

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 9.7.22

MEETING MINUTES

PLAN COMMISSION/ZONING BOARD OF APPEALS

August 2, 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, Hale, Henkin, and Slattery present. Commissioner Kasprak was absent. With six members present, a quorum was established.

Staff in attendance was City Planner John Sterrett and Community Development Intern Austin Shwatal.

2. **Pledge of Allegiance** – Commissioner Banasiak led the Commission in the Pledge of Allegiance.

3. **Chairman's Comments** – None.

4. **Public Comment** - None

5. Approval of the Draft Minutes of the June 7, 2022 Plan Commission Meeting

Commissioner Billingsley made a motion, seconded by Commissioner Banasiak, to approve the June 7, 2022 Plan Commission meeting minutes as presented. With a voice vote of all ayes, the motion carried and the June 7, 2022 Plan Commission meeting minutes were approved.

6. Public Hearing of Case PC 22-09 – Zoning Text Amendments

Commissioner Hale made a motion, seconded by Commissioner Slattery, to open the public hearing. With a voice vote of all ayes, the motion carried and the Plan Commission opened the public hearing of Case PC 22-09.

Mr. Sterrett was duly sworn in. Mr. Sterrett stated that staff has prepared a series of Zoning Text Amendments that clarify requirements, codify past practices, and remove inconsistencies within certain regulations for fences, prohibited signs, and driveways. Staff is not proposing to add new regulations but instead to explain in clear terms how certain codes within these sections are enforced.

The Plan Commission discussed each proposed Zoning Text Amendment one by one. Following the completion of a review each amendment, Commissioner Hale made a motion, seconded by Commissioner Henkin, to close the public hearing. With a voice vote of all ayes, the motion carried and the public hearing was closed.

7. Review and Recommendation of Case PC 22-09 – Zoning Text Amendments

Members of the Plan Commission deliberated on the proposed Zoning Text Amendments. Commissioner Slattery made a motion, seconded by Commissioner Hale, to recommend the proposed Zoning Text Amendments as presented. A roll call vote found Commissioners Slattery, Hale, and Chairperson Laimins voting “aye” and Commissioners Banasiak, Billingsley, and Henkin voting “no”. With a vote of three (3) “ayes” and three (3) “noes”, the motion failed, having not received a majority of votes of Plan Commissioners in office.

Members of the Plan Commission voiced concerns over the proposed Zoning Text Amendment to prohibit LED lights surrounding window openings. It was decided that this proposed change would be revisited for further discussion at a later date when the sign regulations as a whole are discussed in the future. Members of the Commission also expressed concern over a change to the requirement for all dwellings to provide two enclosed parking spaces (i.e. a two-car garage). Members of the Plan Commission felt the proposed language for this requirement should be removed.

Commissioner Banasiak made a motion, seconded by Commissioner Henkin, to recommend approval of the proposed Zoning Text Amendments with the exception of the proposed Zoning Text Amendments to Section 12.4(K) (Prohibited Signs) and to Section 13.1-13(A)(7) (Dwellings – Garages). A roll call vote found Commissioners Banasiak, Henkin, Billingsley, Hale, and Slattery, and Chairperson Laimins voting “aye” with no one voting “no”. With a roll call vote of six (6) “ayes” and zero (0) “noes”, the motion carried.

8. Plan Commission/Zoning Board of Appeals Rules of Procedure

Mr. Sterrett presented the proposed Rules of Procedure for the Plan Commission/Zoning Board of Appeals.

After a brief discussion on the proposal, Commissioner Billingsley made a motion, seconded by Commissioner Banasiak to approve the Rules of Procedure as presented. A roll call vote found Commissioners Banasiak, Henkin, Billingsley, Hale, and Slattery, and Chairperson Laimins voting “aye” with no one voting “no”. With a roll call vote of six (6) “ayes” and zero (0) “noes”, the motion carried.

9. Adjournment

With no further business to discuss, Commissioner Hale 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 8:21 p.m., adjourned.

Respectfully Submitted,
John Sterrett, City Planner