

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 6/15/21

## MEETING MINUTES

### PLAN COMMISSION/ZONING BOARD OF APPEALS

May 4, 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 Devitt, Kasprak, Hale, Henkin, and Banasiak present. A quorum was established. All members were participating through “Zoom”.

Staff in attendance through “Zoom” was City Planner John Sterrett.

#### 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.

#### 3. Approval of the Draft Minutes of the April 20, 2021 Plan Commission Meeting

Commissioner Dettman made a motion, seconded by Commissioner Devitt, to approve the April 20, 2021 Plan Commission meeting minutes. A roll call vote found Commissioners Devitt, Banasiak, Kasprak, Henkin, Hale, and Chairperson Laimins voting in favor and no one voting against. With a roll call vote of six (6) “yes” and zero (0) “no”, the motion carried and the minutes were approved.

#### 4. Review & Recommendation of Case PC 21-06 – Minor Subdivision – 1700 & 1750 Downs Drive

Mr. Sterrett stated that this is a request from FXI, Inc. authorized to act on behalf of the property owner, AGNL Foam, L.P. for a minor subdivision to perform a lot consolidation of two parcels on a roughly 13.77 acre parcel on the south side of Downs Drive between Kress Drive and Industrial Drive, commonly known as 1700 Downs Drive and 1750 Downs Drive.

FXI, Inc. is proposing to connect the two (2) existing buildings through a building addition approximately 1,950 square feet. The Zoning Code requires a plat of consolidation to be approved if the building encroaches into a required building setback or if the building crosses over an existing lot line. The petitioner is proposing the minor subdivision to consolidate the lots, which will allow the connection to comply with the Zoning Code. Upon completion of the addition, staff will record the Plat of Consolidation with the County thus creating one parcel.

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

1. That AGNL Foam, L.P. is the owner of record of the following described property:

475 Main Street  
West Chicago, Illinois  
60185

T (630) 293-2200  
F (630) 293-3028  
[www.westchicago.org](http://www.westchicago.org)

Ruben Pineda  
MAYOR  
Nancy M. Smith  
CITY CLERK

Michael L. Guttman  
CITY ADMINISTRATOR

*Lots 3 and 4 in the Plat of Subdivision of Block Number 1, in West Chicago Industrial Park, Being a Subdivision of Part of the Southwest Quarter of Section 5, and Part of the Northwest Quarter of Section 8, Township 39 North, Range 9, East of the Third Principal Meridian, according to the Plat thereof recorded October 23, 1974 as Document R74-54419, in DuPage County, Illinois.*

2. That the Plat of Consolidation 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 Plat of Consolidation is attached hereto marked "Exhibit F" and has been duly attested by Timothy G. Wolfe, a registered land surveyor with Jacob & Hefner Associates, contains all certifications required by law, is in a condition to record once all signatures have been obtained.
6. That said proposed Lot Consolidation contains no additional public ways, nor are any public ways vacated therein.
7. That said proposed Lot Consolidation contains no additional public improvements nor are any public improvements vacated.
8. The purpose of said proposed Lot Consolidation is for the building addition to connect the two (2) existing buildings on the subject property.

A roll call vote found Commissioners Hale, Kasprak, Banasiak, Henkin, Devitt, and Chairperson Laimins voting in favor and no one voting against. With a roll call vote of six (6) "yes" and zero (0) "no", the motion carried and the proposed Minor Subdivision was recommended for approval.

Mr. Sterrett stated this would move onto the City Council on Monday, May 17, 2021.

**5. Other Commission Business – None**

**6. Previous Petitions and General Development Update - None**

**7. Adjournment**

Commissioner Devitt made a motion, seconded by Commissioner Banasiak, to adjourn the meeting. A roll call vote found Commissioners Devitt, Banasiak, Hale, Henkin, Kasprak, and Chairperson Laimins voting in favor and no one voting against. With a roll call vote of six (6) "yes" and zero (0) "no", the motion carried and the Plan Commission, at 7:22 p.m., was adjourned.

Respectfully Submitted,  
John Sterrett, City Planner