

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 01/04/22

MEETING MINUTES

PLAN COMMISSION/ZONING BOARD OF APPEALS

December 15, 2021 7:00 P.M.

Conducted Through Zoom

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

Chairperson Laimins called the virtual meeting to order at 7:03 p.m. Roll call found Chairperson Laimins, Commissioners Banasiak, Billingsley, and Kasprak present. Commissioners Devitt, Hale, and Henkin were excused. With four members present, a quorum was established.

Staff in attendance was Community Development Director Tom Dabareiner, City Attorney Mary Dickson, City Planner John Sterrett, Civil Engineer Rob Skerke, Utility Superintendent Rocky Horvath, and Mary Cave from Thomas Engineering.

2. Chairman's Comments – Chairman Laimins stated that in response to a Disaster Declaration made by the Governor related to public health concerns, an in-person meeting or a meeting conducted under the purview of the Open Meetings Act is not practical or prudent with the number of people who have expressed interest in this meeting; therefore, remote participation is permitted.

3. Public Comment - None

4. Approval of the Draft Minutes of the December 7, 2021 Plan Commission Meeting

Commissioner Billingsley made a motion, seconded by Commissioner Kasprak, to approve the December 7, 2021 Plan Commission meeting minutes as presented. Roll call vote found Commissioners Billingsley, Kasprak, Banasiak, and Chairperson Laimins voting “aye” with no one voting “no”. With a roll call vote of four (4) “ayes” and zero (0) “noes” the motion carried and the draft minutes of the December 7, 2021 Plan Commission meeting were approved.

5. Public Hearing of Case PC 21-12

Commissioner Banasiak made a motion, seconded by Commissioner Kasprak to enter into the public hearing. Roll call vote found Commissioners Billingsley, Kasprak, Banasiak, and Chairperson Laimins voting “aye” with no one voting “no”. With a roll call vote of four (4) “ayes” and zero (0) “noes” the motion carried and the Plan Commission entered into the public hearing.

City Planner John Sterrett was sworn in. Mr. Sterrett stated that Pulte Home Company, LLC is requesting approval of a Preliminary Planned Unit Development and a Preliminary Plat of Subdivision for the development of a vacant 111-acre property, currently owned by St. Andrew's Golf and County Club, Inc. The property is located on the south side of Smith Road between Illinois Route 59 and Klein Road, located in the R-3 Single-Family Residence District.

With the requested Preliminary PUD and Plat, the petitioner is requesting multiple deviations from the Zoning Code and Subdivision Regulations Code, including:

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Ruben Pineda
MAYOR
Nancy M. Smith
CITY CLERK

Michael L. Guttman
CITY ADMINISTRATOR

- Reducing the minimum lot size from the required 9,000 square feet in the R-3 District for multiple lots on the interior ranging from 6,875 square feet to 8,913 square feet;
- Reducing the minimum lot width below 75 feet for 181 lots.
- Reducing the minimum front yard setback from 30 feet to 25 feet for 53 of the lots;
- Reducing the minimum corner side yard setback from 30 feet to 25 feet for 216 of the lots;
- Reducing the minimum corner side yard setback from 30 feet to 20 feet for 53 of the lots;
- Reducing the minimum interior side yard setback from 10% of the lot width to 7.5 feet; which would impact the 43 lots having widths greater than 75 feet;
- Reducing the minimum rear yard setback from 30 feet to 25 feet for 182 of the lots;
- Increasing the maximum lot coverage from 40% to 45% for 87 of the lots;
- Increasing the maximum lot coverage from 40% to 50% for 129 of the lots;
- Increasing the maximum lot coverage from 40% to 55% for 53 of the lots.
- Reducing the minimum centerline radius from 250 feet to 90 feet in two instances on the internal road network;
- Reducing the width of utility easements from 20 feet to 10 feet;
- Reducing the depth of the surface course of the roadway from 3 inches to 2 inches.

Mr. Sterrett stated staff does not support the requested deviations for the reduction in setbacks nor does staff support the requested deviations for the increase in lot coverage. Additionally, staff does not support reducing the minimum depth of the roadway surface course from 3 inches to 2 inches. Mr. Sterrett stated that staff recommends the Plan Commission pass a motion recommending denial of the proposal. Included in the staff report are draft findings of fact prepared by staff supporting this recommendation for consideration by the Plan Commission to adopt with its recommendation.

Russell Whitaker of Rosanova & Whitaker, attorney for Pulte Home Company, LLC, was sworn in. Mr. Whitaker provided a presentation of the proposed development and explained the deviations being sought. Mr. Whitaker provided information on the Annexation Agreement and explained the planning factors for why the design Pulte is proposing was chosen.

Letters submitted to the City in opposition were read from the following residents:

Bob and Hope Martin
Edward and Judith Gracyas – 29W356 Oak Lane
Robert Marela – 29W220 Oak Knoll Road
Barry Mehrman – 2655 Bobwhite Lane
Micheal and Terry Sliva – 3N284 Klein Road
John Kumor
Pat Conard – 29W244 Oak Knoll Road
Nick Pernia – 3N282 Klein Road
Martin McManamon, Wayne Township Highway Commissioner – 4N230 Klein Road
Steve Jursich
Jolanta Kaczmarczyk
Laura and John Woods
Erik Spande – 0S021 Robbins Road

The remaining letters of opposition were held off on being read to allow participants in the audience to speak. The following residents were sworn in and provided comments:

Robert Marela - 29W220 Oak Knoll Road
Randy Massow – 2390 Meadowlark Drive
Mike Grande – 4N410 Trinity Lane
Guy Martino – 29W251 Shagbark Drive
Carolyn Pearson
Laura Woods – 2390 Klein Road
John Kumor – 729 Tanager Lane
Sharon Szeszycki
Mike Rutzen – 29W238 Oak Lane
Robert Martin – 713 Tanager Lane
Mr. Neal (No first name given) – 3N426 Hickory Knoll Lane
Robert Martin – 713 Tanager Lane

Community Development Director Tom Dabareiner was sworn in and clarified that the City has not yet approved the proposed Comprehensive Plan.

Javier Millan of KLOA was sworn in and answered questions pertaining to the Traffic Impact Study.

Commissioner Kasprak made a motion, seconded by Commissioner Banasiak, to continue the public hearing to the January 4, 2022 Plan Commission meeting on Zoom at 7:00 p.m. Prior to a vote on the motion, Mr. Whitaker asked for feedback from the Plan Commission. Members of the Plan Commission stated their concerns were the lot coverage, confusion over the required depth of the road, and traffic onto Klein Road.

A roll call vote found Commissioners Kasprak, Banasiak, Billingsley, 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 and the public hearing was continued to January 4, 2022.

6. Adjournment

Commissioner Billingsley made a motion, seconded by Commissioner Kasprak to adjourn the meeting. A roll call vote found Commissioners Billingsley, Kasprak, 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 and the Plan Commission, at 10:15 p.m., adjourned.

Respectfully Submitted,
John Sterrett, City Planner