main access points, D) being adjacent to an existing landscape area to provide a visual screen, and E) the desired visibility of the enclosure from the internal ring road within the St. Andrews Square shopping center. The open air enclosure will house a 1,000 gallon tank and an 8' x 8' canopy structure that protects the fuel pump equipment from the elements. The enclosure itself will be made of a 6' tall split face block masonry wall on the north, south and west sides and a solid screen brown composite fencing for the east side and service entrance on the south side. There will be a single fueling pump, similar in nature to that utilized at a gas station, and payment station located on the east side of the enclosure. There will also be safety and informational signage on several areas of the exterior of the enclosure. The interior of the enclosure will also be lined with protective bollards. Menards is proposing to install additional landscape screening along the west side of the enclosure in excess of the landscaping that currently exists within the barrier landscape island.

This facility will be designed to fill small tanks for residential grills as well as larger tanks for the store's forklifts and over the road vehicles that are capable of running on propane as an alternative fuel source. This will not be a self-service facility at this time. Only properly trained Menards employees will be permitted to operate the pump and be allowed within the enclosure. Menards long term goals for this facility are to convert their own over the road fleet vehicles to propane fuel as well as service other company's (i.e. FedEx, UPS, ComEd, etc.) fleet vehicles as they get converted to this alternative fuel source. Menards has received federal grant money for this alternative fuel initiative and desires to upgrade several of their existing stores in the Chicagoland area with these facilities.

There are currently 653 total parking spaces on-site. City Code requires a minimum of 648 parking spaces on-site for this particular use. The proposed propane enclosure would occupy the 5 extra parking spaces on-site, thus resulting in a total parking space count of 648 once the enclosure is constructed. The enclosure is located in an area of the parking lot informally dedicated by Menards as employee parking and the store's rental truck parking.

City staff recommends the approval of the requested second amendment to the final PUD for 220 W. North Avenue subject to the following conditions:

1. The enclosure shall be constructed in compliance with the Site Plan, Enclosure Sign Plans and Enclosure Renderings, attached hereto to this staff report.
2. The brick shall be a split face masonry block with a horizontal decorative color band and decorative masonry top cap on the north, south and west sides of the enclosure. The brick colors shall match that of the building. The east side of the enclosure and the service entrance

on the south side of the enclosure shall be constructed of a brown composite solid screen fencing. The entire enclosure shall be a minimum of six (6') feet in height.

3. The canopy structure shall be a color matching that of the color band on the enclosure and building and shall not contain any type of signage on its roof.
4. The only signage permitted on the exterior of the enclosure shall be informational or safety related in nature and shall be directly related to the propane dispensing operations.

Tyler Edwards, Real Estate Representative for Menards, stated that the propane fuels sales initiative is a head start program by Menards. The long term goals are to eliminate the propane cages housing the individual tanks located in front of the store and to provide a fueling station for commercial fleet vehicles that will be run off of propane.

Commissioner Laimins asked how often the proposed 1,000 tank would need to be refilled.

Mr. Edwards stated that the existing tank at their Eau Claire facility needs to be refilled every few days, but currently has a high volume of use, which is not initially anticipated at the West Chicago location.

Commissioner Hannemann asked if the proposed tank location would hinder any potential development of the vacant lot to the west.

Mr. Harris stated that it would not be based on the enclosure's setback from the property line and any setbacks that would normally be anticipated on the vacant lot to the west.

Commissioner Mireault made a motion, seconded by Commissioner Laimins, to approve the second amendment to the final PUD at 220 W. North Avenue for Case PC 13-01 as presented by staff. Voting Aye: Commissioners Birch, Hannemann, Mireault, Chavez, Van-der-Mey, Posadzy and Laimins. Voting Nay: None. Motion carried.

6. Other Commission Business.

Mr. Harris formally introduced new Commission members Juan Chavez and Melissa Birch.

Mr. Harris indicated that those Commission members that do not already have a City issued identification card will not be issued one and the City has discontinued this process. Commission members were informed that they are permitted to visit sites involving a Commission related manner, but if they wish to enter onto the premises they need to first make contact with a representative of the property, identify themselves as a representative of the City and receive permission to inspect the property as it relates to the Commission matters.

Mr. Harris stated that Commissioner Van-der-Mey was formally appointed the new Commission chairman by the City Council beginning with the calendar year 2013. Because Commissioner Van-der-Mey was the current vice chairman the Commission appointed Commissioner Mireault as the new vice chairman.

7. Previous Petitions and General Development Update.

Mr. Harris informed the Commission that the City Council approved the special use amendment for the church at 464-466 Ann Street that was approved by the Commission at the November 20th Plan Commission meeting.

Mr. Harris stated that a resubdivision of some property on the west side of Joliet Street across from Forest Avenue was recently submitted for staff review and will be scheduled for future Plan Commission consideration.

8. Adjournment.

Commissioner Mireault made a motion, seconded by Commissioner Chavez, to adjourn the November 20, 2012 Plan Commission/Zoning Board of Appeals meeting at 7:50 p.m. The Commissioners unanimously agreed. Motion carried.

Respectfully submitted,

Jeff Harris, City Planner

PlanComm/ZBA.MIN020513/jh