

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

CITY OF WEST CHICAGO PLAN COMMISSION/ZONING BOARD OF APPEALS

August 4, 2009

MINUTES

Approved with changes at the September 15, 2009 meeting

1. Call to Order, Roll Call and Establishment of a Quorum – Chairman Jarolin called the meeting to order at 7:00 p.m. Roll call found Commissioners Boyer, Posadzy, Warbiany and Balthazar, Van-der-Mey and Jarolin present. Commissioner Hale was absent.

Also in attendance was City Planner Jeff Harris.

2. Pledge of Allegiance – everyone in attendance participated in the Pledge of Allegiance.

3. Chairman's Comments – Chairman Jarolin reminded all in attendance to turn off or silence all electronic devices. The new Commission members were also introduced.

4. Minutes – Commissioner Warbiany made a motion, seconded by Commissioner Posadzy, to approve the minutes of July 7, 2009 as presented. Voting Aye: Commissioners Boyer, Posadzy and Warbiany. Voting Nay: None. Commissioners Balthazar, Jarolin and Van-der-Mey abstained. Motion carried.

5. Continuation of Public Hearing Case PC 09-11 – Rodriguez, 216 W. Blair Street, Setback Variance.

Mr. Harris provided another overview. The applicant, Domino Rodriguez, is requesting approval of a variance to reduce the required front yard setback for the R-5 zoning district for property located at 216 W. Blair Street. The subject property is located on the south side of Blair Street between Wood and Weyrauch Streets. The required front yard setback in the R-5 zoning district is twenty-five (25') feet and the applicant is requesting a reduction to eighteen (18') feet for the purpose of constructing an addition onto the existing two-story residence. The existing legal non-conforming residence on the property has a current front yard setback of eighteen (18') feet, which encroaches seven (7') into the required front yard. It appears that when the house was originally constructed in 1902 it complied with the current twenty-five (25') foot front yard setback requirement. Since that time a small covered porch was added to the front of the residence decreasing the front yard setback to its current measurement of eighteen (18') feet. City staff cannot verify when the addition was built or if a setback variance was ever granted for said addition. The proposed addition will match the existing eighteen (18') foot front yard setback for the existing residence, however the addition cannot be approved unless the entire structure is brought into compliance with the current zoning regulations. The existing and proposed improvements comply with all other relevant aspects of the City's Zoning Code. The other four (4) existing residences of the south side of Blair Street on the

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same block as the subject property comply with the City's current twenty-five (25') foot front yard setback requirement. City staff recommends approval of the variance to reduce the required front yard setback from twenty-five (25') feet to eighteen (18') feet for the purposes of bringing the existing residence into compliance and permitting an addition onto the existing residence located at 216 W. Blair Street due to the fact that a portion of the existing residence is already constructed at the same setback as being requested by the petitioner.

The Commission discussed the issue of a precedent being set if this variance was granted.

Chairman Jarolin asked if the applicant had considered putting an addition on the house that was in compliance.

Mr. Harris responded that he worked with the applicant through several different layouts and the layout being presented seemed the most logical given the parameters of the property.

Chairman Jarolin asked if the exterior of the addition will be the same as the existing house.

Mr. Harris responded that the City's Appearance Code requires such. The applicant also responded yes to the question.

Commissioner Balthazar motioned to close the Public Hearing, seconded by Commissioner Boyer. The Commissioners unanimously approved by voice vote. Motion carried.

6. Review of Case PC 09-11 – Rodriguez, 216 W. Blair Street, Setback Variance.

The Commission members had nothing further to add to the discussion.

Commissioner Warbiany motioned to approve case PC 09-11 as presented, seconded by Commissioner Balthazar. Voting Aye: Commissioners Posadzy, Warbiany, Boyer, and Jarolin, Balthazar and Van-der-Mey. Voting Nay: None. Motion carried.

Mr. Harris indicated that this request will be considered by the Development Committee on August 10, 2009.

7. Public Hearing Case PC 09-16- Jel-Sert Co., 444 Charles Court Landbank Parking Special Use.

Mr. Harris read the description of the case into the record and provided an overview. The Jel Sert **Company is** requesting the approval of a special use amendment to landbank an additional 12 of the required 173 parking spaces on-site. The subject property is approximately seventeen (17) acres in area and is located on the southwest corner of Charles Court and Helena Drive, between W. Washington Street and Roosevelt Road. The subject property was granted a special use permit in December 2001, which permitted the applicant to conduct outside storage of semi-trucks and trailers along Charles Court. The subject property was also granted a variance in December of 2004 to reduce the number of required parking spaces on-site that would have been required in conjunction with a proposed building addition. The variance approved a reduction in the required

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number of parking spaces from 191 down to 173. In August of 2005 the subject property was also granted a special use to landbank 17 of the required 173 parking stalls. The property is currently zoned M, Manufacturing district. A warehouse addition was constructed on the southwest corner of the building in 2005. The addition included 2 semi-truck docks to be added to the southeast corner of the addition. The adjacent parking lot on the south side of the building contains approximately 90 parking stalls, none of which are utilized as part of the applicant's current business operations. However, the 2 truck docks are frequently used and the westernmost interior parking lot landscape island was becoming heavily damaged from the trucks. In order to better facilitate truck maneuvering the applicant is requesting that this island as well as the adjacent 12 parking spaces be landbanked. If this special use request is approved it will bring the total number of landbanked parking stalls on-site up to 29. Lastly, City staff recommends approval of the request special use amendment subject to the five conditions of approval.

Commissioner Warbiany asked if the parking lot pavement adjacent to the truck docks in question was designed to handle truck traffic.

The applicant and Mr. Harris both responded that the pavement was adequate for truck traffic.

Chairman Jarolin asked if there was a light pole in the island that was removed.

The applicant said no, just two shade trees that were constantly being run over by the trucks.

Commissioner Posadzy motioned to close the Public Hearing, seconded by Commissioner Van-der-Mey. The Commissioners unanimously approved by voice vote. Motion carried.

8. Review of Case PC 09-16- Jel-Sert Co., 444 Charles Court Landbank parking Special Use.

The Commission members had nothing further to add to the discussion.

Commissioner Balthazar motioned to approve case PC 09-16 as presented, seconded by Commissioner Warbiany. Voting Aye: Commissioners Posadzy, Warbiany, Boyer, and Jarolin, Balthazar and Van-der-Mey. Voting Nay: None. Motion carried.

Mr. Harris indicated that this request will be considered by the Development Committee on August 10, 2009.

9. Continuation of Public Hearing Case PC 09-13 – City of West Chicago, Banks and Financial Institutions Text Amendments.

Mr. Harris provided another overview. He stated that City staff modified the proposed regulations from what was presented at the July 7th Plan Commission meeting. He said the amendments included reducing the minimum size of a stand alone facility from 8,000 to 6,500, requiring a facility in a multi-tenant office building to be a minimum of 3,500 square feet in area and prohibiting such uses in multi-tenant retail buildings. He also added that per the Commission's request at the July 7th meeting the adaptable use regulations from the City's Building Code were included for the Commission's review, but based on the language were not very applicable to the proposed amendments.

The Commission then discussed the various sizes of the existing banks in town in relation to the size limitations being proposed.

Commissioner Boyer asked if the proposed amendments only applied to new banks.

Mr. Harris responded yes.

Commissioner Warbiany asked if it were possible for applicants to seek any variances from the proposed regulations once they are implemented.

Mr. Harris indicated that a variance request was possible as these regulations are part of the bulk regulations for the particular zoning districts affected.

Mr. Harris also noted that the proposed regulations would change this type of use from permitted to a special use in the appropriate zoning districts, thus requiring City Council approval.

Commissioner Warbiany motioned to close the Public Hearing, seconded by Commissioner Balthazar. The Commissioners unanimously approved by voice vote. Motion carried.

10. Review of Case PC 09-13 – City of West Chicago, Banks and Financial Institutions Text Amendments.

The Commission members had nothing further to add to the discussion.

Commissioner Warbiany motioned to approve case PC 09-13 as presented, seconded by Commissioner Boyer. Voting Aye: Commissioners Posadzy, Warbiany, Boyer, and Jarolin, Balthazar and Van-der-Mey. Voting Nay: None. Motion carried.

Mr. Harris indicated that this request will be considered by the Development Committee on August 10, 2009.

11. Other Commission Business. - Mr. Harris handed out several pieces of information to the new Commissioners relating to zoning practices.

12. Previous petitions and general development update. – Mr. Harris indicated that the Roosevelt Road rezoning, driveway text amendment, and consolidation plat all considered at the July 7th Plan Commission meeting were approved by the City Council.

13. Adjournment – Commissioner Warbiany made a motion, seconded by Commissioner Posadzy, to adjourn the August 4, 2009 Plan Commission/Zoning Board of Appeals meeting at 8:26 p.m. The Commissioners unanimously agreed. Motion carried.

Respectfully submitted,

Jeff Harris, City Planner
PlanComm/ZBA.MIN080409/jh

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