

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved March 3, 2020

## MINUTES

### PLAN COMMISSION/ZONING BOARD OF APPEALS December 3, 2019 7:00 P.M.

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

The Plan Commission was called to order at 7:00 p.m. by Acting Chairman Hale. Roll call found commissioners Dettman, Hale, Henkin, and Kasprak, and ex-officio members Banasiak and Jakabcsin present. Chairperson Laimins and commissioners Faught and Devitt were excused. A quorum was established.

Also in attendance was City Planner John Sterrett.

#### **2. Pledge of Allegiance**

Acting Chairman Hale led everyone in the Pledge of Allegiance.

#### **3. Chairman's Comments**

Acting Chairman Hale had no comments.

#### **4. Approval of Meeting Minutes**

Commissioner Dettman made a motion, seconded by Commissioner Henkin, to approve the draft meeting minutes of the October 1, 2019 Plan Commission meeting. With a voice vote of all ayes, the motion carried.

#### **5. Public Hearing Case PC 19-16, 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 Lakeshore Recycling Systems is requesting a PUD amendment for the property located at 1655 Powis Road in the M Manufacturing District. The property is currently being operated by Lakeshore Recycling as a clean construction and demolition debris facility with ancillary outdoor storage. The outdoor storage on the property consists of separated materials, roll-off boxes, storage containers, and portable toilets. A large detention pond is located on the east side of the property along with regulatory wetlands. The property originally received PUD approval in 2015 for the use as a clean construction and demolition debris facility with ancillary outside storage.

The proposed amendment to the PUD plan is to accommodate the construction of 2 additions to an existing structure on the property as well as to construct an accessory building for portable toilets. Lakeshore is also seeking to expand their outdoor storage area in the rear of the property and add parking.

As part of the amendment to the PUD, Lakeshore is seeking multiple deviations from the Zoning Code including to allow a transitional yard along the south property line as little as 23 feet in lieu of the minimum required 60 feet when adjacent to a business district. The adjacent property to the south is owned by the DuPage Airport Authority and all property owned by the Airport is in the A Airport district. Because this zoning district is considered a business district, rather than a manufacturing district, the 60 transitional side yard is required. The adjacent property is a former landfill and the future uses will be minimal given its current state and current zoning and will be industrial in nature.

Another deviation being sought is to allow the omission of the required curbing around the proposed parking area at the southwest corner of the property. The proposed parking lot will be located within an existing fenced in area that is surrounded on all sides by existing berms. The absence of the required curbing will be consistent with the existing parking lot approved in 2015 and will not negatively impact drainage or appearance of the parking lot. The existing fence will serve as a barrier between the existing berms and the parking stalls and pavement. The stalls are being designed so that vehicles will not overhang beyond the length of the stall thus not impacting the fence.

The last deviation sought is to eliminate two required landscape islands in the proposed parking area to allow easier maneuverability of vehicles in this parking area. There is limited space between the new parking area and the existing buildings and parking to the east. The addition of the landscape islands would create a narrow drive aisle width between the proposed and existing parking lots. The lack of landscape islands in this parking area will be consistent with the existing parking stalls for employees and visitors, previously approved in 2015. The required landscaping that would be located in these islands is supplied in other areas on the property.

All other aspects of the proposed amended plan will comply with the City's Zoning Ordinance. The proposed plans have been reviewed by the City's engineering staff, public works and the fire district with all comments addressed.

Staff recommends that the Plan Commission pass a motion recommending approval of the PUD Amendment with the condition that the site is developed in substantial compliance with the submitted plans.

Dave Kamano of Civil & Environmental Consultants, Inc., representing Lakeshore Recycling Systems, Inc., was sworn in. Mr. Kamano explained the proposed work for the property as well as the existing operation. Mr. Kamano stated that the proposal is an expansion of the Clean Construction and Demolition Debris facility on the southeast area of the existing building. A portable toilet facility is also proposed on the north side of the site. The building will be used for cleaning the toilets. Additional pavement

will be added in the western portion of the site to serve the proposed building and expansions. As such, the existing storm water facility on the western portion of the site will be expanded. Additional pavement will be added to the eastern half of the property for outside storage.

Brian Armstrong, attorney for the DuPage Airport Authority, was sworn in and asked the Plan Commission to continue the public hearing to allow time for the DuPage Airport Authority to review the proposed plans.

Ken Loerop of Lakeshore Recycling Systems, Inc. stated they were fine with a continuance of the meeting while the DuPage Airport Authority had time to review the proposed plans.

Commissioner Dettman made a motion, seconded by Commissioner Kasprak to continue the public hearing to Tuesday, January 7, 2020. With a voice vote of all ayes, the motion carried.

## **6. Public Hearing Case PC 19-25, Zoning Variances**

Commissioner Dettman 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 Alton Industry Group and the DuPage Airport Authority are requesting two zoning variances for the property located at 643 Innovation Drive in the DuPage Business Center, located in the A Airport District. The subject property consists of 24.5 acres and is currently vacant, located at the northwest corner of Innovation Drive and Ingenuity Way. A large swale runs along the front of the property near Innovation Drive as well as near Ingenuity Way. This drainage swale conveys off-site storm water to the stormwater facility to the east. Alton is under contract to purchase the south half of the property, approximately 12 acres. The north half will remain vacant and under the ownership of the Airport. As part of this purchase, a new property line will be created to divide the property in half. This new property line will serve as Alton's north property line. The petitioners are seeking a variance from Section 10.5-3(C)(4)(e) to allow a pavement setback along a proposed lot line of 0 feet on the south side of the proposed lot line and 0 feet on the north side of the proposed lot line in lieu of the minimum 15 foot setback required for both sides of the proposed lot line.

The petitioner is also seeking a variance Section 10.5-5(F)(1) to allow parking on the east side of the proposed building to be located as little as 5 feet from the building façade in lieu of the minimum 15 foot setback distance required. The variances are being sought to accommodate the construction of a build to suit 192,880 square foot industrial building for use by Alton Industry Group.

The Zoning Code requires a minimum fifteen (15) foot setback for pavement along interior lot lines. The proposed access off Innovation Drive will be a shared access to serve both the subject development as well as a future development immediately to the north. This drive will be constructed so the new north property line for Alton will be located in the center. As a result, the pavement on the two newly created lots will maintain a setback of 0 feet from this new interior property line in lieu of the required 15 feet. The purpose for the shared access is to avoid having separate access points within close proximity of one another serving the subject development and the future development to the north. Alton and the Airport are seeking to avoid this scenario by installing this proposed shared access drive

which is a good planning practice. Staff is supportive of this request because the reduced setback for the pavement will have no negative impact on the subject property nor on the property to the north. The reduction in the setback will alleviate potential traffic problems by limiting the number of access points along Innovation Drive.

The Zoning Code requires parking lots to maintain a 15-foot setback from a front-yard building facade. Alton is proposing to construct their parking lot 10 feet from the majority of the length of the building façade with a five (5) foot setback at the building entrances. The parking lot will be located immediately outside of the previously mentioned drainage swale along Innovation Drive. This swale creates a hardship for Alton in locating their parking lot between it and the proposed footprint of the building while still maintaining the required 15 foot setback from the building. In order to avoid impacting the drainage swale while still having a useable building footprint and truck dock layout to the west of the building, the parking lot will encroach into this required 15 setback. Staff is in support of this encroachment because it will have a very limited impact on the subject property as well as the properties surrounding it.

Staff recommends that the Plan Commission pass a motion recommending approval of the two request variances with the condition that the site is developed in substantial compliance with the submitted plans.

Michael Roach of Alton Industries was sworn in. Mr. Roach explained the site layout and the portion of the largest tract land to be purchased. The Airport was desirous that the development would have a shared access drive with the future development to the north to minimize driveway access off Innovation Drive.

Paul Lipski of Haeger Engineering, the engineering firm for Alton Industries, was sworn in. Mr. Lipski explained the hardships existing on the property related to the existing drainage swale and the desire to not interfere or impact this swale.

Bruno Tabias, attorney for the petitioner was sworn in. Mr. Tabias stated that the Airport has approved Alton's project and has signed on as a co-petitioner for the zoning variances. A condition that the Airport has with the development is that the amount of driveways on Innovation Drive. The shared driveway between the subject property and the future development to the north will help accomplish this.

Commissioner Kasprak made a motion, seconded by Commissioner Dettman, 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.

## **7. Review of Case PC 19-25, Zoning Variances**

The Commission agreed that challenges existed on the subject property and that it is important that the drainage swale is maintained.

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 December 9, 2019 Development Committee agenda.

#### **8. Other Commission Business**

None.

#### **9. Previous Petitions and General Development Update**

There will not be Plan Commission meeting on December 17, 2019. The next meeting will occur on January 7, 2020.

#### **10. Adjournment**

Commissioner Dettman 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 7:49p.m., was adjourned.

Submitted by: John Sterrett, City Planner