

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

## CITY OF WEST CHICAGO PLAN COMMISSION/ZONING BOARD OF APPEALS April 1, 2008

### MINUTES

#### Approved at the May 20, 2008 Meeting

1. **Call to Order, Roll Call and Establishment of a Quorum** – Chairman Banas called the meeting to order at 7:00 p.m. Roll call found Commissioners Steve Jarolin, Vickie Barber, John Banas, John Warbiany, Janet Hale, Bob Lemon and Jeffrey Posadzy present.

Also in attendance were City Planner Jeff Harris and Planning Assistant David DeGroot.

2. **Pledge of Allegiance** – Everyone in attendance participated in the pledge.

3. **Chairman's Comments** – None.

4. **Minutes** – Commissioner Lemon made a motion, seconded by Commissioner Warbiany, to approve the January 15, 2008 minutes. Voting Yea: Commissioners Banas, Barber, Jarolin, Posadzy, Hale, and Warbiany. Abstain: Commissioner Lemon. Motion carried.

5. **Public Hearing Case PC 07-28 – Jel-Sert Company, 501 Conde Street, West Chicago, IL 60185 is proposing a stormwater deviation to the City of West Chicago Code of Ordinances.**

Jeff Harris read the request into the record and gave a brief overview. Mr. Harris explained that the Jel-Sert Company is requesting the approval of a stormwater detention deviation to the City's Subdivision Code in order to construct an addition onto some existing truck docks at their manufacturing facility located at the northwest corner of Neltnor Boulevard and Conde Street. He added that the deviation, if granted, will allow stormwater storage depth within the proposed and existing recessed truck docks greater than one (1') foot during a 100-year storm event and will bring an existing legal non-conforming parking lot into compliance for also having greater than one (1') foot in depth of stormwater storage within the pavement area during a 100-year storm event. Mr. Harris commented that because of the relatively flat topography of the site the applicant is requesting to store the stormwater runoff for this truck dock addition within the bottom of the recessed docks because it is not reasonably feasible to convey the runoff into the existing detention basin centrally located on the site. He added that during a 100-year stormwater event the docks will contain water at maximum depth of 2.9' feet. He stated that City staff feels that this is acceptable given that a typical semi-trailer has ground clearance of approximately four (4') feet. Mr. Harris explained that City Code also requires that signs be posted on the site that state the possibility of having a stormwater storage depth of greater than one (1') foot. He concluded by stating that the City's engineering staff has reviewed the proposal in detail and is in support of the requested stormwater storage depth deviation due to the fact it is not cost effective or reasonably feasible to store the stormwater runoff in a typical detention basin on-site due to the site's existing elevations.

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Thomas Marziani was sworn in and stated that the requested deviation will not negatively impact the neighboring properties. He added that many have the neighbors called him with questions regarding the deviation but did not have any objections once the deviation was explained. He stated that the deviation would actually benefit the neighboring properties because it will allow for the installation of additional loading docks, which will keep truck traffic from backing up on Conde Street.

Commissioner Warbiany asked if the docks were lower than the existing detention basin and if they would be the last place to hold water on site.

Mr. Harris confirmed that the docks are lower than the existing detention basin and stated that the proposed stormwater storage would not necessarily be the last to be released because the truck dock storage and existing detention basin would function independently of each other.

Commissioner Barber asked if the employees had another place to park if the existing parking lot were to have storage of greater than one (1') foot.

Mr. Harris stated that if the storage were to occur it would only be for a short period of time.

Mr. DeGroot stated that there are nearly three hundred (300) parking stalls on site, but that he is uncertain of their availability in such an event.

Commissioner Lemon stated that his only concern is the issue of liability. He explained that the potential storage of up to three (3') feet of water could attract children in the area to play in it. He noted that fencing off the area is not appropriate but suggested the property owner establish a hold harmless clause. He added that the trucks do not have four (4') feet of clearance, as mentioned in the staff report. He explained that the cargo bed might have four (4') feet of clearance but that the clearance for the truck is measured at the axel, which is likely closer to three (3') feet.

Commissioner Banas asked what is being shipped in the trucks that would be utilizing the docks.

Mr. Marziani stated that the trucks are delivering prepackaged containers of water for the production of popsicles.

Commissioner Warbiany stated that loading docks often are required to provide ladders and that the slope of the loading dock and storage of three (3') feet of water is less than is provided in many detention basins.

Mr. Harris stated that the basin on site has a depth of greater than three (3') feet and explained that the deviation is only necessary because the proposed storage is in a parking area.

Commissioner Warbiany made a motion, seconded by Commissioner Posadzy, to close the public hearing for PC 07-20. The Commissioners unanimously agreed. Motion carried.

**6. Review of Case PC 07-28 – Jel-Sert Company, 501 Conde Street, West Chicago, IL 60185 is proposing a stormwater deviation to the City of West Chicago Code of Ordinances.**

Commissioner Lemon made a motion, seconded by Commissioner Jarolin, to approve the stormwater deviation for Case PC 07-28. The Commissioners unanimously agreed. Motion carried.

**7. Review of Case PC 08-01 – Jel-Sert Company, 501 Conde Street, Plat of Consolidation.**

David DeGroot gave an overview of the request. He explained that request plat of consolidation is being requested in order to bring the property into compliance with the City's requirements to consolidate all lots involved in a unified development. He stated that the Jel-Sert Factory located at 501 Conde Street currently consists of seven (7) parcels and that the existing building and ancillary parking areas cross several of the shared boundary lines. Mr. DeGroot stated that the City's engineering consultants have verified that the requested plat of consolidation complies with the City's subdivision regulation and that City staff recommends approval of the request.

Commissioner Warbiany made a motion, seconded by Commissioner Posadzy, to approve the plat of consolidation for Case PC 08-01. The Commissioners unanimously agreed. Motion carried.

**8. Review of Case PC 07-23 – Anthony Armocida, 220 W. North Avenue, Minor Subdivision**

Mr. DeGroot gave an overview of the request. He explained that the requested plat of resubdivision is for the existing Menard's property but is being requested by the owner of the vacant property directly east of subject property. He added the existing access road for the St. Andrews Square shopping center terminates at the north end of the applicant's property. Mr. DeGroot further added that the applicant intends to extend the access road from the new Popeye's restaurant to the south in order to accommodate for future development of the vacant property. He commented that the purpose of the proposed resubdivision is to create a lot that Menard's will convey to the applicant for the construction of a storm water detention area servicing the applicant's adjacent property.

Mr. Harris stated that the applicant is obligated to extend the access road to Heritage Woods Drive as part of the St. Andrews Square development agreement and that the extension was planned as part of the original Planned Unit Development.

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There was discussion regarding the installation of a traffic light at the intersection of Heritage Woods Drive and Illinois Route 59. Mr. Harris explained that the light will be installed when the Illinois Department of Transportation determines that the intersection warrants a traffic signal.

Commissioner Warbiany made a motion, seconded by Commissioner Barber, to approve the minor subdivision for Case PC 07-23. The Commissioners unanimously agreed. Motion carried.

**9. Other Commission Business** – Mr. Harris informed the Commissioners that the text amendments they reviewed in January were approved by the City Council with a few modifications to the Commission's recommendations. He updated the Commissioners on a few proposed developments within the City that are in the early planning stages including the annexation of St. Andrews Golf Course, the Park District's development of property near the intersection of Joliet Street and Wilson Street, the annexation of Pioneer Park, a commercial development at the southwest corner of North Avenue and Atlantic Drive, and the Fire District's plans for the construction of two new stations. There was discussion and concern raised about the impact of electronically operated signs, particularly the recently approved sign for Popeye's Chicken located at 1730 N. Neltnor Boulevard.

**10. Adjournment** – Commissioner Barber made a motion, seconded by Commissioner Posadzy to adjourn the April 1, 2008 Plan Commission/Zoning Board of Appeals meeting at 7:57 p.m. The Commissioners unanimously agreed. Motion carried.

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