

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 10.4.22

MEETING MINUTES

PLAN COMMISSION/ZONING BOARD OF APPEALS September 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, Kasprak, and Slattery present. Commissioner Hale was absent. With six members present, a quorum was established.

Staff in attendance was City Planner John Sterrett.

2. **Pledge of Allegiance** – Commissioner Slattery 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 August 2, 2022 Plan Commission Meeting

Commissioner Banasiak made a motion, seconded by Commissioner Henkin, to approve the August 2, 2022 Plan Commission meeting minutes as presented. A roll call vote found Commissioners Banasiak, Henkin, Billingsley, Slattery, and Chairperson Laimins voting “aye” and no one voting “no”. Commissioner Kasprak abstained. With a vote of five (5) “ayes” and zero (0) “noes”, the motion carried and the draft minutes of the August 2, 2022 meeting were approved.

6. Public Hearing of Case PC 22-10 – Special Use Permit for Intrarex, Inc. at 1219 W Washington Street

Commissioner Billingsley made a motion, seconded by Commissioner Slattery, to open the public hearing for Case PC 22-10 for a Special Use Permit for Intrarex, Inc. at 1219 W Washington Street. With a voice vote of all ayes, the motion carried and the Plan Commission opened the public hearing for Case PC 22-10.

Mr. Sterrett was duly sworn in. Mr. Sterrett stated that the petitioner, Intrarex, Inc., represented by attorney Nicole Kersten, is requesting approval of a special use permit for *Contractor’s Equipment Sales and Leasing with Ancillary Outside Storage* at 1219 W. Washington Street. The subject property is 1.06 acres and is located on the north side of West Washington Street, approximately 140 feet east of Wegner Drive, in the M Manufacturing District. The property contains a ≈14,000 square foot industrial building with office and warehouse space that is partially occupied with an existing contractor’s office. The building is served by an existing parking lot in the front of the building with a paved area, approximately 4,300 square feet in size, directly behind the building.

The petitioner is proposing to occupy space in the building to serve as contractor’s equipment sales and leasing operation with ancillary outside storage of trailers and refuse containers to be used offsite. The storage will be located in the paved area directly behind building and will be screened

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Michael L. Guttman
CITY ADMINISTRATOR

with a proposed 10-foot solid privacy fence. No other improvements to the property are proposed. Furthermore, no other improvements are needed nor required for the requested use.

Mr. Sterrett stated that staff recommends that the Plan Commission pass a motion recommending approval of the request with the conditions contained in the staff report:

1. All storage shall be contained in the paved area located in the rear of the building; and
2. The four (4) parking stalls on the rear of the building shall remain free and clear of any storage and no storage shall hinder the ability for passage to and from the parking stalls from the access drive along the east side of the building; and
3. A 10-foot privacy fence shall be installed, after approval of a permit, in the rear of the building along the west property line prior to outside storage occurring; and
4. No off-site refuse may be continuously stored on the subject property.

Staff has also drafted suggested findings of fact for consideration by the Plan Commission.

With all members of the public having had the opportunity to speak, and with all Plan Commissioners having the opportunity to question the petitioner and staff, Commissioner Kasprak made a motion, seconded by Commissioner Henkin, to close the public hearing. With a voice vote of six (6) “aye” and zero (0) “no”, the motion carried and the public hearing was closed.

7. Review and Recommendation of Case PC 22-10 – Special Use Permit for Intrarex, Inc. at 1219 W Washington Street

Members of the Plan Commission deliberated on Case PC 22-10 for a proposed Special Use Permit for Intrarex, Inc. at 1219 W Washington Street. Commissioner Kasprak made a motion, seconded by Commissioner Banasiak, to recommend approval of the proposed Special Use Permit with the conditions that:

1. All storage shall be contained in the paved area located in the rear of the building; and
2. The four (4) parking stalls on the rear of the building shall remain free and clear of any storage and no storage shall hinder the ability for passage to and from the parking stalls from the access drive along the east side of the building; and
3. A 10-foot privacy fence shall be installed, after approval of a permit, in the rear of the building along the west property line prior to outside storage occurring; and
4. No off-site refuse may be continuously stored on the subject property.

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:

(This standard should be interpreted as indicating whether or not the proposed use is good for the public at that particular physical location, and not whether or not the use itself is *needed* there).

The proposed use of contractor’s sales and leasing of equipment with ancillary outside storage is best suited for an industrial area such as the location of the subject property. The

subject property is located within one of the City's major industrial corridors with industrial uses, including outside storage, surrounding it. Adjacent properties will not be affected by the proposed use and are similar in character to the proposal. The proposed use 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 contain fencing, in addition to existing landscaping, to screen the use from public view. The property is already equipped with a paved surface on the rear of the building that will satisfy outside storage requirements. No other improvements are needed to the property for the proposed use.

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

The proposed use 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 properties to the north and the east both have existing outside storage occurring and will not be impacted by the proposed storage on the subject property. All storage will occur in the rear of the building and will not be seen from public view.

(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 subject property is located in the M Manufacturing District and both *Contractor's Equipment Sales and Leasing* as well as *Outside Activity or Storage Ancillary to a Permitted or Special Use* are listed as special uses in the M Manufacturing District, per Section 11.2-4 of the Zoning Code.

A roll call vote found Commissioners Kasprak, Banasiak, Billingsley, Henkin, and Slattery, and Chairperson Laimins voting "aye" and no one voting "no". With a vote of six (6) "ayes" and zero (0) "noes", the motion carried and Case PC 22-10 was recommended for approval.

8. Review and Recommendation of Case PC 22-11 for a Lot Consolidation for Filip Durbas and Britta Hatzold at 181 N Prince Crossing Road

Mr. Sterrett stated that the petitioners, Filip Durbas and Britta Hatzold, own two (2) contiguous parcels of vacant unimproved land on the east side of Prince Crossing Road, approximately 70 feet north of Main Street, in the ER-1 Estate Residence District. The northern parcel contains 39,639 square feet and the southern parcel contains 37,461 square feet. The parcels were originally platted in 1914 as Lots 8 and 9 of the First Addition to High Lake Subdivision.

The petitioners are proposing a Minor Subdivision to consolidate the two (2) parcels to create one (1) 77,100 square foot lot. The width of the new lot will be 262 feet while the existing depth of 327 feet will not change. The proposed consolidated lot will satisfy all lot size requirements of the ER-1

Estate Residence district. No public improvements nor any public ways are proposed with the Minor Subdivision. The petitioners intend to construct one (1) single-family home on the proposed consolidated lot.

Staff recommends that the Plan Commission pass a motion recommending approval of the request. Staff has also drafted suggested findings of fact for consideration by the Plan Commission contained in the staff report.

After a brief discussion on the proposal, Commissioner Billingsley made a motion, seconded by Commissioner Slattery to approve Case PC 22-11 for a Lot Consolidation for Filip Durbas and Britta Hatzold at 181 N Prince Crossing Road. A roll call vote found Commissioners Billingsley, Slattery, Banasiak, Henkin, 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 and Case PC 22-11 was recommended for approval.

9. Other Business

Mr. Sterrett stated that the next meeting will occur on Tuesday, October 4th.

10. Adjournment

With no further business to discuss, Commissioner Banasiak 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 7:27 p.m., adjourned.

Respectfully Submitted,
John Sterrett, City Planner

