

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 2/1/22

MEETING MINUTES

PLAN COMMISSION/ZONING BOARD OF APPEALS

January 4, 2022 7:00 P.M.

Conducted Through Zoom

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

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

Staff in attendance included City Planner John Sterrett. All attendees of the meeting participated through Zoom.

2. Chairman's Comments

Chairman Laimins stated that in response to a Disaster Declaration made by the Governor related to public health concerns, an in-person meeting or a meeting conducted under the purview of the Open Meetings Act is not practical or prudent with the number of people who have expressed interest in this meeting; therefore, remote participation is permitted.

3. Public Comment

Chairperson Laimins asked if anyone from the public wished to provide comments for topics not on the agenda. There was none.

4. Approval of the Draft Minutes of the December 15, 2021 Plan Commission Meeting

Commissioner Kasprak made a motion, seconded by Commissioner Banasiak, to approve the December 15, 2021 Plan Commission meeting minutes as presented. A roll call vote found Commissioners Kasprak, Banasiak, Billingsley, Devitt, and Henkin, and Chairperson Laimins voting "aye", no one voting "no", and Commissioner Hale abstaining. With a roll call vote of six (6) "ayes", zero (0) "noes", and one (1) abstention, the motion carried and the draft minutes of the December 15, 2021 Plan Commission meeting were approved.

5. Public Hearing of Case PC 21-12 Continued from December 15, 2021

Commissioner Kasprak made a motion, seconded by Commissioner Billingsley to reopen the public hearing for Case PC 21-12, continued from December 15, 2021. A roll call vote found Commissioners Kasprak, Billingsley, Banasiak, Devitt, Hale, and Henkin, and Chairperson Laimins voting "aye" with no one voting "no". With a roll call vote of seven (7) "ayes" and zero (0) "noes" the motion carried and the Plan Commission, at 7:04 p.m. reopened the public hearing for Case PC 21-12, continued from December 15, 2021.

Chairperson Laimins stated that Pulte Home Company, LLC has requested that the Plan Commission/Zoning Board of Appeals continue the public hearing for their case to the Tuesday, February 1, 2022 Plan Commission/Zoning Board of Appeals meeting.

Commissioner Devitt made a motion, seconded by Commissioner Billingsley, to continue the Public Hearing to the Tuesday, February 1, 2022 Plan Commission/Zoning Board of Appeals meeting. A roll call vote found Commissioners Devitt, Billingsley, Banasiak, Hale, Henkin, and Kasprak, and Chairperson Laimins voting “aye” with no one voting “no”. With a roll call vote of seven (7) “ayes” and zero (0) “noes” the motion carried and the Public Hearing, at 7:05 p.m., was continued to the Tuesday, February 1, 2022 Plan Commission/Zoning Board of Appeals meeting.

6. Public Hearing of Case PC 21-19 – Dean R. White of Peerless Enterprises, Inc. – Special Use Permit for Ancillary Outside Storage – 1850 W Roosevelt Road

Commissioner Hale made a motion, seconded by Commissioner Devitt, to open the public hearing of Case PC 21-19. A roll call vote found Commissioners Hale, Devitt, Banasiak, Billingsley, Henkin, Kasprak, and Chairperson Laimins voting “aye” with no one voting “no”. With a roll call vote of seven (7) “ayes” and zero (0) “noes” the motion carried and the Plan Commission, at 7:06 p.m., opened the public hearing of Case PC 21-19.

City Planner John Sterrett was sworn in. Mr. Sterrett stated that Dean White of Peerless Enterprises is requesting approval of a Special Use Permit at 1850 W Roosevelt Road in the M Manufacturing District to allow outside storage ancillary to the permitted use of a contractor’s office on the property for the business known as Peerless fence. The property had previously obtained a special use permit in 2019 for outside storage for internet auto sales and a motor vehicle repair shop but that special use permit expired in May of 2021 after the operation never commenced. In 2019 the property also received approvals for multiple variances, including reducing the front yard setback for parking from 20 feet to 5 feet, eliminating the required 15-foot side yard setback for parking along the west property line, and eliminating the required 15-foot landscape yard along the south property line. These variances run with the land and are still in effect.

The petitioner will be making improvements to the site including converting a gravel area to hard surface for the proposed storage area and replacing the existing chain link fence with an 8 foot privacy fence for screening of the storage. The proposed improvements comply with the DuPage County stormwater ordinance and the zoning code. Staff recommends the Plan Commission pass a motion recommending approval of the request with the conditions that the site be developed in conformance with the site plan, that all storage be located within the fenced area, and that materials not be stacked in a manner that would be visible from the property boundaries.

With no further testimony presented and all members of the public given the opportunity to review and comment on the petition, Commissioner Banasiak made a motion, seconded by Commissioner Henkin, to close the public hearing. A roll call vote found Commissioners Banasiak, Henkin, Billingsley, Devitt, Hale, and Kasprak, and Chairperson Laimins voting “aye” with no one voting “no”. With a roll call vote of seven (7) “ayes” and zero (0) “noes” the motion carried and the Plan Commission, at 7:12 p.m., closed the public hearing.

7. Review and Recommendation of Case PC 21-19 – Dean R. White of Peerless Enterprises, Inc. – Special Use Permit for Ancillary Outside Storage – 1850 W Roosevelt Road

The Plan Commission proceeded with deliberating Case PC 21-19. Commissioner Kasprak made a motion, seconded by Commissioner Devitt, to recommend approval of Case PC 21-19 with the conditions that:

1. The site shall be developed in substantial compliance with the Site Development Plan (Sheet 3) prepared by Engineering Resources Associates, dated September 24, 2021 with a final revision date of November 23, 2021.
2. All storage shall be located within the fenced storage area.
3. No stored materials may be stacked in a manner allowing them to be visible from any property boundary.

And that the following Findings of Fact be incorporated into this recommendation:

- (1) *The proposed Special Use Permit 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 contractor's office with ancillary outside storage is best suited for an industrial area such as the subject property. The subject property is located within one of the City's primary commercial corridors and is compatible with the existing commercial and industrial uses that surround it.

- (2) *The proposed Special Use Permit is so designed, located and proposed to be operated that the public health, safety and welfare will be protected:*

The proposed use of the subject property will not adversely impact the public health, safety and welfare of the community. It is consistent with the former use of the property with relatively minor modifications proposed to the site. Improvements will be made to the site including paving all storage area with a hard surface and enhancing the existing fencing for the storage area.

- (3) *The proposed Special Use Permit will not cause substantial injury to the value of other property in the neighborhood in which it is located:*

The proposed ancillary outside storage will not cause substantial injury to the value of other property in the neighborhood in which it is located because the proposed use is best suited for a commercial or industrial area and the subject property is located within one of the City's primary commercial corridors. The proposed use is compatible with the existing commercial and industrial uses that surround it including the auto repair facility to the west and the landscape contractor's yard to the south.

- (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 outside storage ancillary to the permitted use of a contractor's office is a special use per Section 11.4-2(T) of the Zoning Code.

A roll call vote found Commissioners Kasprak, Devitt, Banasiak, Billingsley, Hale, and Henkin, and Chairperson Laimins voting “aye” with no one voting “no”. With a roll call vote of seven (7) “ayes” and zero (0) “noes” the motion carried.

8. Other Business

Commissioner Devitt informed the Plan Commission that this is his last meeting and he has submitted his letter of resignation. Mr. Devitt thanked the Commission for the opportunity to serve. Chairperson Laimins and the rest of the Commissioners thanked Mr. Devitt for his service.

9. Adjournment

Commissioner Banasiak made a motion, seconded by Commissioner Devitt, to adjourn the meeting. A roll call vote found Commissioners Banasiak, Devitt, Billingsley, Hale, Henkin, and Kasprak, and Chairperson Laimins voting “aye” and no one voting “no”. With a roll call vote of seven (7) “aye” and zero (0) “noes”, the motion carried and the Plan Commission, at 7:20 p.m., adjourned.

Respectfully Submitted,
John Sterrett, City Planner

