

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

CITY OF WEST CHICAGO PLAN COMMISSION/ZONING BOARD OF APPEALS April 17, 2007

MINUTES

Approved with no changes at July 3, 2007 Meeting

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

Also in attendance were City Planner Jeff Harris, Planning Assistant David DeGroot and Administrative Secretary Linda Ericksen.

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

3. **Chairman's Comments** – None.

4. **Approval of March 6, 2007 Minutes** - Commissioner Jarolin made a motion, seconded by Commissioner Banas, to approve the March 6, 2007 Minutes with no changes. The Commissioners unanimously agreed. Motion carried.

5. **Public Hearing Case PC 06-18 – Mapei Corporation, 530 Industrial Drive, Special Use and Variance**

Mr. Harris made a presentation providing the history of the site. He noted that the applicant is requesting a special use to landbank required off-street parking. He noted further that the applicant is also requesting a variance to reduce the required transition yard landscape setback along Industrial Drive. He added that Mapei also leases warehouse space at 1600 Western Drive, which is located immediately south of the subject property, and space at 1155 Harvester Road. He added further that Mapei is pursuing the purchase of additional land immediately north of the subject property to construct an additional facility for business operations. Mr. Harris commented that the 29 proposed landbanked stalls are required in order to comply with the minimum parking requirements based on building square footage. He added that the applicant has indicated that the existing parking spaces are adequate for current business operations.

Mr. Harris stated that there is an existing parking area on the east side of the building and a portion of it is unpaved. He noted that City Code prohibits gravel for parking. He noted further that the applicant would like to bring this portion into compliance by paving it according to City standards. He commented that in order to bring the parking lot into compliance, the applicant must also comply with all of the required setbacks. He noted that the northern 300 feet of the east property line is adjacent to the West Chicago Prairie Forest Preserve, which is zoned ER-Estate Residential and requires a 100-foot transition yard setback. He noted further that the proposed 20-foot setback represents the required setback if the subject property were not adjacent to a residentially zoned property. Mr. Harris stated that staff recommends approval of the special use request and the variance subject to five conditions. He added that as part of the requests, the applicant has agreed to install additional landscaping along Industrial and Western Drives

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No one in the audience spoke in favor of or in opposition to the proposed requests.

Commissioner Banas asked if the gravel portion was grand fathered in.

Mr. Harris responded that there was an ordinance passed a while ago that stated that all existing gravel parking within the City had to be converted to pavement by September of 1995.

Chairman Warbiany noted that there is truck congestion on the streets and he asked if it was due to trucks leaving or coming.

Mr. Richard Gill, Unit Manager of Mapei, responded that trucks are both leaving and coming. He commented that the truck congestion is mostly due to trucks waiting to be loaded. He added that some of the trucks have moved to their site on Western Drive.

Chairman Warbiany questioned if the times could be staggered or if that would interfere with other companies.

Mr. Gill noted that Industrial Drive is a narrow street. He added that the trucks were shorter in the 80's when the building was built and trucks are longer now, which makes it difficult.

Mr. Harris added that Mapei is not the only industrial company guilty of staging trucks within the right-of-way.

Commissioner Posadzy asked how close the deal was for the property to the north.

Mr. Gill answered that it should happen within the next 30 days.

Commissioner Banas made a motion, seconded by Commissioner Jarolin, to close the public hearing. The Commissioners unanimously agreed. Motion carried.

6. Review of PC 06-18 - Mapei Corporation, 530 Industrial Drive, Special Use and Variance

Commissioner Banas made a motion, seconded by Commissioner Hale, to approve PC 06-18, Mapei Corporation, 530 Industrial Drive, Special Use and Variance as recommended by staff. Voting Yea: Commissioners Banas, Hale, Jarolin, Posadzy and Warbiany. Voting Nay: 0. Motion carried

Mr. Harris noted that this item would be on the May 14, 2007 Development Committee agenda for further consideration.

7. Public Hearing Case PC 07-04 – Illinois Council of Safety, 1800 W. Hawthorne Lane, Special Use

Mr. DeGroot made a presentation regarding the two special use permits to allow the operation of a motorcycle training facility and outside storage of business related materials. He noted that the subject property is a 1.25-acre portion of a larger 57.68-acre parcel located at the southwest corner of Hawthorne Lane and Industrial Drive. He noted further that the applicant has leased one of the suites with the intention of using it as a classroom area for a motorcycle training facility. He added that the applicant

would like to store business related materials in a storage container next to the proposed riding area in the eastern parking lot. He reviewed the class sessions, hours, number of students and number of instructors.

He noted that the applicant is proposing to use a 340 x 160 foot non-striped portion of the eastern parking lot for the range instruction mostly on the weekends and it should not conflict with parking for other tenants. He reviewed the items that would be stored in the outside storage container, which will be 40 feet in length, 8-1/2 feet wide and 8 feet tall. He commented that the applicant has expressed a desire to expand the range instruction area in the future by twice its size. He noted that the proposed storage container sufficiently screens the items stored outside and is not visible from Hawthorne Lane. He noted further that due to the excess amount of parking spaces provided on the site, the location of the storage container does not block, hinder, restrict or render unusable any required parking spaces. Mr. DeGroot stated that staff recommends approval of the special use requests subject to seven conditions, which were reviewed.

No one in the audience spoke in favor of or in opposition to the proposed requests.

Chairman Warbiany asked if the company was private.

Mr. Troyce Polk, program manager Illinois Safety Council, responded that all of the instructors are certified by the Motorcycle Safety Foundation, which is the only nationally recognized motorcycle curriculum in the country.

Commissioner Banas asked about plans to expand, perhaps adding storage containers.

Mr. Polk responded that the 40-foot container would hold up to 18 motorcycles. He added that the program is just getting started.

Mr. Harris noted that the expansion area is outlined on the site plan so the applicant would not have to come back to get additional approval in order to expand. He noted further that there is room to expand in the one proposed container.

Chairman Warbiany asked if there should be more security such as fencing or lighting.

Mr. Polk responded that there is existing lighting in the parking lot and the outside storage container is equipped with security.

Mr. Harris added that there is an existing chain link fence around the site.

Chairman Warbiany noted that the report states that the container is well ventilated and questioned if it was weatherproof.

Mr. Polk responded that it was weatherproof.

Commissioner Posadzy asked how close the outside training is to the other tenants.

Mr. Polk responded not close.

Mr. DeGroot added that tenants do not park in the lot used for the training; they mostly park on the western side of the building.

Commission Posadzy asked if the tenants would cut across the parking lot.

Mr. DeGroot responded that there are two separate entrances off of Hawthorne Lane.

Commissioner Banas stated that the area would be marked with cones.

Mr. Polk answered yes.

Mr. Harris added that there is a guardhouse that restricts people going into the loading dock area adjacent to the training course.

Commissioner Banas asked if the classes would be held on weekdays.

Mr. Polk responded that the class is from 8:00 to 6:00 on two consecutive days for a minimum of 15 hours.

Chairman Warbiany asked if a student could bring their own motorcycle.

Mr. Polk responded that experienced riders usually bring their bike for a one-day course.

Commissioner Hale asked if notice was provided to the other businesses in the building.

Mr. Harris responded that state law requires that the property owner is notified, not the individual tenants.

Mr. DeGroot added that there has been a sign about the public hearing posted on the property as well.

Commissioner Banas asked if Mr. Polk talked to the other tenants.

Mr. Polk responded that he had.

Commissioner Banas asked Mr. Polk to review a typical training schedule.

Mr. Polk answered that the students meet in the classroom, watch videos and then they are out on the range. He noted that there are a total of 18 exercises over two days to be learned. He noted further that they go back into the classroom to review and prepare for the next day.

Commissioner Banas made a motion, seconded by Commissioner Hale, to close the public hearing. The Commissioners unanimously agreed. Motion carried.

8. Review of Case PC 07-04 - Illinois Council of Safety, 1800 W. Hawthorne Lane, Special Use

Chairman Warbiany noted that the maximum length of the range was 340 feet and he questioned how fast the students would go.

Commissioner Hale commented that the training is not for speed it is for control. She added that they needed to complete an obstacle course in order to get their license.

Commissioner Banas added that 25 miles per hour is probably the highest they get comparable to auto testing. He added further that the Motorcycle Safety Foundation has specific courses and teach the students to maneuver the bike safely.

Commissioner Banas made a motion, seconded by Commissioner Hale, to approve PC 07-04, Illinois Council of Safety, 1800 W. Hawthorne Lane, Special Use, as presented by staff. Voting Yea: Commissioners Banas, Hale, Jarolin, Posadzy and Warbiany. Voting Nay: 0. Motion carried.

Mr. Harris noted that this item would be on the May 14, 2007 Development Committee agenda.

9. Public Hearing Case PC 07-05 – The DuPage Airport Authority, 2700 International Drive, Text Amendments

Mr. Harris made a presentation regarding the proposed amendments to the minimum landscape requirements within Section 10.5-5 of the Zoning Code. He commented that seven modifications to five different subsections were being proposed. He reviewed the proposed changes as listed under the Analysis in the Report to the Plan Commission/Zoning Board of Appeals dated April 17, 2007.

Mr. Jack Tenison, Executive Director for the DuPage National Technology Park, stated that the main boulevard already has a sprinkler system along it. He added that each lot would be irrigated as it is developed. He added further that the utility and detention areas, as well as large-scale ponds, are not typically irrigated. He commented that the prairie plantings would not be irrigated. He noted that there would be no changes in the types of trees. He stated the proposed changes would create consistency with other standards that West Chicago has in other areas. He noted that the Tech Park has minimum standards for each lot as it is developed in addition to West Chicago's requirements. He noted further that they are seeking relief in the parkways.

Mr. Harris commented that there currently are no requirements for landscaping around detention areas in the City Code not relevant to the Airport zoning district. He noted that higher standards were set by the Tech Park and now that the park is coming to fruition, they are realizing the standards did not need to be set so high.

The members raised the following concerns:

- ❖ Proposed changes were for flight safety versus cost reduction
- ❖ Sprinkler system requirements
- ❖ Maintenance issue for planted areas if sprinkler system not installed
- ❖ Irrigation of easement areas
- ❖ Seed available that is drought tolerant
- ❖ Grassy areas being mowed
- ❖ Definition of sod
- ❖ Loss of plant material from the original plan due to sizes and numbers
- ❖ Significant loss of overall plant material initially proposed

Commissioner Banas made a motion, seconded by Commissioner Jarolin, to close the public hearing. The Commissioners unanimously agreed. Motion carried.

10. Review of Case PC 07-05 - The DuPage Airport Authority, 2700 International Drive, Text Amendments

Commission Jarolin stated that the way it is written, the amount of landscaping is being diminished from what was presented originally.

Chairman Warbiany commented that given time, it will mature.

Mr. Harris commented that the Tech Park requires a significant amount of landscaping on the individual sites.

Ms. Hale stated that there would be more space between the trees. She added that the number of trees has been cut almost by half.

Each item under Analysis in the Staff Report was reviewed:

1. Reducing the minimum caliper size of a shade tree by one half inch.

Commissioner Hale commented that the City was presented with a spectacular plan that is now being reduced. She added that a good reason for the reduction has not been given. She added further that the area was sparse to begin with because of the prairie look and now it has been taken down a notch.

Commission Banas stated that individual tenants would be responsible for significant landscaping around the buildings. He added that other landscaped areas would not be a determining factor for a business to select the park.

Mr. Harris commented that there is significant plantings in the medians and near the roundabouts.

Chairman Warbiany commented that some businesses want an attractive park and the Tech Park is not your typical park.

The members agreed with No. 2-Permitting perennials and ornamental grasses to be counted towards meeting the minimum landscape requirements in lieu of small shrubs and No. 3-Increasing the spacing of parkway trees by twenty (20) feet.

4. Eliminating the requirement for additional landscaping around detention/retention ponds that abut natural areas such as floodplains, other detention/retention ponds and wetlands.

Commissioner Hale disagreed with the proposed change because it eliminates landscaping.

Commissioner Posadzy disagreed with the proposed change because a pond in Carol Stream has geese problems.

Chairman Warbiany commented that installing taller grass would eliminate geese from the property.

5. Increasing the spacing of shade and ornamental trees planted around the perimeter of detention/retention ponds by fifty (50) feet and more clearly defining where the measurement is taken from.

There followed a discussion regarding how the measurement is taken and where the ponds are located.

The members agreed to this change.

6. Eliminating the requirement for a certain number of plant species to be utilized around the base of a ground sign.

Chairman Warbiany noted that it would be up to the designer to use species that were good year round.

Mr. Harris responded yes.

The members reviewed the specific amendments:

The members agreed to the proposed changes for Section 10.5-5 (C) General Planting and Design Requirements, 1. through 9.; and Section 10.5-5 (E) Landscaping For Parkways, 1. and 2.

The members disagreed about Section 10.5-5(K) Landscaping For Detention and Retention Areas.

Commissioner Hale stated that she was disappointed this section was changed.

Chairman Warbiany noted that the proposed text amendments were the Airport Zoning District only.

Commissioner Jarolin commented that a specific plan was approved and the proposed amendments change that plan by reducing the amount of landscaping. He added that it is a good plan versus a bad plan.

Mr. Tenison commented that the only landscaping plan the City has seen had to do with the north/south boulevard. He added that the trees are in and the plan was followed. He added further that they now plan to add 1,000 more trees onto the site. He noted that the Airport Zoning District was written in the 80's when they did not know how the property was going to be developed and now the situation is different.

The reduction of trees was discussed and Plan A and Plan B were compared. It was noted that Plan A as written showed 971 shade trees and Plan B as amended showed 569 shade trees. Plan A showed 188 ornamentals and Plan B showed 95 ornamentals.

Commissioner Banas made a motion, seconded by Commissioner Jarolin, to approve PC 07-05, The DuPage Airport Authority, 2700 International Drive, Text Amendments, as recommended by staff. Voting Yea: Commissioner Banas. Voting Nay: Commissioners Hale, Jarolin, Posadzy and Warbiany. Motion failed.

Commissioner Jarolin voted no because of the reduction in plant material, specifically 10.5-5 (K) 1.a and b.

Commissioner Hale voted no because of the reduction of landscaping. She added that she was disappointed with Analysis 4, 5 and 7. She added further that the sprinkler requirements should be worded differently and the species should be specified.

Commissioner Posadzy voted no because of Section 10.5-5(K) 1a and b and 7. He added that something more should be done for the geese.

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Chairman Warbiany commented that he does not object to the reduction in shade trees. He voted no because of the lack of information regarding quantities and the areas to be covered with ornamental grasses. Section 10.5-5(K) 5 should indicate grasses per foot and type of grass.

Mr. Harris noted that this item would be on the May 14, 2007 Development Committee agenda for further consideration.

11. Other Commission Business - Mr. Harris commented that a Special Census was conducted and added approximately 1,300 new residents.

Mr. Harris noted the following:

- *that any members up for renewal would be addressed after the election.
- *that the variance for the garage on Joliet Street and the above-ground service facility text amendment were approved by the City Council.
- *that a proposal for 40 acres north of Route 64 and west of Wood Glen Nursing Home would be coming soon.
- *that Blooming Fest will be held on Saturday, May 19th

Chairman Warbiany stated that he wants to encourage the members to have more discussions so the members know what each other is thinking.

12. Adjournment - Commissioner Jarolin made a motion, seconded by Commissioner Banas, to adjourn. The Commissioners unanimously agreed. The meeting adjourned at 9:25 p.m.

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