

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 8.2.22

MEETING MINUTES

PLAN COMMISSION/ZONING BOARD OF APPEALS

June 7, 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 and Commissioners Banasiak, Billingsley, Henkin, and Slattery present. Commissioners Hale and Kasprak were absent. With five members present, a quorum was established.

Staff in attendance was City Planner John Sterrett.

2. Chairman's Comments – None.

3. Public Comment - None

4. Approval of the Draft Minutes of the May 3, 2022 Plan Commission Meeting

Commissioner Banasiak made a motion, seconded by Commissioner Slattery, to approve the May 3, 2022 Plan Commission meeting minutes as presented. With a voice vote of all ayes, the motion carried.

5. Review and Recommendation of Case PC 22-02 – Subdivision – 31W255 Roosevelt

Mr. Sterrett stated that the petitioner, 1300 Roosevelt Investors, LLC is seeking approval of a subdivision for the 64 acre property at 31W255 Roosevelt Road, generally south of Roosevelt Road and east of Fabyan Parkway, in the ORI District. The property is currently made up of 5 parcels and the petitioner is proposing to subdivide the tract of land into two lots. The northern proposed lot, Lot 2, is 13 acres located generally along Roosevelt Road with the southern proposed lot, Lot 1, being 51 acres and located generally along Fabyan Parkway.

The petitioner is under contract to purchase Lot 1 with Lot 2 being retained by the current owner. Lot 1 is anticipated to be developed by the petitioner for either 1 or 2 industrial buildings. An 80-foot road right-of-way off Fabyan Parkway is proposed which will connect to the property to the east and will be part of an overall roadway construction connecting to Roosevelt Road. An outlot is included in the subdivision for stormwater management for the portion of the roadway on the subject property.

The petitioner received a favorable recommendation from the Plan Commission last month to rezone the 51 acres under contract by the petitioner to Manufacturing. That zoning map amendment request has not been before the City Council yet and the petitioner has elected to wait until the proposed subdivision can go before the City Council for approval to receive approval of the zoning map amendment.

There are no findings of fact associated with a subdivision. The southern lot, Lot 1, which will be in the manufacturing district will meet the minimum lot width in the M District, which is 100 feet. There is no minimum lot size for lots in the M District. The northern lot, Lot 2, which will stay in

the ORI district, meets the minimum size requirement of 20,000 square feet and minimum lot width of 100 feet.

Staff recommends the Plan Commission pass a motion recommending approval of the proposed subdivision.

After a brief discussion on the proposal, Commissioner Billingsley made a motion, seconded by Commissioner Henkin, to recommend approval. A roll call vote found Commissioners Billingsley, Henkin, Banasiak, and Slattery, and Chairperson Laimins voting “aye” and no one voting “no”. With a roll call vote of five (5) “aye” and zero (0) “no”, the motion carried.

6. Other Business

Mr. Sterrett stated that the draft Plan Commission bylaws will be brought forward at the next meeting.

7. Adjournment

Commissioner Slattery made a motion, seconded by Commissioner Henkin to adjourn the meeting. With a voice vote of all ayes the motion carried and the Plan Commission, at 7:31 p.m., adjourned.

Respectfully Submitted,
John Sterrett, City Planner

