

CITY OF
WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

PLAN COMMISSION/ZONING BOARD OF APPEALS
November 20, 2007

MINUTES

Approved with changes at the December 4, 2007 meeting.

1. **Call to Order, Roll Call and Establishment of a Quorum** – Chairman Banas called the meeting to order at 6:58 p.m. Roll call found Commissioners Steve Jarolin, Vickie Barber, Janet Hale, Bob Lemon, John Banas, John Warbiany 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 Hale made a motion, seconded by Commissioner Barber, to approve the November 6, 2007 minutes. Voting Yea: Commissioners Barber, Hale, Posadzy, Jarolin, and Banas. Commissioners Lemon and Warbiany abstained. Motion carried.

5. **Public Hearing Case PC 07-22 – Deborah Doyle, 825 E. Elmwood Avenue, Side Yard Setback and Lot Coverage Variances**

Mr. DeGroot provided the opening presentation. Mr. DeGroot stated the applicant desires to reconstruct an existing legal non-conforming detached two car garage that was destroyed by a fire within the past year. The applicant desires to utilize the existing driveway and garage foundation in order to construct the same size garage as what existed, however the existing foundation does not comply with the current minimum required side yard setback for an accessory structure of three (3') feet. The existing garage foundation has a setback of two (2') feet. Also, all of the existing features on-site currently exceed the maximum forty (40%) percent lot coverage by an additional two and a half (2.5%) percent. The applicant is not proposing any additional impervious surfaces that would increase the lot coverage greater than what exists. Mr. DeGroot stated that City staff recommends the approval of the requested variances subject to the two (2) conditions listed within staff report PC 7-22.

Chairman Banas asked if the petitioner had anything else to add to the presentation.

Deborah Doyle, 825 E. Elmwood Ave., responded no.

Chairman Banas asked if anyone else in the audience wished to speak for or against the petition. No one responded.

Commissioner Warbiany asked the applicant if the new garage would be wood frame or brick construction.

Deborah Doyle responded that it would be wood frame construction just like the former garage.

Commissioner Warbiany asked if the applicant was going to tear down the existing garage or repair it.

Deborah Doyle responded that the fire damage was extensive and will require the garage to be removed in its entirety.

Commissioner Jarolin asked Mr. DeGroot if proper public hearing notification was given.

David DeGroot responded yes.

Commissioner Warbiany made a motion, seconded by Commissioner Lemon, to close the public hearing for case PC 07-22. The Commissioners unanimously agreed. Motion carried.

6. Review of Case PC 07-22 – Deborah Doyle, 825 E. Elmwood Avenue, Side Yard Setback and Lot Coverage Variances

Chairman Banas asked if the Commission members have any comments they would like to add prior to entertaining a motion.

Commissioner Warbiany stated that he thinks that detached two car garages are typical for this particular neighborhood.

Commissioner Lemon added that he thinks one car detached garages are typical and not two car garages. He also added that he would support the variances so long and the size of the garage and the amount of lot coverage is not increasing from what currently exists.

Commissioner Lemon made a motion, seconded by Commissioner Warbiany, to approve case PC 07-22 as presented by City staff. The Commissioners unanimously agreed. Motion carried.

Mr. Harris indicated that this case will be considered by the City's Development Committee on Monday, December 10th at 7:00 p.m. in Council Chambers.

7. Other Commission Business – Mr. Harris indicated that the PUD amendment for Popeye's Chicken discussed at the November 6th Plan Commission meeting was approved as presented by City staff recently by the City Council. Mr. Harris also noted that the Commission will be conducting a meeting on December 4th, but the regularly scheduled December 18th meeting will be cancelled. Lastly, Mr. Harris asked if the Plan Commission members wished to reschedule the regularly scheduled January 1st Plan Commission to either Wednesday, January 2nd or Tuesday, January 8th. The Commissioners agreed to reschedule the meeting to January 2nd.

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Chairman Banas led a discussion reviewing the established Plan Commission meeting procedures and requested that the Commissioners keep them in mind during the meetings. Chairman Banas specifically requested that the Commissioners make sure any questions they have of the applicant or of the audience be asked during the public hearing.

8. Adjournment – Commissioner Barber made a motion, seconded by Commissioner Warbiany, to adjourn the November 20, 2007 Plan Commission/Zoning Board of Appeals meeting at 7:17 p.m. The Commissioners unanimously agreed. Motion carried.

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