

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 03/15/22

MEETING MINUTES

PLAN COMMISSION/ZONING BOARD OF APPEALS

March 1, 2022 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, Frantzen, Henkin, and Kasprak present. Commissioners Hale and Billingsley and ex-officio member Slattery were excused. With five members present, a quorum was established.

Staff in attendance included City Planner John Sterrett and Director Tom Dabareiner.

2. Chairman's Comments – None

3. Public Comment - None

4. Approval of the Draft Minutes of the February 15, 2022 Plan Commission Meeting

Commissioner Frantzen made a motion, seconded by Commissioner Kasprak, to approve the February 15, 2022 Plan Commission meeting minutes as presented. With a voice vote of all “ayes” the motion carried and the draft minutes of the February 15, 2022 Plan Commission meeting were approved.

5. Public Hearing of Case PC 21-22 – Special Use Permit for Stotan Industrial LLC – 348 Charles Court

Commissioner Banasiak made a motion, seconded by Commissioner Henkin, to enter into the public hearing. With a voice vote of all “ayes” the motion carried and the Plan Commission entered into the public hearing.

Mr. Sterrett was duly sworn in. Mr. Sterrett stated that this is a request from Stotan Industrial LLC, for a special use permit to allow ancillary truck/trailer parking, considered outside storage, ancillary to the proposed permitted principal use of a 258,720 square foot cross-docked spec warehouse/distribution center at 348 Charles Court. The property is 16.68 acres, currently vacant, located in the Manufacturing District north of Washington Street, a quarter mile east of the Roosevelt Road/Washington Street Intersection.

The truck/trailer parking will be located in the rear of the building near the wet property line, with 45 truck/trailer parking stalls proposed. The parking area will be paved with a hard surface and located in a manner to not obstruct parking or fire lanes. Evergreen landscaping is proposed along the south property line to screen the truck parking from view of Washington Street. The building will act as a screen for traffic along Charles Court. Existing and proposed trees along the west property line will screen the property from the rear.

This type of proposed parking is a common ancillary use for warehousing and distribution. Staff recommends that the Plan Commission pass a motion recommending approval of the special use permit and has prepared draft findings of fact for the Plan Commission to consider and adopt with their recommendation.

Bobby Patterson from Stotan Industrial LLC was duly sworn in and provided a brief background on the project. There were no comments from the public.

With no further testimony presented and all members of the public given the opportunity to review and comment on the petition, Commissioner Frantzen made a motion, seconded by Commissioner Kasprak, to close the public hearing. With a voice vote of all “ayes”, the motion carried and the public hearing was closed.

6. Review and Recommendation of Case PC 21-12 – Special Use Permit for Stotan Industrial LLC – 348 Charles Court

The Plan Commission deliberated the proposal for Case PC 21-12. Commissioner Banasiak made a motion, seconded by Commissioner Henkin, to recommend approval of the Special Use Permit request for Stotan Industrial LLC for outside storage ancillary to a permitted principal use at 348 Charles Court with the conditions that:

1. The site shall be developed in substantial compliance with the following plans:
 - a. Site Plan, consisting of one sheet (Sheet A1.0) prepared by Harris Architects, with a final revision date of February 11, 2022, attached as Exhibit “D”.
 - b. Landscape Plan, consisting of one sheet (Sheet L1.0) prepared by Wingren Landscape, dated November 29, 2021 with a final revision date of January 12, 2022, attached as Exhibit “E”.
 - c. Building Elevations, consisting of one sheet (Sheet A2.0) prepared by Harris Architects, Inc. with a final revision date of February 11, 2022, attached as Exhibit “F”.
2. Outside storage shall be for trucks and trailers only and shall not include any equipment, machinery, or materials.
3. All truck and trailer parking shall be confined within the designated truck parking stalls as shown on the Site Plan, attached as Exhibit “D”.

And that the following Findings of Fact be incorporated into this 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 warehouse/distribution facility with ancillary outside truck/trailer parking is best suited for an industrial area such as the subject property. The subject property is located within one of the City’s approved industrial parks with industrial uses surrounding it. The property to the west will be affected the most by the proposed special use and contains a much more intense use – an asphalt paving plant. The proposed use of warehousing/distribution with ancillary truck/trailer parking will be consistent with the uses on surrounding properties and will complement the Washington Street industrial corridor.

(2) *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 surrounding properties and will be designed to enhance the aesthetics of the North Industrial Park. The property will be developed in conformance with all City Codes and Ordinances including the Zoning Code, the DuPage County Stormwater Ordinance, and all applicable utility codes.

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

The proposed ancillary truck/trailer parking will not cause substantial injury to the value of other property in the area in which it is located. The proposed use will be compatible with the other properties in the industrial area. The ancillary use of truck/trailer parking is a common function of a warehouse/distribution facility and will be consistent with other similar uses.

(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 outside storage for ancillary truck/trailer parking to the permitted use of warehouse/distribution is a special use per Section 11.4-2(T) of the Zoning Code.

A roll call vote found Commissioners Banasiak, Henkin, Frantzen, and Kasprak, and Chairperson Laimins voting “aye” with no one voting “no”. With a roll call vote of five (5) “ayes” and zero (0) “noes” the motion carried.

7. Public Hearing of Case PC 22-05 – Amendment to the Comprehensive Plan and Future Land Use Map

Commissioner Kasprak made a motion, seconded by Commissioner Frantzen, to enter into the public hearing. With a voice vote of all “ayes” the motion carried and the Plan Commission entered into the public hearing.

Mr. Sterrett was duly sworn in. Mr. Sterrett stated that minor corrections need to be made in the Future Land Use map following the recent City Council approval. An amendment is required to make these corrections rather than staff being able to make the corrections administratively.

Attorney John Foran was duly sworn in and thanked staff for making changes that affected his client’s property. The Commission briefly discussed the changes including keeping track of the changes moving forward.

With no further testimony presented and all members of the public given the opportunity to review and comment on the amendment, Commissioner Kasprak made a motion, seconded by Commissioner Frantzen, to close the public hearing. With a voice vote of all “ayes”, the motion carried and the public hearing was closed.

8. Review and Recommendation of Case PC 22-05 – Amendment to the Comprehensive Plan and Future Land Use Map

The Commission deliberated the proposed amendment. Commissioner Frantzen made a motion, seconded by Commissioner Henkin, to recommend approval of the proposed amendment to the Comprehensive Plan. A roll call vote found Commissioners Frantzen, Henkin, Banasiak, and Kasprak, and Chairperson Laimins voting “aye” with no one voting “no”. With a roll call vote of five (5) “ayes” and zero (0) “noes” the motion carried.

9. Other Business

Mr. Sterrett stated the 2022 Official Zoning Map needs to be adopted, per State statutes. Commissioner Kasprak made a motion, seconded by Commissioner Frantzen, to recommend approval of the 2022 Official Zoning Map. A roll call vote found Commissioners Kasprak, Frantzen, Banasiak, Henkin, and Chairperson Laimins voting “aye” with no one voting “no”. With a roll call vote of five (5) “ayes” and zero (0) “noes” the motion carried.

Mr. Dabareiner provided information to the Commission on the importance of weighing findings of fact when reviewing petitions.

10. Adjournment

Commissioner Frantzen made a motion, seconded by Commissioner Banasiak to adjourn the meeting. With a voice vote of all “ayes”, the motion carried and the Plan Commission, at 7:39 p.m., adjourned.

Respectfully Submitted,
John Sterrett, City Planner

