

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved June 6, 2023

PLAN COMMISSION/ZONING BOARD OF APPEALS

May 2, 2023 7:00 P.M.

1. Call to Order, Roll Call and Establishment of a Quorum

Chairperson Laimins called the meeting to order at 7:11 p.m. Roll call found Chairperson Laimins, and Commissioners Hale, Banasiak, and Kasprak present. Commissioners Billingsley, Slattery, and Henkin were absent. With four members present, a quorum was established.

Staff in attendance included City Planner John Sterrett.

2. Pledge of Allegiance

Chairperson Laimins led the Commission in the Pledge of Allegiance.

3. Chairperson's Comments

None.

4. Public Comment

None.

5. Approval of draft meeting minutes from April 4, 2023

Commissioner Kasprak made a motion, seconded by Commissioner Banasiak, to approve the draft meeting minutes of the April 4, 2023 Plan Commission meeting with a noted correction under the approval of the draft meeting minutes from February 7, 2023. With a voice vote of three ayes, zero noes, and one abstention, the motion carried.

6. Public Hearing of Case PC 23-04 – Tropical Smoothie Café – 1856 N Neltnor Boulevard – Amendment to the Kmart Planned Unit Development

Commissioner Hale made a motion, seconded by Commissioner Kasprak, to open the public hearing. With a voice vote of all ayes, the motion carried.

Mr. Sterrett was duly sworn in. Mr. Sterrett stated that this is a request from Jace Food Group, LLC for an amendment to the existing Planned Unit Development at Mosaic Crossing for Lot 3 of the original Kmart PUD at 1865 North Neltnor Boulevard in the B-3 Shopping District. The petitioner is proposing to renovate an existing vacant building on the property for a Tropical Smoothie Café restaurant with a drive-through. The existing building had originally been constructed and used as a bank with drive-through teller services. The petitioner intends to use the existing window, located on the south side of the building that was previously used for teller service as the pickup window for the café.

The proposed drive-through for the café will have a menu board and order speaker west of the building, in the front yard. The location of the menu board and order station allows for 5 vehicle stacking spaces from the pickup window to the ordering station. Five additional stacking space from

the order station are able to be accommodated in the drive-through lane as well. The Zoning Code prohibits menu boards and vehicle stacking spaces in the actual front yard, unless approved by the City Council. By code, the required vehicle stacking spaces have to begin at the order station. To allow the drive-through to be configured and operated as proposed, the petitioner is seeking an amendment with deviations from the zoning code to allow the stacking spaces and the menu board in the front yard.

Staff is supportive of this configuration since the location of the property in the shopping center is a significant distance from the street entrance. The property has no direct access onto Neltner Boulevard and the distance from the ordering station to the nearest street access will prevent vehicle stacking from affecting the public right-of-way. For this, staff recommends that the Plan Commission pass a motion recommending approval of the amendment to the planned unit development with the two deviations being sought, and that it is incorporates into this motion the findings of fact staff has proposed on page 2 of the staff report.

Cullen DeCuna, representing the petitioner, was duly sworn in. Mr. DeCuna provided a brief overview of the request.

With all members of the public having had the opportunity to speak, and with all Plan Commissioners having the opportunity to question the petitioner and staff, Commissioner Kasprak made a motion, seconded by Commissioner Banasiak, to close the public hearing. With a voice vote of all ayes, the motion carried and the public hearing was closed.

7. Review and Recommendation of Case PC 23-04 – Tropical Smoothie Café – 1856 N Neltner Boulevard – Amendment to the Kmart Planned Unit Development

The Plan Commission deliberated the proposed amendment to the planned unit development. After a brief discussion, Commissioner Kasprak made a motion, seconded by Commissioner Hale, to recommend approval of the proposed amendment with the condition that the drive-through be developed in substantial conformance with the Site Plan prepared by Kolbrook Design consisting of one sheet dated February 27, 2023 with a latest revision date of March 23, 2023, and that the following Finding of Fact shall be incorporated into this recommendation:

That the intent of the proposed amendment to the Final PUD is to utilize existing aspects of the original drive-through layout for the bank and convert it to a high functioning and efficient drive-through for a fast-service restaurant. No significant changes to the site are proposed and the drive-through circulation should work in a manner similar to what was previously approved for the development of the site as a bank.

A roll call vote found Commissioners Kasprak, Hale, Banasiak, and Chairperson Laimins voting “aye” and no one voting “no”. With a roll call vote of four (4) “aye” and zero (0) “no”, the motion carried.

11. Petition Updates/Staff Report

Mr. Sterrett provided a brief update on upcoming projects.

12. Adjournment

With no further business to discuss, Commissioner Kasprak made a motion, seconded by Commissioner Hale to adjourn the meeting. With a voice vote of all ayes, the motion carried and the Plan Commission, at 7:20 p.m., adjourned.

Respectfully Submitted,
John Sterrett, City Planner

