

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

CITY OF WEST CHICAGO PLAN COMMISSION/ZONING BOARD OF APPEALS August 7, 2007

MINUTES

Approved with no changed at August 21, 2007 meeting

1. **Call to Order, Roll Call and Establishment of a Quorum** - Commissioner Banas called the meeting to order at 7:00 p.m. Roll call found Commissioners John Warbiany, Jeffrey Posadzy, Stephen Jarolin, Vickie Barber, Janet Hale and John Banas present. Commissioner Bob Lemon arrived at 7:04 p.m.

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 Warbiany made a motion, seconded by Commissioner Posadzy, to approve the July 17, 2007 Minutes with no changes. Voting Yea: Commissioners Banas, Barber, Jarolin, Posadzy, and Warbiany. Commissioner Hale abstained. Motion carried.

Commissioner Jarolin made a motion, seconded by Commissioner Warbiany, to approve the July 31, 2007 Minutes with no changes. The Commissioners unanimously agreed. Motion carried.

5. **Continuation of Public Hearing Case 07-10 – St. Andrews Golf & Country Club, 3N441 Route 59, Rezoning.**

Attorney Terrance Kalina addressed the Commissioners on behalf of the applicants and requested that the public hearing for case PC 07-10 be continued until Wednesday, September 5, 2007. He explained that the Forest Preserve District is attempting to acquire some the same property that is request to be rezoned. He added that the applicants hoped to have reached an agreement with the Forest Preserve District and intended to move forward with the request this evening. He stated that an agreement has not been reached and that the request to continue the public hearing is to allow for additional time to negotiate and reach an agreement with the Forest Preserve District. Mr. Kalina apologized for any inconvenience caused to those it attendance.

Commissioner Warbiany made a motion, seconded by Commissioner Jarolin, to continue the public hearing for case PC 07-10 to Wednesday, September 5, 2007 at 7:00 p.m. The Commissioners unanimously agreed. Motion carried.

6. **Review of Case PC 07-10 – St. Andrews Golf & Country Club, 3N441 Route 59, Rezoning.**

The review of Case PC 07-10 was rescheduled along with the Public Hearing for Case PC 07-10.

7. **Continuation of Case PC 07-14 – Forming America, LTD., Front Yard Setback Variances.**

Mr. Harris stated that this case is a continuation from the July 17, 2007 Plan Commission/Zoning Board of Appeals meeting. He explained that it was continued to allow the applicant additional time to submit a

detailed landscaping plan for review and approval by City staff. He added that staff has reviewed the landscaping plan and that it complies with the City's requirements. Mr. Harris reminded the Commission that staff recommends approval of the requested variances subject to the 3 conditions listed in the staff report.

Commissioner Warbiany stated that he had concerns regarding the repetitive strips of landscaping adjacent to the existing fence along Prince Crossing Road. He added that he would like to see more variation than what is shown on the plan.

Mr. Harris stated that the City's code does not regulate that type of detail on landscaping plan. He added that the City's point system is to allow for some flexibility in landscape design.

Mr. Langkamp stated that the landscape architect chose the landscape materials. He stated that the plan could be revised if necessary, but added that City staff has reviewed the plan and found it acceptable.

Mr. Harris stated that the plan is in compliance with the City's regulations but the Commission could request revisions if they desired.

Commissioner Warbiany stated that his concern with repetitive landscape material is that if one dies, the entire row looks bad.

Mr. Sabathne asked that staff read the recommended conditions of approval.

Mr. Harris read the recommended conditions and gave a brief explanation for each.

Mr. Sabathne requested that staff consider changing the date the landscape materials must be installed by. He suggested that the deadline be amended to state "60 days from the date of approval".

Mr. Harris explained the October 1, 2007 deadline was intended to ensure that the materials be installed before the winter season. He added that the date could be amended if the Commission desires.

Commissioner Hale stated that the City Council could amend the date if it becomes a problem.

Mr. Sabathne stated that the applicant has concerns regarding tying the setback variances to individual structures. He added that it imposes a hardship onto the property owner when the City is requesting the dedication of the right-of-way, resulting in the need for the variances in the first place.

Mr. Harris stated that the current property owner, or future property owner, could apply for a variance to allow the structures to be rebuilt. He added that staff felt allowing the variances to run with the land would be too risky if the property were to ever be redeveloped.

Commissioner Warbiany made a motion, seconded by Commissioner Jarolin, to approve PC 07-14 as recommended by City staff. Voting Yea: Commissioners Banas, Barber, Hale, Jarolin, Posadzy, and Warbiany. Commissioner Lemon abstained. Motion carried.

8. Other Commission Business – Commissioner Banas announced that he will not be able to attend the September 5, 2007 Plan Commission / Zoning Board of Appeals meeting.

9. **Adjournment** – Commissioner Barber made a motion, seconded by Commissioner Jarolin, to adjourn. The Commissioners unanimously agreed. The meeting adjourned at 7:35 p.m.

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