

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 8/4/20

MINUTES

PLAN COMMISSION/ZONING BOARD OF APPEALS JULY 7, 2020 7:00 P.M.

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

Chairperson Laimins called the meeting to order via “Zoom” at 7:00 p.m. Roll call found commissioners Laimins, Hale, Dettman, Kasprak, Devitt, and ex-officio member Banasiak present. Commissioners Faught, and Henkin were excused. A quorum was established. All members were participating through “Zoom”.

Also in attendance through “Zoom” was City Planner John Sterrett and Community Development Director Tom Dabareiner.

2. Chairman’s Comments

Chairperson Laimins stated that all votes would be by roll call and that all discussion on an item, including the recommendation, would occur during the public hearing. Also, no new evidence may be entered into the record during the hearings.

3. Approval of Meeting Minutes

Commissioner Hale made a motion, seconded by Commissioner Kasprak, to approve the draft meeting minutes of the June 2, 2020 Plan Commission. With a roll call vote of all those present, voting aye, the motion carried.

4. Public Hearing and Review of Case PC 20-06, Planned Unit Development Amendment

Commissioner Dettman made a motion, seconded by Commissioner Devitt, to open the public hearing. With a roll call vote of all those present voting aye, the motion carried.

Mr. Sterrett stated that David Puchalski of D and P Property Development, Inc. for an amendment to the final Planned Unit Development for the Bishop Place development located at the northwest corner of Roosevelt Road and Bishop Street. Bishop Place is a mixed use development consisting of 6.5 acres with 12 residentially zoned lots and 2 commercial lots. The residential portion of the development contains 10 single-family detached homes while the commercial portion contains a 13,500 square foot multi-tenant commercial building. Overall, the development has two vacant residential lots and one vacant commercial lot.

When Bishop Place was approved in 2005, a condition was placed on the ordinance prohibiting the issuance of more than 8 certificates of occupancy for the single-family homes until the commercial buildings were both constructed. Since that time, 10 single-family homes have been built with 2 vacant lots remaining. These last 2 lots may not be built upon until such time that the commercial building is constructed.

The applicant owns these last 2 vacant lots and has no ownership in the commercial lot. The applicant has no desire to buy or develop the commercial lot. Instead, the applicant wishes to develop these last two vacant lots with single-family detached homes like the others in the development. To do so, the applicant is proposing an amendment to the Final PUD that would remove the requirement to construct the second commercial building prior to the last vacant lots being developed.

Staff is of the opinion that this amendment will not have a detrimental effect on the overall development and the final PUD plan will remain unchanged. The market over the last decade has not favored commercial development, while single-family residential has still seen increases. A greater demand lies with single-family development, which in turn helps spur commercial development, and not the other way around.

Staff recommends that plan commission pass a motion recommending approval of the proposed amendment.

David Puchalski, petitioner, asked about the rest of the process for the PUD amendment, which Mr. Sterrett provided.

Hilda Guzman, 256 Augusta Avenue, asked general questions about the proposal and the size of the houses. Mr. Sterrett indicated that at this time there are no building plans for the houses, just request for the ability to build houses before the commercial lot.

Jose Nieto, 1117 Barber Street, asked what benefits this proposal will have to the existing home owners. Mr. Sterrett stated that the lots are already zoned for homes.

With no further discussion or public comment, Commissioner Dettman made a motion, seconded by Commissioner Devitt, to recommend approval of the proposed PUD amendment. With a roll call vote of all those present voting aye, the motion carried. Mr. Sterrett stated that the petition will be discussed at the July 13th Development Committee meeting.

Commissioner Kasprak made a motion, seconded by Commissioner Devitt, to close the public hearing. With a roll call vote of all those present voting aye, the motion carried.

5. Review of Case PC 20-08, Final Plat of Subdivision

Mr. Sterrett stated that Pulte Home Company, LLC (“Pulte”) received approval from DuPage County on February 25, 2020 to develop the subject property as a planned unit development for an eighty-four (84) unit single-family residential subdivision in unincorporated DuPage County. The property is located within 1.5 miles of the corporate limits of the City of West Chicago and

therefore the Subdivision Plat, both preliminary and final, is subject to review and approval by the City as well.

The City approved the Preliminary Plat with a deviation on October 21, 2019. DuPage County approved the Final Plat of Subdivision on March 20, 2020. The City Council approved the Final Plat for the entire development on June 15, 2020. Pulte will now be phasing the development and has divided the project up into three (3) separate phases. The phasing will involve the approval and recording of three (3) separate final plats. Pulte is seeking approval of the Final Plat for Phase 1 at this time and will return for approval of the remaining phases at a later date.

Phase 1 of the eighty-four (84) unit residential development includes the development of nineteen (19) residential lots, the dedication of right-of-way for a portion of a new minor street, and three (3) out lots for open space, stormwater detention, and utility crossings. The Final Plat for Phase 1 includes the previously approved deviation from the Subdivision Code to allow a minimum radii of curvature on a minor street centerline to be as little as ninety (90) feet in lieu of the minimum required 250 feet.

The Plan Commission/Zoning Board of Appeals should verify that the Final Plat of Subdivision for Phase 1 of Trillium Farm is in substantial conformance with the approved Preliminary Plat. Based on the review by staff, the Final Plat for this phase is in conformance with the approved Preliminary Plat, including the previously approved deviation from the Subdivision Code.

With no comments from the public or further discussion, Commissioner Dettman made a motion, seconded by Commissioner Devitt to recommend approval of the Final Plat of Subdivision for Phase 1. With a roll call vote of all present voting aye, the motion carried.

6. Other Commission Business

None.

7. Previous Petitions and General Development Update

Mr. Sterrett stated that there will be a meeting on August 3, 2020.

8. Adjournment

Commissioner Kasprak made a motion, seconded by Commissioner Devitt, to adjourn the meeting. With a roll call vote of all those present voting aye, the motion carried. The Plan Commission, at 7:29 p.m., was adjourned.

Respectfully Submitted by: John Sterrett, City Planner