

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 12/7/21

MEETING MINUTES

PLAN COMMISSION/ZONING BOARD OF APPEALS

October 5, 2021 7:00 P.M.

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

Chairperson Laimins called the meeting to order at 7:00 p.m. Roll call found Chairperson Laimins, Commissioners Banasiak, Henkin, and Kasprak present. Commissioners Billingsley, Devitt, and Hale were excused. With four members present, a quorum was established.

Staff in attendance was City Planner John Sterrett.

2. Chairman's Comments

None

3. Approval of the Draft Minutes of the September 21, 2021 Plan Commission Meeting

Commissioner Kasprak made a motion, seconded by Commissioner Henkin, to approve the September 21, 2021 Plan Commission meeting minutes as presented. With a voice vote of three (3) "ayes", zero (0) "noes", and one (1) abstention the motion carried and the draft minutes of the September 21, 2021 Plan Commission meeting were approved.

4. Public Hearing of Case PC 21-11 – 440 W North Avenue – Belle Tire – Final Planned Unit Development and Special Use Permit

Commissioner Banasiak made a motion, seconded by Commissioner Henkin, to open the public hearing for PC 21-05. With a voice vote of four (4) "ayes" and zero (0) "noes", the motion carried and the public hearing was opened at 7:02 p.m.

Mr. Sterrett was sworn-in prior to delivering testimony on the case. Mr. Sterrett stated that this is a request from Christopher Enright of Christopher Enright Architects for approval of a minor subdivision, a special use permit, and a final PUD for a 4.8 acre vacant outlet in the Saint Andrews shopping center at the southwest corner of North Avenue and Neltnor Boulevard, commonly known as 440 West North Avenue. The request is being made to construct and operate a 10,000 square foot motor vehicle care center known as Belle Tire. Property is located in the B3 regional shopping district on the south side of North Avenue, approximately 1,200 feet west of Neltnor Boulevard between Everclean Carwash and West Chicago Auto Mall.

The petitioner is proposing to subdivide the 4.8 acre parcel into 2 lots. A 1.85 acre lot along North Avenue where motor vehicle care center is proposed, and a 2.96 acre lots to the south, which will remain vacant. The lots will be accessible from an existing private drive in the shopping center between the 2 lots. Lot 2 contain the motor vehicle care center is proposed to have 2 access points on this private drive. The lot is situated between 2 existing access points off of North Avenue, including a restricted ride in, ride out on the west side of the property and a signalized full access on the east side of the property.

475 Main Street
West Chicago, Illinois
60185

T (630) 293-2200
F (630) 293-3028
www.westchicago.org

Ruben Pineda
MAYOR
Nancy M. Smith
CITY CLERK

Michael L. Guttman
CITY ADMINISTRATOR

No new access points are proposed on North Avenue. The petitioner's proposing extensive perimeter landscaping, as well as building foundation landscaping, overhead doors for vehicle bays are proposed on the south and west facades. In these areas where foundation landscaping is not possible, the petitioner's added landscaping in other areas around the building. The building is proposed to be constructed primarily with Glen-Gery brick, with a flat roof and will feature small sloped roofs proposed on the front facade at the entrance to the building.

The proposed development and use on the property are consistent with the trend of development in the area. Staff has provided draft findings of fact for consideration by the plan commission for the special use final PUD and minor subdivision. These findings support a recommendation for approval. Staff therefore recommends the plan commission passing motion recommending approval of these three requests with the conditions that the property is developed in conformance with the submitted plans, and that the plan subdivision be recorded prior to the issuance of the building permit, which is common practice.

Christopher Enright, petitioner, of 628 East Parent Avenue, Royal Oak, Michigan was sworn in. Mr. Enright provided a brief background to Belle Tire and the proposed operation.

With no further testimony presented and all members of the public given the opportunity to provide comments on the petition, Commissioner Kapsrak made a motion, seconded by Commissioner Henkin, to close the public hearing. With a voice vote of four (4) "ayes" and zero (0) "noes", the motion carried and the public hearing was closed at 7:08 p.m.

5. Review and recommendation of Case PC 21-11 – 440 W North Avenue – Belle Tire – Final Planned Unit Development, Special Use Permit, and Minor Subdivision

The Plan Commission proceeded with deliberating PC 21-11. Commissioner Banasiak made a motion, seconded by Commissioner Henkin, to recommend approval of PC 21-11 with the conditions that:

- i. The site shall be developed in substantial compliance with the Final PUD Site Plan (Sheet 1 of 1) prepared by CAGE Civil Engineering, dated May 28, 2021 with a final revision date of August 31, 2021.
- ii. The site shall be developed in substantial compliance with the Site Layout Plan (Sheet C2.0) prepared by CAGE Civil Engineering, dated May 28, 2021 with a final revision date of September 2, 2021.
- iii. The site shall be developed in substantial compliance with the Final Landscape Plan (Sheet L.2) prepared by CAGE Civil Engineering, dated May 21, 2021 with a final revision date of September 2, 2021.
- iv. The site shall be developed in substantial compliance with the Building Elevations (Sheets A201, A202, and A203) prepared Christopher Enright Architects, dated May 28, 2021 with a final revision date of September 2, 2021.
- v. The site shall be developed in substantial compliance with the Photometric Plan (Sheet EXT 1) prepared by CAGE Civil Engineering, dated May 21, 2021 with a final revision date of September 2, 2021.

- vi. Prior to the issuance of a building permit for the construction of the 10,000 square foot building, the Final Plat of Subdivision shall be recorded with the DuPage County Recorder of Deeds.

The following Findings of Fact were incorporated into the recommendation:

- (1) *Is necessary for the public convenience at that location or, the case of existing nonconforming uses, a special use permit will make the use more compatible with its surroundings:*

The proposed use of a *Motor Vehicle Care Center* is appropriate at the subject property which is located along the North Avenue commercial corridor. This type of use is consistent with the intent of the B-3 Regional Shopping District and is compatible to the other commercial uses at this location.

- (2) *Is so designed, located and proposed to be operated that the public health, safety and welfare will be protected:*

The proposed site layout is designed to prevent adverse affects on public health safety and welfare. The proposed access on the site will utilize existing access drives within the shopping center and no direct access is proposed on North Avenue. All repair work and activity for the operation will occur within the building and the overhead doors for the vehicle bays will not face North Avenue.

- (3) *Will not cause substantial injury to the value of other property in the neighborhood in which it is located:*

The property is being developed in a consistent manner with the existing uses along North Avenue in the St. Andrew's Square shopping center. The site layout, including the proposed landscaping, will enhance the appearance of this segment of the North Avenue commercial corridor

- (4) *The proposed special use is designated by this code as a listed special use in the zoning district in which the property in question is located:*

The proposed use of the subject property for a *Motor Vehicle Care Center* is listed as a special use, per Section 10.4-5(C) of the Zoning Code.

- (5) *Per Section 15.3 of the Zoning Ordinance: "...if the final plan and plat are, in the opinion of the Plan Commission, deemed to be sufficient in compliance with all applicable City ordinances and in substantial conformity with the approved preliminary plan and plat, they shall be approved by the Plan Commission and recommended to the City Council".*

The proposed final plans show in detail the development of the lot and its proposed site layout, landscaping, and building elevations, all of which comply with applicable City Codes.

Mr. Sterrett called the roll. Aye (4) – Banasiak, Henkin, Kasprak, Laimins. No (0). Motion carries.

6. Other Commission Business – None

7. Previous Petitions and General Development Update – Mr. Sterrett provided the Commission with an update on development projects currently under review.

8. Adjournment

Commissioner Kasprak made a motion, seconded by Commissioner Banasiak, to adjourn the meeting. With a voice vote of four (4) “ayes” and zero (0) “noes”, the motion carried and the Plan Commission, at 7:35 p.m., was adjourned.

Respectfully Submitted,
John Sterrett, City Planner

