

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

## CITY OF WEST CHICAGO PLAN COMMISSION/ZONING BOARD OF APPEALS September 15, 2009

### MINUTES

#### Approved at the October 6, 2009 meeting

**1. Call to Order, Roll Call and Establishment of a Quorum** – Chairman Jarolin called the meeting to order at 7:01 p.m. Roll call found Commissioners Boyer, Hale, Posadzy, Warbiany, Van-der-Mey and Jarolin present. Commissioner Balthazar arrived at 7:08.

Also in attendance was City Planner Jeff Harris.

**2. Pledge of Allegiance** – everyone in attendance participated in the Pledge of Allegiance.

**3. Chairman's Comments** – Chairman Jarolin reminded all in attendance to turn off or silence all electronic devices.

**4. Minutes** – Chairman Jarolin noted a grammatical error on page 2. Commissioner Warbiany made a motion, seconded by Commissioner Posadzy, to approve the minutes of August 4, 2009 as amended. Voting Aye: Commissioners Boyer, Posadzy, Jarolin, Van-der-Mey and Warbiany. Voting Nay: None. Commissioner Hale, abstained. Motion carried.

#### **5. Review of Case PC 08-10 – Prestonfield Subdivision-Unit 1A final plat of subdivision and final PUD**

Mr. Harris provided an overview. The subdivision developer, Lennar, is requesting approval of the final PUD plat and final subdivision plat for Unit 1A in Prestonfield Subdivision. The subject property is 0.67 total acres in area and is to be an undeveloped outlot. The subject property is located at the intersection of Snowberry and White Oak Lanes. Final PUD approval for the majority of Prestonfield Subdivision was approved in August of 2003. Lennar excluded the subject property from this final PUD approval process because of some outstanding issues regarding the reconfiguration of the Waynewood Drive right-of-way immediately to the south. The goal was to have Waynewood Drive disconnected from having direct access to Route 59 and instead connect into Snowberry Lane. For various reasons this course of action will not be pursued and Lennar desires to complete the subdivision. This means forgoing some additional infrastructure improvements that were proposed at the intersection of Snowberry and White Oak Lanes as well as forgoing the construction of two single family residences on the subject property. The subject property will be instead dedicated as an outlot for open space to be maintained by the homeowner's association.

Commissioner Warbiany made a motion, seconded by Commissioner Van-der-Mey, to approve the final PUD and final plat of subdivision for Prestonfield Subdivision-Unit 1A. Voting Aye: Commissioners Boyer, Posadzy, Balthazar, Hale, Jarolin, Van-der-Mey and Warbiany. Voting Nay: None. Motion carried.

**6. Other Commission Business.** – Mr. Harris noted that the Commission will have a meeting on October 6<sup>th</sup>.

**7. Previous Petitions and General Development Update.** – Mr. Harris indicated that the variance on Blair Street, the Jel-sert landbank parking special use and financial institution text amendment, which were all considered at the August 4<sup>th</sup> Plan Commission meeting, were approved by the City Council.

**8. Adjournment** – Commissioner Hale made a motion, seconded by Commissioner Balthazar, to adjourn the September 15, 2009 Plan Commission/Zoning Board of Appeals meeting at 7:34 p.m. The Commissioners unanimously agreed. Motion carried.

Respectfully submitted,

Jeff Harris, City Planner

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