

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved June 2, 2020

MINUTES

PLAN COMMISSION/ZONING BOARD OF APPEALS MAY 5, 2020 7:00 P.M.

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

Chairperson Laimins called the meeting to order via “Zoom” at 7:00 p.m. Roll call found commissioners Laimins, Hale, Dettman, Devitt, and ex-officio member Banasiak present. Commissioners Faught, Kasprak and Henkin were excused. A quorum was established. All members were participating through “Zoom”.

Also in attendance through “Zoom” was City Planner John Sterrett and Community Development Director Tom Dabareiner.

2. Chairman’s Comments

Chairperson Laimins stated that all votes would be by roll call and that all discussion on an item, including the recommendation, would occur during the public hearing. Also, no new evidence may be entered into the record during the hearings.

3. Approval of Meeting Minutes

Commissioner Dettman made a motion, seconded by Commissioner Hale, to approve the draft meeting minutes of the March 3, 2019 Plan Commission meeting with a correction to page 2. With a roll call vote of all those present, except Chairperson Laimins, voting aye, the motion carried. Chairperson Laimins abstained.

5. Public Hearing and Review of Case PC 20-02, Special Use Permit Amendment

Commissioner Dettman made a motion, seconded by Commissioner Hale, to open the public hearing. With a roll call vote of all ayes and zero no, the motion carried.

Mr. Sterrett stated that this is a request from West Chicago School District 33 for an amendment to an existing Special Use Permit to allow the construction of a 1,845 square foot addition to the existing Gary Elementary School building at 130 East Forest Avenue in the R-3 Single Family Residential District.

The addition will be located at the entrance to the school building facing Forest Avenue and will be setback well beyond the 25-foot front yard setback. The addition will contain foundation landscaping to satisfy the landscaping requirements. No new staff or classrooms are being added as a result of this addition and therefore no additional parking is required as a result of the addition.

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Ruben Pineda
MAYOR

Nancy M. Smith
CITY CLERK

Michael L. Guttman
CITY ADMINISTRATOR

The petitioner has addressed all stormwater and engineering requirements and the City's Public Works and Civil Engineer have no issues, nor does the West Chicago Fire District.

Staff recommends that the plan Commission pass a motion recommending approval of the amendment to the special use permit.

With no further discussion or public comment, Commissioner Hale made a motion, seconded by Commissioner Devitt, to recommend approval of the proposed amendment to the special use permit. With a roll call vote of all those present voting aye, the motion carried.

Commissioner Devitt made a motion, seconded by Commissioner Dettman, to close the public hearing. With a roll call vote of all those present voting aye, the motion carried.

7. Public Hearing and Review of Case PC 20-04, Special Use Permit and Zoning Variances

Commissioner Hale made a motion, seconded by Commissioner Devitt, to open the public hearing. With a roll call vote of all those present voting aye, the motion carried.

Mr. Sterrett stated that This is a request from Peter Wrenn of Hines Supply for a Special Use Permit and zoning variances to allow building material sales with outside storage at 1201 Hawthorne Lane in the M Manufacturing District.

The property, located at the northeast corner of Hawthorne lane and Harvester Road, contains a 30,000 square foot industrial building with a large gravel area approximately 55,000 square feet in size. The property had been previously used for outside storage in the back portion up until July of 2018. A special use for outside was never secured because the use of outside storage on the property began prior to the requirement for a special use and thus operated as a legal nonconforming use. Because a period of 12 consecutive months went by after the outside storage ceased on the property, the property lost legal nonconforming status. The petitioner thus is required to obtain a special use permit to use the back area as outside storage. Improvements are required as well to bring the storage area into compliance with current code including paving the area with a hard surface rather than using the existing gravel.

In addition to paving the surface, the petitioner will also be removing a dilapidated chain link fence on the property and replace it with a board on board privacy fence and install landscaping along Harvester Road. The petitioner is also seeking zoning variances to allow the pavement to be located 1 foot from the interior side lot line, a 1 foot setback from the rear lot line to the north, and a 5 foot setback along the west property line along Harvester Road. The gravel in the storage area currently runs up to the property lines to the north, east and west. The petitioner is proposing to increase the setback from what is currently there. These distances still fall short of the required setback and therefore variances are being sought. Although the setbacks proposed will be less than the required distances, the new outside storage will be setback further than what has existed for 40 years. The petitioner has addressed all stormwater and engineering requirements and the City's Civil Engineer has no further comments.

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Staff recommends that the Plan Commission pass a motion recommending approval of the amendment to the special use permit.

With no comments from the public or further discussion, Commissioner Dettman made a motion, seconded by Commissioner Devitt to recommend approval of the special use permit and zoning variances. With a roll call vote of all present voting aye, the motion carried.

Commissioner Hale made a motion, seconded by Commissioner Devitt, to close the public hearing. With a roll call vote of all those present voting aye, the motion carried.

8. Public Hearing Case PC 20-03, Zoning Text Amendment

Commissioner Dettman made a motion, seconded by Commissioner Devitt, to open the public hearing and continue the hearing to June 2, 2020. With a roll call vote of all those present voting aye, the motion carried.

9. Other Commission Business

None.

10. Previous Petitions and General Development Update

Mr. Sterrett stated that the petition for 1800 Joliet Street for Umiya Mataji Temple was continued at the March Development Committee meeting pending revised plans with a smaller building.

11. Adjournment

Commissioner Hale made a motion, seconded by Commissioner Devitt, to adjourn the meeting. With a roll call vote of all those present voting aye, the motion carried. The Plan Commission, at 7:25 p.m., was adjourned.

Respectfully Submitted by: John Sterrett, City Planner