

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved April 4, 2023

PLAN COMMISSION/ZONING BOARD OF APPEALS February 7, 2023 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 Slattery, Henkin, and Kasprak present. Commissioners Billingsley, Hale, and Banasiak were absent. With four members present, a quorum was established.

Staff in attendance included City Planner John Sterrett.

2. Pledge of Allegiance

Chairperson Laimins led the Commission in the Pledge of Allegiance.

3. Chairperson's Comments

None.

4. Public Comment

None.

5. Approval of draft meeting minutes from November 1, 2022

Commissioner Slattery made a motion, seconded by Commissioner Henkin, to approve the draft meeting minutes of the November 1, 2022 Plan Commission meeting. With a voice vote of all ayes, the motion carried.

6. Public Hearing of Case PC 22-12 – Wheaton Academy – 900 N Prince Crossing Road – Request to approve a fifth amendment to the Final Planned Unit Development

Commissioner Slattery made a motion, seconded by Commissioner Kasprak, to open the public hearing. With a voice vote of all ayes, the motion carried.

Mr. Sterrett was duly sworn in. Mr. Sterrett stated that this is a request from Wheaton Academy for approval of a fifth amendment to the Final Planned Unit Development for the Wheaton Academy campus at 900 North Prince Crossing Road. The subject property is located at the northwest corner of Prince Crossing Road and Hawthorne Lane in the R-5 Single-Family Residence District.

The proposed amendment to the Final PUD is for various campus improvements over the next five or so years. Phase I, which will be implemented now, includes the demolition of the existing Academy Hall and the construction of a 20,500 square foot addition to the north side of the existing Academic Building. Also included in this phase is the demolition of the existing train depot building on the far north side of the property along Prince Crossing Road.

Phase II improvements include demolishing the existing maintenance building on the northwest portion of the property and constructing a 5,000 square foot maintenance facility nearby with a reconfigured parking area adjacent to the new maintenance building. Phase II also includes the

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installation of two freestanding signs that were previously approved as part of the third amendment. One sign will be located on Hawthorne Lane across from the existing recreational field on the south side of Hawthorne Lane, with the second at the intersection of Hawthorne Lane and Prince Crossing Road. A new green campus plaza between the Warrior Dome and academic building is also proposed. This phase is anticipated to be completed in 2025. Phase III improvements will include two new storage sheds, relocated batting cages, a new stadium plaza north of the football field and a new press box and bleachers. These will occur in 2028 or later.

The petitioner has completed all notification requirements, including sending notification to all property owners within 250 feet of the subject property of the public hearing, and placing public hearing signs on the property along Rosewood Drive, Hawthorne Lane, and Prince Crossing Road, at least 15 days prior to the hearing. A notice was published in the Daily Herald at least 15 days prior to the hearing as well.

Mr. Sterrett stated that staff recommends that the Plan Commission pass a motion recommending approval of the fifth amendment to the Final PUD. Mr. Sterrett pointed out that staff included conditions recommended to be included in the motion as well as findings of fact contained in the staff report.

Steve Karlson representing Wheaton Academy, Todd Palmer of AMDG Architects, and Hugh Loftus of Manhard Engineering, were all duly sworn in. Mr. Karlson provided background on Wheaton Academy and Messrs. Palmer and Loftus went over the site design and layout of the proposed additions.

Matt Garling, 937 Wild Ginger Trail, was duly sworn in. Mr. Garling stated that the gravel parking lot to the north of the site owned by Wheaton Academy should be paved with a hard surface to comply with Code requirements and landscaping should be installed once the train depot building is removed to provide screening from public view.

Louise Handel, 935 Knollwood Lane, was duly sworn in. Ms. Handel raised concerns related to parking requirements, noise amplification from events and other outdoor activities on site, landscaping removal, and vehicular traffic.

Philip Clark, 2N041 Prince Crossing Road, was duly sworn in. Mr. Clark brought up concerns related to the removal of the train depot and its historic value. Mr. Clark also had concerns with potential parking along Prince Crossing Road.

The Commission asked Mr. Karlson about the timing of removing the train depot. Mr. Karlson stated there is no definitive timetable for its removal but it is in poor shape and received approval for removal from the State Historic Preservation Office. Mr. Karlson also responded to questions regarding parking and that the school works to ensure parking is contained on the campus property or at an off-site location for high volume events.

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 all ayes, the motion carried and the public hearing was closed.

7. Review and Recommendation of Case PC 22-12 – Wheaton Academy – 900 N Prince Crossing Road – Request to approve a fifth amendment to the Final Planned Unit Development

The Plan Commission deliberated the proposed amendment to the Final Planned Unit Development for Wheaton Academy. A condition was recommended that within six months of the demolition of the train depot building, a six foot privacy fence shall be installed along prince crossing road with landscaping including a mixture of deciduous and evergreen trees and shrubs.

Commissioner Slattery made a motion, seconded by Commissioner Henkin, to recommend approval of the proposed fifth amendment to the Final PUD with the following conditions:

1. The site shall be developed in substantial conformance with the following plans:
 - i. PUD Site Plan prepared by AMDG Architects consisting of one sheet dated December 5, 2022.
 - ii. Amended Final PUD Plat and Plan prepared by Manhard Consulting, Ltd consisting of one page (Sheet 1 of 1) dated October 20, 2022 with a final revision date of December 19, 2022.
 - iii. Overall Site Dimensional and Paving Plan prepared by Manhard Consulting, LTD consisting of one sheet (Sheet 3 of 20) dated October 3, 2022 with a final revision date of January 16, 2023.
 - iv. Exterior Elevations prepared by AMDG Architects consisting of one sheet (Sheet A5.1) dated October 12, 2022 with a final revision date of December 2, 2022.
 - v. Exterior Rendering and Sign Plan prepared by AMDG Architects consisting of one sheet (Sheet A5.2) dated October 12, 2022 with a final revision date of December 2, 2022.
 - vi. Landscape Plan prepared by AMDG Architects consisting of one sheet (Sheet L2.1) dated July 14, 2022 with a final revision date of December 2, 2022.
 - vii. Dumpster Enclosure Details prepared by AMDG Architects consisting of one sheet (Sheet L4.3) dated December 2, 2022.
 - viii. Maintenance Building Parking Plan prepared by Manhard Consulting, LTD consisting of one sheet (Sheet 2 of 2) dated February 25, 2022 with a final revision date of December 5, 2022.
2. Conditions 1 through 14, as set forth in Section 1 of Ordinance 18-O-0005 approving the fourth amendment to the Final PUD are hereby carried forward in their entirety and remain in full force and effect.
3. Within six months of the demolition of the train depot building, a six foot privacy fence shall be installed along prince crossing road with landscaping including a mixture of deciduous and evergreen trees and shrubs.

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

The proposed fifth amendment to the Final PUD is designed to improve the campus while addressing any potential negative aspects that may be associated with any of the proposed improvements or modifications to the existing PUD.

A roll call vote found Commissioners Slattery, Henkin, Kasprak, and Chairperson Laimins voting “aye” and no one voting “no”. With a roll call vote of four (4) “aye” and zero (0) “no”, the motion carried.

8. Public Hearing of Case PC 23-01 – The Crusher – 629-651 W Washington Street – Request to approve an amendment to the Special Use Permit

Commissioner Slattery made a motion, seconded by Commissioner Henkin, to open the public hearing. With a voice vote of all ayes, the motion carried and the public hearing was opened.

Mr. Sterrett was duly sworn in. Mr. Sterrett stated that the request is from The Crusher Inc. for approval of an amendment to their existing Special Use Permit at 629-651 West Washington Street. The subject property is located on the north side of Washington Street at the intersection with Town Road in the M Manufacturing District.

The petitioner received Special Use approval for the property in May of 2018 for an existing and expanded Salvage and Recycling Facility with Ancillary Outside Storage. Several improvements to the site were proposed to bring the property into compliance with the City's Zoning Code. To achieve these improvements, a phasing plan was approved as part of the Special Use approval. The site would be developed in two phases with the second phase to be completed by December 31, 2022. Neither phase began during this time period.

The petitioner has indicated they are prepared to begin the improvements to the site this year with Phase I to be completed by December 31, 2024 and Phase II to be completed by December 31, 2026. A request to renew the DuPage County Stormwater permit authorization was submitted this past December to DuPage County. The new County permit will expire at the end of 2026. The petitioner is not proposing any changes to the approved development plans. The only change to the phasing plan is the date of completion for each of the two phases.

To ensure that work begins in a timely manner and is completed with no delays, staff recommends a condition be placed that the petitioner be required to begin construction of the improvements to the site no later than May 1, 2023. Additionally, staff recommends a condition that the petitioner be required to submit a status report to the Community Development Department no later than November 30th of each calendar year.

The petitioner has completed all notification requirements, including sending notification to all property owners within 250 feet of the subject property of the public hearing, and placing public hearing signs on the property along Washington Street, at least 15 days prior to the hearing. A notice was published in the Daily Herald at least 15 days prior to the hearing as well.

Mr. Sterrett stated that staff recommends the Plan Commission pass a motion recommending approval of the amendment to the Special Use Permit with the following conditions:

Dave and Karen Neumaier representing The Crusher were duly sworn in. Mr. Neumaier stated that they intend to commence the work authorized in the original Special Use Permit.

No public comment was made. 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 Slattery 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.

9. Review and Recommendation of Case PC 23-01 – The Crusher – 629-651 W Washington Street – Request to approve an amendment to the Special Use Permit

The Plan Commission deliberated the request in Case PC 23-01.

Commissioner Kasprak made a motion, seconded by Commissioner Henkin, to recommend approval of the amendment to the Special Use Permit with the following conditions:

- i. Conditions 1 and 2, as set forth in Section 1 of Ordinance 18-O-0026 approving the Special Use Permit shall carry forward in their entirety and remain in full force and effect.
- ii. Condition 3, as set forth in Section 1 of Ordinance 18-O-0026 approving the Special Use Permit shall be deleted in its entirety.
- iii. The subject realty shall be developed in substantial conformance with the Phasing Plan C-2.1 prepared by Webster, McGrath & Ahlberg, dated October 30, 2013, with a last revision date of December 14, 2022.
- iv. The petitioner shall begin construction of the improvements to the site indicated on the approved plans no later than May 1, 2023 and the petitioner shall work diligently until completion of all improvements.
- v. The petitioner shall submit a status report to the Community Development Department indicating the progress of the work which shall include the work completed and the work to be performed. Such report shall be submitted no later than November 30th of each calendar year until all improvements have been completed, inspected, and found to be in compliance with all plans, codes, and ordinances of the City.
- vi. Failure to comply with these terms shall result in a notice of violation and may result in a revocation of the Special Use Permit.

A roll call vote found Commissioners Kasprak, Henkin, Slattery, and Chairperson Laimins voting “aye” and no one voting “no”. With a roll call vote of four (4) “aye” and zero (0) “no”, the motion carried.

10. Review and Recommendation of Case PC 23-02 – Approval of the 2023 Zoning Map

The Plan Commission reviewed the draft 2023 Zoning Map.

Commissioner Slattery made a motion, seconded by Commissioner Henkin, to recommend approval of the 2023 Zoning Map. With a voice vote of all ayes, the motion carried.

11. Petition Updates/Staff Report

Mr. Sterrett stated that there will be a Plan Commission meeting on Tuesday, March 21st for Plan Commissioner training.

12. Adjournment

With no further business to discuss, Commissioner Kasprak 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 8:41 p.m., adjourned.

Respectfully Submitted,
John Sterrett, City Planner