

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

## CITY OF WEST CHICAGO PLAN COMMISSION/ZONING BOARD OF APPEALS August 19, 2008

### MINUTES

**Approved with changes at the September 16, 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, Jeff Posadzy, John Banas, Bob Lemon, Janet Hale, and John Warbiany present .

Also in attendance was City Planner Jeff Harris.

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

3. **Chairman's Comments** – Chairman Banas addressed the audience and requested that all electronic devices be turned off.

4. **Minutes** – Commissioner Jarolin made a motion, seconded by Commissioner Posadzy, to approve the August 5, 2008 minutes. Voting Yea: Commissioners Banas, Barber, Jarolin, and Posadzy. Commissioners Hale, Lemon and Warbiany abstained because they were not present at the August 5, 2008 meeting. Motion carried.

5. **Public Hearing Case PC 06-26 – Mac Airhart & Preston Scroggins, Pearl and Roosevelt Roads, Rezoning.**

Mr. Harris gave the presentation. He stated that the applicants, Mac Airhart and Preston Scroggins, are requesting a change in zoning upon annexation of the subject property in to the City of West Chicago from the ER-1, Estate Residential zoning district to the B-2, General Business and ORI, Office, Research and Light Industrial zoning districts. The subject property is approximately 17 acres in area and is located at the intersection of Roosevelt and Pearl Roads. The subject property is currently vacant.

The subject property is located in the middle of an unincorporated stretch of property along Roosevelt Road. The subject property is currently zoned R-2 Single Family Residential in DuPage County. The majority of the properties located within the City along Roosevelt Road are currently zoned either B-2 or ORI.

Upon annexation, all properties are automatically zoned to the City's least intensive zoning district, which is the ER-1, Estate Residential zoning district. The applicants desire to rezone their properties to allow for the appropriate non-residential uses in the future. Mr. Scroggins has no intended development plans for his property at this time. Mr. Airhart intends to sell his property to a church congregation, which intends to construct a new facility on-site within the next ten years.

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PLAN COMMISSION/ZONING BOARD OF APPEALS  
MINUTES OF AUGUST 19, 2008

The proposed ORI zoning for Mr. Airhart's property would allow for a church use. Mr. Airhart's property has a significant portion of wetlands on-site, that will limit the developable area, but does not have any bearing on the overall zoning and intended use of the property.

Mr. Harris also stated that City Staff recommends approval of the requested rezoning from the ER-1, Estate Residential zoning district upon annexation to the B-2, General Business and ORI, Office, Research and Light Industrial zoning districts.

Mr. Harris also indicated that a letter was distributed from the Balmers, who live at 870 Pearl Road and are objecting to the proposed B-2 zoning.

Chairman Banas asked if anyone present in the audience would like to provide any testimony. No one came forward.

Commissioner Warbiany asked if the adjacent roadways were included with the annexation.

Mr. Harris responded that all public right-of-way that is immediately adjacent to subject property is also included in this annexation.

Commissioner Lemon asked if the adjacent EJ&E railroad property was also included in this annexation.

Mr. Harris indicated that the railroad property is not part of the annexation request and is not considered public right-of-way and is therefore not automatically included.

Commissioner Lemon asked why both of the subject properties are being presented together when there are separate owners.

The applicant, Mac Airhart, indicated that he is annexing Mr. Scroggins property in order to get contiguity for his property on the south side of Roosevelt Road.

Commissioner Posadzy asked if the City is going to annex the other unincorporated properties in the area.

Mr. Harris indicated that the City cannot forcibly annex property unless it is completely surrounded on all sides by the City limits and at this time the EJ&E railroad prohibits the full contiguity. Mr. Harris did state that the individual property owners could petition the City to voluntarily annex their property though.

Commissioner Jarolin asked what the area of the Scroggins property was.

Mr. Harris stated that it was 2.1 acres.

Commissioner Hale asked if the proposed church on the Airhart property could still be built if the Scroggins property was zoned ORI instead of the proposed B-2.

Mr. Harris answered yes because the zoning of the Airhart property is not affected by the zoning of the Scroggins property as long as the Scroggins property is annexed giving the Airhart property contiguity.

Commissioner Jarolin made a motion, seconded by Commissioner Lemon, to close the public hearing for case PC 06-26. The Commissioners unanimously agreed. Motion carried.

**6. Review of Case PC 06-26 – Mac Airhart & Preston Scroggins, Pearl and Roosevelt Roads, Rezoning.**

Commissioner Lemon stated that Mr. Airhart has a good reputation with the City and that should be taken into account when considering the proposed request.

Commissioner Hale stated that the residents along Pearl Road have valid concerns regarding the future development on the subject property and the potential impacts that development may have on the surrounding community.

Commissioner Barber indicated that having businesses immediately adjacent to residences is not good for the residences, but residences are not appropriate along Roosevelt Road.

Chairman Banas asked if the City has noise and light regulations in place to help offset some of the potential impact of the future development of the subject property.

Mr. Harris replied yes.

Commissioner Lemon also reiterated that the pearl Road residents have valid concerns, however the subject property should be development with commercial uses given its location along Roosevelt Road.

Commissioner Warbiany asked if stormwater detention would be required if the subject property is developed.

Mr. Harris answered yes.

Commissioner Warbiany made a motion, seconded by Commissioner Jarolin, to approve case PC 06-26 as presented. The Commissioners unanimously agreed. Motion carried.

**7. Other Commission Business** – Mr. Harris provided the Commissioners with an update of previous petitions.

**8. Adjournment** - Commissioner Warbiany made a motion, seconded by Commissioner Posadzy, to adjourn the August 19, 2008 Plan Commission/Zoning Board of Appeals meeting at 7:35 p.m. The Commissioners unanimously agreed. Motion carried.

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