

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 2/2/21

MINUTES

PLAN COMMISSION/ZONING BOARD OF APPEALS JANUARY 5, 2021 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 Chairperson Laimins, Commissioners Dettman, Hale, Kasprak, Devitt, and ex-officio Commissioner Banasiak present. Commissioner Henkin was absent. A quorum was established. All members were participating through “Zoom”.

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

2. Chairman’s Comments

Chairperson Laimins stated Mayor Pineda has determined that in-person meetings at this time are not practical nor prudent. Chairperson Laimins also 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 the Draft Minutes of the December 15, 2020 Plan Commission Meeting

Commissioner Kasprak made a motion, seconded by Commissioner Dettman, to approve the December 15, 2020 Plan Commission meeting minutes with a correction noting that ex-officio Commissioner Banasiak was not present at the December 15, 2020 meeting. A roll call vote found Commissioners Kasprak, Dettman, Hale, Devitt, and Chairperson Laimins voting in favor and no one voting against. With a roll call vote of five (5) “yes” and zero (0) “no”, the motion carried and the minutes were approved with the noted correction.

4. Public Hearing and Review of Case PC 20-20, Administrative Appeal

Mr. Sterrett stated that this is a request for a resubdivision from Fabian and Janice Garcia, owners of 924 and 928 Hahn Place, located in the R-5 Single-Family Residential District. The petitioners currently own three contiguous parcels on Hahn Place, west of Route 59 and south of Forest Avenue. The northern parcel and southern parcel each contain a single-family home. The parcel in between these two improved parcels is currently vacant. The petitioners would like to resubdivide the property so that the north 31 feet of the vacant parcel goes to the northern parcel and the south 29 feet of the vacant parcel goes to the southern parcel. This will result in two 13,100 square foot lots, each with an existing single-family home. The purpose for the resubdivision is to provide additional space in the side yard for each home for a potential addition. No new homes will be built, no new points of access, no public improvements nor public ways will result from the new 2-lot

subdivision. Everything will remain as is except the vacant lot will be eliminated and transferred to the two improved lots.

Staff recommends the Plan Commission pass a motion recommending approval of the resubdivision.

Commissioner Hale made a motion, seconded by Commissioner Dettman, to recommend approval of the proposed resubdivision and adopt the following findings of fact to be included in the recommendation:

1. That Fabian and Janice Garcia are the owners of record of the following described property:
Lot 26 and the south 10.0 feet of Lot 27 in Block 17 in Hillside Addition to West Chicago, commonly known as 924 Hahn Place, and Lot 23, except the south 37 feet, and Lot 24 and Lot 25 in Block 17 in Hillside Addition to West Chicago, commonly known as 928 Hahn.
2. The plat of said subdivision will be recorded in the Recorder of Deeds Office of the County of DuPage upon approval by the West Chicago City Council.
3. That all matters have been performed by the petitioners required by this ordinance.
4. That a plat of resubdivision is attached hereto marked "Exhibit A" and has been duly attested by Richard J. Steinbrecher of Steinbrecher Land Surveyors, Inc., a registered land surveyor, contains all certifications required by law, is in a condition to record once all signatures have been obtained.
5. That said minor subdivision contains no additional public ways, nor are any public ways vacated therein.
6. That said minor subdivision contains no additional public improvements nor are any public improvements vacated.
7. The purpose of said minor subdivision is to provide each lot with additional land to construct a future addition on each home.

A roll call vote found Commissioners Hale, Dettman, Kasprak, Devitt, and Chairperson Laimins voting in favor and no one voting against. With a roll call vote of five (5) "yes" and zero (0) "no", the motion carried and the proposed resubdivision was recommended for approval with the adopted findings of fact.

5. Public Hearing and Review of Case PC 20-17, Zoning Text Amendment

Commissioner Devitt made a motion, seconded by Commissioner Kasprak, to open the public hearing. A roll call vote found Commissioners Devitt, Kasprak, Dettman, Hale, and Chairperson Laimins voting in favor and no one voting against. With a roll call vote of five (5) "yes" and zero (0) "no", the motion carried and the public hearing was opened at 7:08 p.m.

Commissioner Hale made a motion, seconded by Commissioner Devitt, to continue the public hearing to February 2, 2021. A roll call vote found Commissioners Hale, Devitt, Kasprak, Dettman, and Chairperson Laimins voting in favor and no one voting against. With a roll call vote of five (5)

“yes” and zero (0) “no”, the motion carried and the public hearing was continued to February 2, 2021.

6. Public Hearing and Review of Case PC 20-21, Zoning Text Amendment

Commissioner Dettman made a motion, seconded by Commissioner Devitt, to open the public hearing. A roll call vote found Commissioners Dettman, Devitt, Kasprak, Hale, and Chairperson Laimins voting in favor and no one voting against. With a roll call vote of five (5) “yes” and zero (0) “no”, the motion carried and the public hearing was opened at 7:10 p.m.

Commissioner Dettman made a motion, seconded by Commissioner Kasprak, to continue the public hearing to February 2, 2021. A roll call vote found Commissioners Dettman, Kasprak, Devitt, Hale, and Chairperson Laimins voting in favor and no one voting against. With a roll call vote of five (5) “yes” and zero (0) “no”, the motion carried and the public hearing was continued to February 2, 2021.

7. Other Commission Business

Mr. Sterrett announced Commissioner Faught has resigned from the Commission.

8. Previous Petitions and General Development Update

None.

9. Adjournment

Commissioner Kasprak made a motion, seconded by Commissioner Dettman, to adjourn the meeting. A roll call vote found Commissioners Kasprak, Dettman, Devitt, Hale, and Chairperson Laimins voting in favor and no one voting against. With a roll call vote of five (5) “yes” and zero (0) “no”, the motion carried and the Plan Commission, at 7:21 p.m., was adjourned.

Respectfully Submitted by: John Sterrett, City Planner