

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 4/20/21

MEETING MINUTES

PLAN COMMISSION/ZONING BOARD OF APPEALS

April 6, 2021 7:00 P.M.

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

Acting Chairperson Hale called the meeting to order via “Zoom” at 7:00 p.m. Roll call found Acting Chairperson Hale, Commissioners Dettman, Devitt, and Banasiak present. Chairperson Laimins and Commissioners Henkin and Kasprak were 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

Acting Chairperson Hale stated Mayor Pineda has determined that in-person meetings at this time are not practical nor prudent. Acting Chairperson 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 March 3, 2021 Plan Commission Meeting

Commissioner Dettman made a motion, seconded by Commissioner Devitt, to approve the March 2, 2021 Plan Commission meeting minutes. A roll call vote found Commissioners Dettman, Devitt, Banasiak, and Acting Chairperson voting in favor and no one voting against. With a roll call vote of four (4) “yes” and zero (0) “no”, the motion carried and the minutes were approved.

4. Review & Recommendation of Case PC 21-04 – Minor Subdivision – 1000 Harvester Road

Mr. Sterrett stated that This is a request from Midwest Industrial Funds, Inc. represented by Mike Androwich, authorized to act on behalf of the property owner New Wincup Holdings, Inc. for a minor subdivision to perform a two-lot split on a roughly 12 acre parcel at the northwest corner of Hawthorne Lane and Harvester Road, commonly known as 1000 Harvester road, located in the M Manufacturing District.

The property contains two separate buildings both owned by New Wincup Holdings. The building closest to Harvester Road will be sold by Wincup to Midwest Industrial, along with 4 acres. The remainder of the property, consisting of about 8 acres with the second building, will stay with Wincup. The minor subdivision is proposed to accommodate the sale of the building and 4 acres.

After the split, both lots will comply with the Zoning Code and the Subdivision Regulations Code. Staff is supportive of the request and recommends that the Plan Commission pass a motion recommending approval of the minor subdivision to the City Council.

Commissioner Banasiak made a motion, seconded by Commissioner Dettman, to recommend approval of the proposed Minor Subdivision and incorporate the following Findings of Fact with this recommendation:

1. That New Wincup Holdings, Inc. is the owner of record of the following described property:

Lot 1 in West Chicago Industrial Center Second Consolidation Plat recorded March 8, 1989 as Document R1989-026036, a Resubdivision of Lots 3 and 4 in West Chicago Industrial Center Resubdivision, a Subdivision of part of Section 32, Township 40 North, Range 9, East of the Third Principal, in DuPage County, Illinois. Less and except that part of Lot 1 aforesaid as follows:

Beginning at the southeast corner of said Lot; thence westerly along the south line of said Lot 1 having an Illinois Coordinate System (east zone) grid bearing of south 88 degrees 53 minutes 24 seconds west, a distance of 31.00 feet, said south line also being the northerly right-of-way line of Hawthorne Lane (aka Townline Road) as dedicated by Document Number R1969-036215 recorded August 12, 1969; thence north 56 degrees 34 minutes 47 seconds east, 37.40 feet to a point on the east line of said Lot 1, said east line also being the westerly line of Harvester Road as dedicated by said Document Number R1969-036215; thence south 00 degrees 38 minutes 11 seconds west, 20.00 feet along said east line of Lot 1 to the point of beginning.

2. That the Final Plat of the proposed Minor Subdivision will be recorded in the Recorder of Deeds Office of the County of DuPage upon approval by the West Chicago City Council.
4. That all matters have been performed by the petitioners required by this ordinance.
5. That a Final Plat of the proposed Minor Subdivision is attached hereto marked "Exhibit E" and has been duly attested by Webster, McGrath, and Ahlberg Ltd., registered land surveyors, contains all certifications required by law, is in a condition to record once all signatures have been obtained.
6. That said proposed Minor Subdivision contains no additional public ways, nor are any public ways vacated therein.
7. That said proposed Minor Subdivision contains no additional public improvements nor are any public improvements vacated.
8. The purpose of said proposed Minor Subdivision is for the sale of the east 4 acres of the subject property.

A roll call vote found Commissioners Banasiak, Dettman, Devitt, and Acting Chairperson Hale voting in favor and no one voting against. With a roll call vote of four (4) "yes" and zero (0) "no", the motion carried and the proposed Final Plat of Subdivision was recommended for approval.

Mr. Sterrett stated this would move onto the City Council on Monday, April 19, 2021.

6. Other Commission Business – None

7. Previous Petitions and General Development Update - None

8. Adjournment

Commissioner Devitt made a motion, seconded by Commissioner Dettman, to adjourn the meeting. A roll call vote found Commissioners Devitt, Dettman, Banasiak, and Acting Chairperson Hale voting in favor and no one voting against. With a roll call vote of four (4) “yes” and zero (0) “no”, the motion carried and the Plan Commission, at 7:15 p.m., was adjourned.

Respectfully Submitted,
John Sterrett, City Planner