

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 2.7.23

PLAN COMMISSION/ZONING BOARD OF APPEALS

November 1, 2022 7:00 P.M.

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

Chairperson Laimins called the meeting to order at 7:00 p.m. Roll call found Chairperson Laimins and Commissioners Banasiak, Billingsley, Hale, Henkin, and Slattery present. Commissioner Kasprak was absent. With six members present, a quorum was established.

Staff in attendance was City Planner John Sterrett.

2. Pledge of Allegiance – Chairperson Laimins led the Commission in the Pledge of Allegiance.

3. **Chairman's Comments** – Chairperson Laimins explained the Rules of Procedure for the public hearing on the agenda.

4. Public Comment – None.

5. Approval of the Draft Minutes of the October 4, 2022 Plan Commission Meeting

Commissioner Hale made a motion, seconded by Commissioner Billingsley, to approve the October 4, 2022 Plan Commission meeting minutes. With a voice vote of four “ayes”, zero “noes”, and two abstentions, the motion carried and the draft minutes of the October 4, 2022 meeting were approved.

6. Public Hearing of Case PC 22-07 – Preliminary Planned Unit Development and Plat and Special Use Permit

Commissioner Banasiak made a motion, seconded by Commissioner Henkin, to reopen the public hearing for Case PC 22-07 for a Preliminary Planned Unit Development and Plat and Special Use Permit for QuikTrip Corporation at the southeast corner of Illinois Route 59 and Illinois Route 64. With a voice vote of all “ayes” and zero “noes”, the motion carried and the Plan Commission reopened the public hearing for Case PC 22-07.

Mr. Sterrett was duly sworn in. Mr. Sterrett stated that QuikTrip Corporation is petitioning the City for approval of a Preliminary Planned Unit Development, Preliminary Plat of Subdivision, and Special Use Permit to allow the development of a vacant 24.25-acre property, owned by QuikTrip Corporation. The property is located on the south side of Illinois Route 64 and on the east side of Illinois Route 59, located in the B-3 Regional Shopping District. The property is surrounded by established commercial uses on the north, west, and northwest side including the Mosaic Shopping Center to the north, St. Andrew's Shopping Center to the west, and the Franciscan Plaza Shopping Center kitty-corner. Additionally, Shell Gas Station is located immediately to the northwest at the hard corner of Illinois Route 64 and Illinois Route 59. The Waynewood residential subdivision in unincorporated DuPage County is located immediately to the east and the City owns vacant property immediately to the south, which contains a detention area that serves the Prestonfield residential development.

Mr. Sterrett stated that the proposed project consists of a phased commercial development containing four commercial lots. The petitioner is proposing three access points for the development: A full access with a traffic signal at the far south end of the property on Illinois Route 59 that will line up with Heritage Woods Drive, a right-in/right-out access on Illinois Route 59 approximately 940 feet north of the proposed full access drive, and a three-quarter access on Illinois Route 64 across from the existing middle access point of Mosaic Crossing shopping Center, near the new Kid's Empire and Planet Fitness. Both Illinois Route 59 and Illinois Route 64 are state arterial roadways and under the jurisdiction of the Illinois Department of Transportation. The location and type of these access points are dictated entirely by IDOT and have been approved by the agency as shown. The site will also contain a stormwater detention facility on the east side of the development. The facility is not designed to hold standing water. Instead, the detention area will fill with rain water during a storm and slowly be released to the property to the south, which is owned by the City, at the same rate that the subject property currently conveys stormwater onto the City-owned property. The proposed stormwater detention area has been preliminarily approved by the City's stormwater engineer and complies with the DuPage County Stormwater Ordinance. The proposed utility layout and preliminary engineering have received preliminary approval from the City's Public Works Department and stormwater engineer.

Mr. Sterrett stated that in addition to the Preliminary PUD and Plat, the petitioner is requesting approval of a special use permit on the new Lot 1 for a motor vehicle service station, also known as a gas station. The use will consist of a 8,292 square foot convenience store to be open 24/7 known as QuikTrip and will have a canopy for regular pumps along Illinois Route 64 and a canopy for diesel trucks located in the rear of the building. A truck scale is also proposed near the diesel canopy. The convenience store will be constructed in accordance with the City's design standards and the petitioner will install landscaping on Lot 1 in compliance with the City's landscape ordinance. Proposed building and freestanding signage will comply with the City's Sign Code and all exterior lighting will comply as well including having light levels drop to 0 foot-candles before light reaches the property lines and providing shielding of lights to prevent glare.

Mr. Sterrett stated that the property is designated as Corridor Commercial within the Comprehensive Plan that the City approved earlier this year. This designation as commercial for future use of the property has existed as far back as 1975. Both a commercial Planned Unit Development and a Motor Vehicle Service Station, are identified in the City's Zoning Code as Special Uses. Staff has drafted findings of fact, contained in the staff report, and posted publicly on the City's website, and recommends the Plan Commission adopt these findings with their recommendation. Mr. Sterrett stated that staff recommends that the Plan Commission pass a motion recommending to the City Council approval of the requests. Several conditions are recommended to be added to this recommendation to mitigate potential impacts from the development on surrounding properties, including:

1. That the site be developed in substantial conformance with the plans submitted for consideration
2. That the proposed shade trees immediately east of the truck parking stalls shall be replaced with eight foot tall evergreen trees. These trees shall be included on the Final Landscape Plans.
3. That the Final Landscape Plans include a greater variety of shrubs throughout the site, both along property lines and foundation landscaping.
4. That overnight truck parking be prohibited on Lot 1 and the petitioner shall install signage at the truck parking stalls indicating this prohibition.

5. That the columns for the gas pump and diesel pump canopies be wrapped in either brick or stone to match the architecture of the convenience store building.

Mr. Sterrett stated these conditions have been shared and are acceptable to the petitioner. Mr. Sterrett also stated that if during the course of the public hearing the Plan Commission determines that additional conditions may be necessary to adequately mitigate any potential impact from the proposal, the Plan Commission may recommend those as well.

Erik Eckhart, representing QuikTrip Corporation was duly sworn in. Mr. Eckhart provided a background to QuikTrip and went over in additional detail the site plan and the proposed operation of the site and proposed use.

The following members of the public were duly sworn in by the court reporter and spoke in opposition to the proposal:

Fred Turner of 29W681 Waynewood Drive raised concerns regarding gas fumes from trucks and contamination of water runoff.

Tom Butkovich of 29W651 Waynewood Drive raised concerns about fumes going to the senior centers to the west of the property, gasoline spills, and truck traffic.

Susan Corriero of 29W651 Waynewood Drive raised concerns about overnight truck parking, diesel air pollution, truck noise pollution, and the meeting notification requirements.

Dan Sonsedek of 2N610 Valewood Road raised concerns about contaminated water runoff, light pollution, and traffic.

Jeff Seick of 29W721 North Avenue raised concerns about gasoline fumes and traffic.

George Mack of 2N665 Valewood raised concerns about well water contamination from diesel gas runoff and where revenue from the proposed gas station would be going.

Neil Puccetti of 29 Valewood Drive raised concerns about water runoff and traffic.

Laurie Norris of 2N560 Valewood Drive raised concerns about the notification requirements and impact on property values.

Bob Norris of 2N560 Valewood Road raised concerns about the trucks, potential crime, and traffic.

Dan Budziak of 2N645 Valewood Road raised concerns about property values and impacts to well water.

Brad Burlage of 2N632 Valewood Road raised concerns about soil contamination and traffic.

Tim Green of 2N515 Woodcrest Drive raised concerns about well water, diesel spills, traffic, and flooding.

Catherine Edman of 0N766 Woods Avenue, Wheaton, raised concerns about traffic, the difference in elevation of the property and the homes to the east, fencing, stormwater, sales tax revenue, and funding for the proposed traffic light.

Mr. Eckhart provided information and answered questions on underground fuel tanks to prevent leaks, information on security monitoring, and 24-hour maintenance including fuel spills.

Jonathan Smith of 208 South Church Street, Wauconda, engineer for the petitioner, provided information on the oil/water separator system to prevent fuel spills from running off the site.

Robert Codden of 29W535 Hawthorne raised concerns about air contamination from diesel fumes.

Tim Green of 2N515 Woodcrest Drive raised concerns about diesel fuel spills on the ground and how soil contamination will be prevented.

Mr. Smith stated that all IEPA regulations and permitting must still be sought that will address this.

Jeanne Niedra of 2N538 Valewood Road raised concerns about contaminated water runoff affecting well water.

Fred Turner of 29W681 Waynewood Drive asked questions regarding the treatment train for oil/water separation. Mr. Smith responded to these questions.

Alfred Cedeno of 29W606 Waynewood raised concerns on the overall value and effects on the neighborhood including wells, and traffic.

Skip Kramer of 29W601 Waynewood Drive raised concerns about diesel truck fumes, water contamination, traffic, and spills from diesel fuel.

Mr. Sterrett explained that the property has been zoned commercial since at least the 1970s, and that commercial zoning included gas stations as a special use permit.

Sharon Nolan of 29W520 Glen Road raised concerns regarding property values affected by the proposal and water contamination.

Carol Townsend of 1364 Sweet Bay Lane raised concerns regarding trucks stopping at the proposed stop light and property values.

Teresa Camino of 2N735 Woodcrest Drive raised concerns regarding water retention and that the public hearing sign was only written in English.

Christina Jakubas of 2N351 Glen raised concerns about the health and safety of the residents.

Mr. Sterrett explained how and what City staff reviews in regards to a Planned Unit Development and Special Use Permit, which includes verifying that the proposal meets City Codes. The City does not have jurisdiction to enforce County, State, or Federal laws, as those are regulated and enforced by the appropriate County, State, or Federal agency.

Katrina Hish of 16 Waynewood Drive raised concerns about contamination of the land, increase in crime such as drugs and human trafficking.

Mr. Green raised concerns about notification requirements from the petitioner. Mr. Sterrett addressed the notification requirements. Mr. Sterrett also explained what a special use permit is.

Juan Galvan of 29W735 Valewood Road raised concerns about destroying the ecosystem of the subject property, regeneration of semi-trucks, noise, crime, and pollution.

Ms. Niedra raised concerns regarding the Findings of Fact contained in the staff report.

Mr. Eckhart stated that they will have a finalized grading plan once the final engineering plan is put together. Mr. Eckhart answered questions from the Plan Commission and discussed a portion of their annual profits going back to the community and stated fencing and maintenance of the green area on the east part of the property will be included in the final plans. Mr. Eckhart also answered questions regarding idling trucks and they must look into this matter.

Nick Ftikas of 221 North LaSalle Street, Chicago was duly sworn in. Mr. Ftikas is the attorney representing the petitioner and reiterated that this a preliminary approval and that they will be back for final approval. All IEPA permits must still be sought. Mr. Ftikas answered questions from the Commission regarding the cleaning of the treatment train.

Mr. Sterrett answered questions from the Commission regarding the stormwater detention and that the amount of detention needed is based on net new impervious surface. Mr. Sterrett also answered questions related to the concern on the internal drive and potential cut-through traffic. Mr. Sterrett explained that the internal private drive is required to be maintained by the required owners' association. Mr. Sterrett also answered questions related to the sidewalks being proposed along the development.

Mr. Eckhart answered questions from the Commission regarding the proposed truck scale. Mr. Sterrett answered questions from the Commission regarding notification and sign posting requirements. Mr. Ftikas clarified how the required mailing was sent and how the names and addresses of those within 250 feet was obtained by the Wayne Township Assessor.

The Plan Commission began to review the draft Findings of Fact and had concerns regarding potential environmental impacts, impact on surrounding properties, and impact on property value. Mr. Ftikas stated that Quiktrip will perform a full air-quality impact study and an environmental impact study to bring back for review by the Plan Commission.

Commissioner Billingsley made a motion, seconded by Commissioner Henkin, to continue the public hearing to December 6, 2022. A roll call vote found Commissioners Billingsley, Banasiak, Henkin, Hale, Slattey, and Chairperson Laimins voting aye. With a roll call vote of six ayes and zero noes, the motion carried and the public hearing was continued to December 6, 2022.

7. Adjournment

With no further business to discuss, Commissioner Billingsley made a motion, seconded by Commissioner Henkin to adjourn the meeting. With a voice vote of all ayes, the motion carried and the Plan Commission, at 10:37 p.m., adjourned.

Respectfully Submitted,
John Sterrett, City Planner

