

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

CITY OF WEST CHICAGO PLAN COMMISSION/ZONING BOARD OF APPEALS July 3, 2012

MINUTES

Approved at the August 7, 2012 meeting.

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

Vice Chairman Van-der-Mey called the meeting to order at 6:02 p.m. Roll call found Commissioners Boyer, Van-der-Mey, Mireault, Warbiany and Posadzy were present. Commissioners Lannes and Laimins were 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 Posadzy, to approve the minutes of May 1, 2012 as presented. Voting Aye: Commissioners Van-der-Mey, Mireault, Warbiany and Posadzy. Voting Nay: None. Commissioner Boyer abstained. Motion carried.

5. Review of Case PC 12-09, Deviation.

Mr. Harris provided an overview. Habitat for Humanity is requesting approval of an after the fact Subdivision Code deviation to allow a small area at the rear of one of their developed lots located at 659 Sherman Street in the Pioneer Prairie Subdivision to have less than the required 2% minimum grading slope. The subject property is located on the east side of Sherman Street between Pomeroy and Brown Streets.

The subject property is the last of the residences on that block to be constructed by Habitat for Humanity as part of their Pioneer Prairie Subdivision development. Therefore, this last lot must meet all of the existing grades at the lot lines of the surrounding lots to ensure that positive overland stormwater drainage occurs throughout the subdivision. The City's Subdivision Code requires a minimum 2% slope in turf areas to ensure proper drainage. The subject property cannot comply

Plan Commission/Zoning Board of Appeals

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with this requirement along its east (rear) lot line due to the limitations of the surrounding grades on the adjacent lots. The maximum slope the applicant can obtain in the area in question is 1.5%. Although this reduced slope is not ideal, City staff still considers it adequate enough to provide the positive drainage desired given the circumstances. Bringing the site into full compliance would necessitate tearing up and regrading the established lawns of not only a portion of the subject property, but also portions of the adjacent properties to the north, south and east. City staff feels that those actions would be excessive given the relatively minor nature of the matter at hand.

The City's engineering staff is in support of the requested deviation because all of the lots adjacent to the subject property were developed and their final grading approved prior to the development of the subject property. Therefore, the subject property had to meet the existing grades at the lot lines of all of the adjacent lots in order to ensure proper drainage, thus causing the need for the deviation in question. Also, the scope of work involved to bring the subject property into compliance is substantial given the minor degree of the deviation being requested.

City staff recommends the approval of the requested deviation to allow a portion of the subject property along the east lot line to have a final grade of 1.5% slope for the property located at 659 Sherman Street.

There was no discussion or questions from the Commission members.

Commissioner Mireault made a motion, seconded by Commissioner Boyer, to approve Case PC 12-09 as presented by staff. Voting Aye: Commissioners Van-der-Mey, Mireault, Warbiany, Posadzy and Boyer. Voting Nay: None. Motion carried.

6. Review of Case PC 12-10, Deviation.

Mr. Harris provided an overview. The owner of the Franciscan Court Assisted Living Facility, Zach Caulkins, is requesting an after the fact approval of a Subdivision Code deviation to allow for pavement grades in three (3) areas on-site to have less than the required 1% minimum slope. The subject property is located on the west side of Franciscan Way between Route 59 and Teresa Lane.

The construction plans for the parking lot was designed in full compliance with City Codes. However, the areas of the parking lot in question were designed at the minimum requirements, which did not allow for any flexibility for any minor changes during the construction process. The applicant has now finished all of the site improvements and it has been determined that the three (3) pavement areas were not built according to the approved construction plans or in compliance with City Codes.

Specifically, three (3) areas of pavement on-site have less than the City's minimum required pavement slope grading of one (1%) percent. The reason the City requires a minimum one (1%) percent slope is to ensure proper overland flow drainage and to prevent small depressional areas that will retain water and cause "ponding". The three (3) areas in question are as follows:

1. A portion of the parking stalls in the northwest corner of the site. The existing pavement slope is 0.6%.
2. A portion of the interior parking stalls in the lot located south of the building. The existing pavement slope is 0.6%.

3. A portion of the parking stalls in the southwest corner of the lot located south of the building. The existing pavement slope is 0.7%.

The City's engineering staff is in support of the requested pavement slope deviation as the three (3) pavement areas in question on-site are each individually relatively small areas of pavement and it would not be cost effective to remove, regrade and reinstall the pavement in compliance with City Code. Allowing the grade to remain as it exists should not result in a significant detriment to the site other than the fact that minor ponding of water on the pavement will occur during rain events. Long term this could cause a faster degradation of the pavement, but staff feels that impact is minimal and only the property owner will be affected.

City staff recommends the approval of the requested deviation to decrease the minimum required 1% pavement slope to 0.6% for the property located at 1996 Franciscan Way.

There was no discussion or questions from the Commission members.

Commissioner Warbiany made a motion, seconded by Commissioner Mireault, to approve Case PC 12-10 as presented by staff. Voting Aye: Commissioners Van-der-Mey, Mireault, Warbiany, Posadzy and Boyer. Voting Nay: None. Motion carried.

7. Other Commission Business.

The Commission members asked if there was something staff can do to limit many of these after the fact deviation requests.

Mr. Harris responded that staff has looked into the matter and may either amend the code requirements to allow some sort of staff approved construction tolerances or amend the current requirement levels. Staff also is being more diligent about point out potential issues in the design phase when improvements are being drawn at the minimum requirements, which does not give much flexibility during the construction phase.

Mr. Harris stated that the regularly scheduled Plan Commission meeting on July 17th will be cancelled.

8. Previous Petitions and General Development Update.

Mr. Harris informed the Commission that the City Council approved Mapei's temporary outside storage special use as presented that was discussed at the May 1st Plan Commission meeting.

Mr. Harris also discussed several projects that staff is currently working on that will hopefully be presented to the Commission in the near future.

9. Adjournment.

Commissioner Mireault made a motion, seconded by Commissioner Posadzy, to adjourn the July 3, 2012 Plan Commission/Zoning Board of Appeals meeting at 6:15 p.m. The Commissioners unanimously agreed. Motion carried.

Respectfully submitted,

Jeff Harris, City Planner

PlanComm/ZBA.MIN070312/jh