

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 7/7/20

MINUTES

PLAN COMMISSION/ZONING BOARD OF APPEALS

JUNE 2, 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, Kasprak, Devitt, and ex-officio member Banasiak present. Commissioners Faught, 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 Hale made a motion, seconded by Commissioner Devitt, to approve the draft meeting minutes of the May 5, 2020 Plan Commission. With a roll call vote of all those present, voting aye, with the exception of Commissioner Kasprak, the motion carried. Commissioner Kasprak abstained.

4. Public Hearing and Review of Case PC 20-03, Zoning Code Text Amendment

Commissioner Kasprak 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 Kids Empire USA, LLC (Kids Empire), an indoor children’s activity play facility, is petitioning to amend the text of the West Chicago Zoning Code to create and define the use of “Indoor Recreation and Amusement” and to permit the use in the B-3 Regional Shopping District. Kids Empire is proposing to locate in the Mosaic Shopping Center at the northeast corner of Neltnor Boulevard (Illinois Route 59) and North Avenue (Illinois Route 64), in approximately 15,000 square feet of the former Hobby Lobby space. The use of an indoor activity play facility is not permitted in any district in the City. Furthermore, the use of an indoor activity play facility does not fit within the definition of any existing use category in the B-3 District. As such, Kids Empire is proposing an amendment that would allow them to locate in this shopping center space.

Staff has surveyed surrounding communities on this type of use and found that many communities allow “Indoor Recreation and Amusement” as a permitted use in business districts that are similar to West Chicago’s B-3 District. Indoor Recreation and Amusement includes a multitude of indoor recreation other than just activity play areas. These include sports facilities, swimming pools, ice or roller skating rinks, bowling alleys, tennis, handball and other court games, sports clubs, indoor golf, paintball, billiards, foosball, table tennis, shuffleboard, pinball machines, and video games arcades.

Staff is of the opinion that Indoor Recreation and Amusement is similar to other permitted uses in the B-3 District, such as banquet halls, movie and performance theaters, health, fitness and exercise centers, and personal training and group exercise facilities. The use of Indoor Recreation and Amusement is compatible with establishments typically found in shopping centers such as Mosaic Crossing. Furthermore, this use is recommended within the North Avenue/Route 59 market study that was prepared for the City by Valerie S. Kretchmer Associates in 2017 as an alternative to typical retail uses, which have become difficult to attract.

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

Commissioner Kasprak 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.

5. Review of Case PC 20-01, Final Plat of Subdivision

Mr. Sterrett stated that Pulte Homes is proposing an eighty-four (84) unit residential development that includes the dedication of new rights-of-way for three (3) minor streets and five (5) outlots for open space, stormwater detention, and utility crossings. The Final Plat includes the previously approved deviation from the Subdivision Code to allow a minimum radii of curvature on a minor street centerline to be as little as ninety (90) feet in lieu of the minimum required 250 feet.

The petitioner is the contract purchaser of the subject property and is proposing to develop the property as a planned unit development for an eighty-four (84) unit single-family residential subdivision in unincorporated DuPage County. The property is located within 1.5 miles of the corporate limits of the City of West Chicago and the Final Plat of Subdivision is therefore subject to review and approval by the City as well. The City approved the Preliminary Plat with a deviation on October 21, 2019. DuPage County approved the Preliminary Plat, as well as the conditional use permit for the development, on February 25, 2020. DuPage County approved the Final Plat of Subdivision on March 20, 2020.

With no comments from the public or further discussion, Commissioner Kasprak made a motion, seconded by Commissioner Devitt to recommend approval of the Final Plat of Subdivision. With a roll call vote of all present voting aye, the motion carried.

6. Other Commission Business

None.

7. Previous Petitions and General Development Update

Mr. Sterrett stated that there will be a meeting on July 7, 2020.

8. Adjournment

Commissioner Kasprak 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 7:15 p.m., was adjourned.

Respectfully Submitted by: John Sterrett, City Planner