

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Plan Commission/Zoning Board of Appeals Tuesday, February 15, 2022 7:00 p.m.

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. Those wishing to participate in the meeting should use the City's teleconference platform, Zoom. To do so, please visit www.zoom.us, or download the Zoom app, and click "JOIN A MEETING" at 7:00 p.m. on Tuesday, February 15, 2022 with the following login information:

Meeting ID: 833 2858 9401

Password: 328491

Anyone wishing to provide public comment should send their written comments to City Hall. Written comments may be mailed to the City of West Chicago Community Development Department, 475 Main Street, West Chicago, IL 60185 or by email to John Sterrett, City Planner, at jsterrett@westchicago.org.

A G E N D A

1. **Call to Order, Roll Call and Establishment of a Quorum**
2. **Chairman's Comments**
3. **Public Comment**
4. **Approval of the Draft Meeting Minutes – February 1, 2022**
5. **Public Hearing of Case PC 21-12** (*Continued from February 1, 2022*) – Pulte Home Company, LLC – Preliminary Planned Unit Development and Plat – South side of Smith Road, between Klein Road and Illinois Route 59
6. **Review and Recommendation of Case PC 21-12**– Pulte Home Company, LLC – Preliminary Planned Unit Development and Plat – South side of Smith Road, between Klein Road and Illinois Route 59
7. **Adjournment**

cc: Plan Commission Members School Districts #25, #33, #94, #303
Mayor West Chicago Fire Protection District
City Council West Chicago Park District
M. Guttman West Chicago Public Library District
T. Dabareiner DuPage County Building & Zoning
M. Patel Warrenville Plan Commission
J. Sterrett News Media

**DRAFT
MEETING MINUTES**

PLAN COMMISSION/ZONING BOARD OF APPEALS

February 1, 2022 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 7:01 p.m. Roll call found Chairperson Laimins, Commissioners Banasiak, Billingsley, Frantzen, Hale, Henkin, and Kasprak present. With all 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. Chairperson Laimins welcome new Plan Commission member Ken Frantzen.

3. Public Comment - None

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

Commissioner Kasprak made a motion, seconded by Commissioner Frantzen, to approve the January 4, 2022 Plan Commission meeting minutes as presented. Roll call vote found Commissioners Kasprak, Frantzen, Banasiak, Billingsley, Henkin, and Hale, and Chairperson Laimins voting “aye” with no one voting “no”. With a roll call vote of seven (7) “ayes” and zero (0) “noes” the motion carried and the draft minutes of the January 4, 2022 Plan Commission meeting were approved.

5. Public Hearing and Review and Recommendation of Case PC 22-03

Commissioner Hale made a motion, seconded by Commissioner Billingsley, to enter into the public hearing. Roll call vote found Commissioners Hale, Billingsley, Banasiak, Frantzen, Henkin, and Kasprak, and Chairperson Laimins voting “aye” with no one voting “no”. With a roll call vote of seven (7) “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 this is a proposed Zoning Text Amendment to the definition of a “Kennel” found in Section 4.1 of the Zoning Code, to define a Kennel as a structure or premises having more than 4 domestic animals over 4 months of age. Currently, a kennel is defined as a structure or premises having more than 3 domestic animals over four months of age. The reason for this proposed zoning text amendment is because the City is

proposing a separate amendment to the Municipal Code to increase the amount of domestic animals a household may have from 3 to 4. Staff has had questions and concerns raised from residents that this amount is low, compared with other communities, and does not always accommodate people with therapy animals such as cats or dogs.

To avoid a conflict between the number of domestic animals a household is permitted to have and the what constitutes a “kennel”, the amendment to the definition of a kennel is proposed. Staff recommends that the Plan Commission pass a motion recommending approval of the proposed Zoning Text Amendment.

With no further testimony presented and all members of the public given the opportunity to review and comment on the petition, Commissioner Kasprak made a motion, seconded by Commissioner Frantzen, to recommend approval of the proposed Zoning Text Amendment. A roll call vote found Commissioners Kasprak, Frantzen, Banasiak, Billingsley, Hale, and Henkin, and Chairperson Laimins voting “aye” with no one voting “no”. With a roll call vote of seven (7) “ayes” and zero (0) “noes” the motion carried and the proposed Zoning Text Amendment was recommended for approval.

Commissioner Frantzen made a motion, seconded by Commissioner Banasiak, to close the public hearing. A roll call vote found Commissioners Frantzen, Banasiak, Billingsley, Hale, Henkin, and Kasprak, and Chairperson Laimins voting “aye” with no one voting “no”. With a roll call vote of seven (7) “ayes” and zero (0) “noes” the motion carried and the public hearing was closed.

6. Review and Recommendation of Case PC 22-04

Mr. Sterrett stated that this is a request from Pulte Home Company LLC for approval of a Final Plat of Subdivision for the third and final phase of the Trillium Farm residential development, located on the northeast side of Purnell Road, south of Gary’s Mill Road, in unincorporated DuPage County. Pulte received preliminary plat approval from DuPage County to develop the property as an 84-unit single-family residential development in February of 2020. Rather than seek Final Plat approval for the entire development, Pulte has phased the project in 3 phases, with the final plats for phases 1 and 2 having been approved.

Because the subject property is unincorporated and within 1.5 miles of West Chicago, the City is entitled to review each final plat to ensure it conforms to the Preliminary Plat approval which staff acknowledges that it does. Staff therefore recommends the Plan Commission pass a motion recommending approval of the Final Plat of Phase 3 of the Trillium Farm development. There are no Findings of Fact that must be included with this motion as there are no findings of fact required for the review of a Final Plat.

Commissioner Banasiak made a motion, seconded by Commission Frantzen, to recommend approval of the Final Plat of Subdivision for Phase III of the Trillium Farm residential development proposed by Pulte Home Company, LLC. A roll call vote found Commissioners Banasiak, Frantzen, Billingsley, Hale, Henkin, and Kasprak, and Chairperson Laimins voting “aye” and no one voting “no”. With a roll call vote of seven (7) “ayes” and zero (0) “noes” the motion carried and the Final Plat of Subdivision for Phase III of the Trillium Farm residential development proposed by Pulte Home Company, LLC was recommended for approval.

7. Public Hearing and Review and Recommendation of Case PC 21-12 *(Continued from January 4, 2022)*

Commissioner Kasprak made a motion, seconded by Commissioner Henkin, to reopen the public hearing. A roll call vote found Commissioners Kasprak, Henkin, Banasiak, Billingsley, Frantzen, and Hale, and Chairperson Laimins voting “aye” and no one voting “no”. With a roll call vote of seven (7) “ayes” and zero (0) “noes”, the motion carried and the Plan Commission reopened the public hearing.

Mr. Sterrett was sworn in. Mr. Sterrett stated that Since the continued public hearing last month on January 4th, Pulte has submitted plans to City staff with revisions from what was presented at the December 15th Plan Commission hearing.

The revisions include a withdrawal of variations and deviations for the front yard setback, rear yard setback, corner side yard setback, the minimum roadway surface course and some, though not all, lot coverage variations.

Deviations that have been modified include

- A variation request to increase the maximum lot coverage from 40% to 49% for 52 of the proposed lots.
- A variation request to reduce the minimum interior side yard setback from 10% of the lot width to a flat 7.5 feet for 29 corner lots.
- A variation Reducing the minimum lot size from the required 9,000 square feet in the R-3 District for 146 of the lots with lot sizes ranging from 7,293 square feet to 8,628 square feet.

Staff remains opposed to any variation that increases the maximum allowable lot coverage or reduces the minimum required setbacks. As has been staff’s position, no unique features exist on the site that prevent compliance with the lot coverage and setback requirements and therefore the findings of fact drafted by staff and outlined in the December 15th staff report concerning the lot coverage and setback variations remain.

Furthermore, the size of the park has been reduced from 5.07 acres to 4.94 acres, which staff is not supportive of. There are also utility concerns from Public Works, including the Sanitary sewer and watermain do not appear to meet the 10-foot horizontal IEPA minimum separation requirements south of Road B and a proposed storm sewer outfall as well as the sanitary sewer connection into existing sanitary are in conflict with existing City watermain just south of the property.

Based on the previously mentioned concerns, Staff’s recommendation of denial therefore, has not changed from the December 15th Plan Commission hearing.

Russell Whitaker of Rosanova & Whitaker, attorney for Pulte Home Company, LLC, was sworn in. Mr. Whitaker provided a brief overview of the changes made since the last meeting.

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

Sharon Szeszycki - 3N535 Wild Flower Ln
Suzanne Slivka – 4N448 Saint James Way
Diane and Jeremy Quattrochi – 29W221 Old Wayne Court

Michael and Tracey Armenakis – 29W371 Old Wayne Court
Guy R. Martino
Tom and Anna Pechous
Marilyn Congine – 2635 Bobwhite Lane
Lisa Mosillo – 3N150 Valewood Drive
Attorney Christopher Stull representing the HOA for Meadow Wood subdivision and area residents
Kevin Stough, DuPage County Forest Preserve District
Rebecca Krettler
Melissa & John Skeens
Annette Musil
Leonard Gargas and Joanne Gargas – 4N561 Petersdorf Road
Dan Aguirre – 4N554 Klein Rd
Terrence Hlavaty – 595 Hickory Lane
Stan Kujanski

The following residents were sworn in and provided comments:

Guy Martino – 29W251 Shagbark Drive
William Selby – 691 Partridge Drive
Jeremy Quattrochi – 29W221 Old Wayne Court
Steve Jursick – 29W275 Smith Road
Kirt Shore – 3N530 Hickory Knoll Lane
Patricia Conard – 29 West 244 Oak Knoll Road
Scott Wallenberg – 29W571 St. Thomas Way
Cindy Banks – 3 North 462 Hickory Knoll Lane
s Laura Wyley – 5N060 Pine Court
Alana Ramundo – 30W115 Whitney Road
Michael Cisowski – 649 Tanager Lane
Randall Biang – 2770 Sandpiper Trail
Ann Mehrman – 2655 Bobwhite Lane
Alfredo Ramundo – 30W115 Whitney Road
Brandi Ramundo – 30W115, Whitney Road
Phil Imbrogno – 3N550 Hickory Hill Lane

Javier Millan of KLOA was sworn in and answered questions pertaining to the Traffic Impact Study. Mary Cave of Thomas Engineering, on behalf of the City of West Chicago was also sworn in to answer questions pertaining to the Traffic Impact Study. Rob Skerke, Civil Engineer with the City of West Chicago was sworn in to answer questions pertaining to the Stormwater Management Report prepared by Pulte.

At the conclusion of commentary from the public, Chairperson Laimins asked for questions from the Plan Commission and the Commission began questioning of the petitioner and staff. Due to time constraints, Chairperson suggested that the public hearing be continued to the February 15, 2022 meeting. Commissioner Billingsley made a motion, seconded by Commissioner Hale, to continue the public hearing to the February 15, 2022 Plan Commission meeting on Zoom at 7:00 p.m. A roll call vote found Commissioners Billingsley, Hale, Banasiak, Frantzen, Henkin, and Kasprak, and Chairperson Laimins voting “aye” and no one voting “no”. With a roll call vote of seven (7)

“aye” and zero (0) “no”, the motion carried and the public hearing was continued to February 15, 2022.

6. Adjournment

Commissioner Kasprak made a motion, seconded by Commissioner Henkin to adjourn the meeting. A roll call vote found Commissioners Kasprak, Henkin, Banasiak, Billingsley, Frantzen, and Hale, and Chairperson Laimins voting “aye” and no one voting “no”. With a roll call vote of seven (7) “aye” and zero (0) “no”, the motion carried and the Plan Commission, at 10:10 p.m., adjourned.

Respectfully Submitted,
John Sterrett, City Planner

COMMUNITY**DEVELOPMENT**

TOM DABAREINER, AICP
DIRECTOR

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MEMORANDUM

TO: Plan Commission/Zoning Board of Appeals
FROM: John Sterrett, City Planner
DATE: February 10, 2022
RE: Case PC 21-12 - The Preserve at West Branch – Pulte Home Company, LLC

The public hearing for Case PC 21-12 – The Preserve at West Branch, proposed by Pulte Home Company, LLC, resumed on February 1, 2022. At the hearing, all written public comments received before the hearing were read aloud and all members of the public were given an additional opportunity to speak. At the conclusion of the public commentary, the Plan Commission began to ask questions of both the petitioner and staff. Due to time constraints, the hearing was continued to February 15, 2022.

At the February 15, 2022 Plan Commission meeting, the Commission must vote to reopen the public hearing. The public hearing will start with the Chair reading into the record any written comments received since the February 1st meeting. The Chair will then ask if any member of the Plan Commission has questions of the petitioner or staff. At the conclusion of Plan Commission questions, the petitioner will be afforded the opportunity to provide closing remarks. Once these tasks have been performed, the Commission must vote to close the public hearing. No additional testimony will be accepted, and no further questions, other than of procedure will be allowed. The Plan Commission will deliberate on the petitioner's application, and vote on a recommendation to the City's Development Committee.

As presented throughout the public hearing, staff recommends that the Plan Commission pass a motion recommending denial of the proposal. Staff is not opposed to the property being developed for single-family residential but the current design does not conform with the zoning ordinance. The proposed density of 2.40 dwelling units per acre complies with the density requirements of the R-3 District and the petitioner has demonstrated the proposed plan satisfies the requirements set forth in the Annexation Agreement for the property. This includes creating 12,000 square foot lots immediately adjacent to existing residential developments. Several public comments made during the hearing claim that there is an obligation by the petitioner to construct an 18-hole golf course within the proposed development. This is false and the Commission should disregard this repeated comment since no requirement for such a golf course exists in the Annexation Agreement.

Staff's objections to the proposal are related to the requested variations to reduce the interior side yard setback from 10% of the lot width to a flat 7.5 feet for 29 corner lots, and to increase the maximum lot coverage from 40% to 49% for 55 lots. The purpose and intent of a Planned Unit Development, as outlined in Section 15.1 of the Zoning Code, is to allow relief from strict compliance with zoning requirements because of a unique characteristic on the property preventing such compliance. The petitioner has not demonstrated that any unique features exist on the site that prevent compliance with the setback and lot coverage requirements. The standards for granting a variation for a Planned Unit Development, outlined in Section 15.2 of the Zoning Code, require that consideration for approval of a variance evaluates the physical conditions of the property which cause a hardship. As staff has repeatedly stated, no physical hardship exists on the property that prevent compliance with the setback and lot coverage requirements. Rather, the size of the proposed lots and the proposed housing, both of which have been created and controlled solely by the petitioner, prevent compliance. It should be noted

that neither a self-created hardship nor a financial hardship may be considered as a reason to grant a variation.

As such, staff's previous recommendation that the Plan Commission pass a motion recommending denial remains. Draft Findings of Fact prepared by staff that reflect this recommendation have been included within the Plan Commission packet for consideration. Findings of Fact and plans provided by the petitioner have been included as well.

Should you have any questions, please feel free to contact John Sterrett, City Planner, at 630-293-2200, extension 158, or by email at jsterrett@westchicago.org.

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City of West Chicago
Community Development Department
Report for the Plan Commission/Zoning Board of Appeals
February 15, 2022



Planned Unit Development Findings of Fact

As stated under Section 15.8 of the Zoning Code, the Zoning Board of Appeals shall set forth to the City Council the reason for the recommendation, and said recommendation shall set forth with particularity in what respects the proposal would be in the public interest, including, but not limited to, findings of fact on the following:

(A) In what respects the proposed plan is consistent with the comprehensive plan and the stated purpose and intent of the planned unit development regulations.

The proposed plan for a single-family detached residential development with a density of 2.40 dwelling units per acre is consistent with the City's Comprehensive Plan which indicates this area as a single-family residential. Furthermore, the Annexation Agreement contemplates the development of the property as single-family residential within the R-3 District. Staff is of the opinion the petitioner has satisfied this finding.

(B) The extent to which the proposed plan meets the requirements and standards of the planned unit development regulations.

The property is subject to an Annexation Agreement which requires that all lots adjacent to existing residential lots contain an area of at least 12,000 square feet and will have a height of no more than 36 feet. The petitioner has demonstrated that both of these requirements are satisfied. Furthermore, the property is subject to a density credit to offset the loss of lots resulting from the 12,000 square foot requirement. The petitioner is providing no more lots on the property than what would be allowed if not for the 12,000 square foot lot requirement. The petitioner has not, however, demonstrated that the need for a reduction in setbacks and increase lot coverage is justified based on any physical condition of the property that causes a hardship. Instead, these deviations are necessary solely because the proposed housing products cannot be constructed meeting the setback and lot coverage requirements on certain lots which the petitioner has created. Staff is of the opinion the petitioner has not satisfied this finding.

(C) The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property including, but not limited to, the density, dimension, area, bulk and use and the reasons why such departures are deemed to be in the public interest.

The proposed plan will deviate from the zoning requirements of the R-3 District with respect to lot and building requirements. Relief from the setbacks and lot coverage requirements are sought because the layout of some of the lots do not have sufficient area to comply with these requirements. There does not appear to be any unique feature on the property that creates a hardship resulting in difficulty meeting these requirements. Rather, the hardship has been created by the petitioner by creating lots that do not fit their product. This hardship is avoidable if the petitioner redesigned the lots to increase the area of those lots not sufficiently sized to contain the proposed housing and extension options. Staff is of the opinion the petitioner has not satisfied this finding.

(D) The method by which the proposed plan makes adequate provision for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space and furthers the amenities of light and air, recreation and visual enjoyment.

The petitioner is providing the required 12,000 square foot lots that are immediately adjacent to existing residential developments. Furthermore, the maximum heights of homes adjacent to existing residential areas, per the Annexation Agreement, will not exceed 36 feet. The petitioner has provided a traffic study, reviewed by the City's traffic engineer consultant, demonstrating that the additional traffic generated by the development will not have a significant impact on the surrounding roadways or intersections. The petitioner's stormwater management report and plans, reviewed by the City's engineering staff, indicate compliance with the DuPage County Stormwater Ordinance. The proposed park, however, has been reduced from 5.07 acres to 4.94 acres. The reduced park size further erodes the intent to provide a public park large enough to accommodate the proposed population of the development, as outlined in Section 1.1 of Appendix D of the Subdivision Regulations Code.

Staff is of the opinion the petitioner has not satisfied this finding.

(E) The relationship and compatibility of the proposed plan to the adjacent properties and neighborhood.

The proposal of single-family detached residential is consistent with the surrounding properties, which are also single-family detached residential. The intent to reduce the setbacks and increase the lot coverage, however, will create a compact development in certain areas and will add unnecessary bulk to the development. This additional bulk will not be inconsistent with the adjacent neighborhoods.

Staff is of the opinion the petitioner has not satisfied this finding.

(F) The desirability of the proposed plan as regards physical development, tax base and economic well-being of the city.

When the property was annexed to the City it was anticipated that the property would be developed as an R-3 single-family detached residential development. The proposed use of the property as a residential development is consistent with the previously approved Agreement. The property, as a single-family residential development, will support the tax base of the City and improve the economic well-being of the City. The proposed plan, however, does not comply with certain aspects of the R-3 District, including lot coverage and setbacks for certain lots, and does not demonstrate a need for relief from these requirements. Rather, it is a desire from the petitioner to create lots on the interior of the development that will not meet the setback and lot coverage requirement. *Staff is of the opinion the petitioner has not satisfied this finding.*

Planned Unit Development Deviation Findings of Fact

Section 15.2 of the Zoning Code allows a PUD to deviate from strict compliance with provisions of the Zoning Code but such deviation shall be considered based on the following factors:

(A) That any variance is justified by an independent analysis.

The petitioner has not demonstrated by way of an alternative plan that the reduction in setbacks and increase in lot coverage are necessary for the development because of unique features on the site that creates difficulty in complying with the setbacks and lot coverage requirements of the R-3 District. *Staff is of the opinion the petitioner has not satisfied this finding.*

(B) That the physical conditions of the property cause a hardship in compliance with code requirements.

No physical condition appears to exist on the property preventing the R-3 setbacks and lot coverage from being met and the only difficulty to meet these requirements has been created by the petitioner through the creation of lots not sufficient in size to fit the proposed housing. Staff is of the opinion the petitioner has not satisfied this finding.

(C) That the proposed variance or deviation results in a cohesive high quality development.

Without an alternative plan with lots sized to meet setbacks and lot coverage, it cannot be determined that the proposed plan demonstrates the highest quality development. Staff is of the opinion the petitioner has not satisfied this finding.

(D) That any reduction from minimum requirements are offset by sufficiently exceeding zoning standards elsewhere in the development to provide a greater benefit to the community.

A proper offset of the reduction in setbacks and increase in lot coverage would be to increase the setbacks and reduce lot coverage of other lots. Although the interior lots vary in size, neither setbacks nor will lot coverage be increased elsewhere as an offset. Staff is of the opinion the petitioner has not satisfied this finding.

Special Use Permit Findings of Fact

Although not required, the petitioner has provided Findings of Fact for a Special Use Permit within the attached petition in accordance with Section 5.5-4 of the Zoning Code.

STATE OF ILLINOIS)
)
COUNTY OF DUPAGE)
)
CITY OF WEST CHICAGO)

**PETITION TO THE CITY OF WEST CHICAGO
FOR DEVELOPMENT APPROVAL**

THE UNDERSIGNED Petitioner, Pulte Home Company, LLC, a Michigan limited liability company (hereinafter the “Petitioner”), as the contract purchaser of the property legally described on **Exhibit A** (hereinafter the “Property”), respectfully petitions the City of West Chicago (the “City”) to: (i) approve a special use for a planned development for the Property with exceptions as depicted on the Development Plans; and (ii) to approve such other relief from the City of West Chicago Municipal Code (“Code”) as may be deemed necessary and appropriate to develop the Property consistent with the Development Plans.

BACKGROUND INFORMATION

1. St. Andrews Golf and Country Club, Inc., an Illinois Corporation is vested in title to the Property (hereinafter referred to as the “Owner”).
2. The Petitioner, Pulte Home Company, LLC is a Michigan limited liability company having an office at 1900 E. Golf Road, Suite 300, Schaumburg, Illinois 60173.
3. Petitioner is contract purchaser of the Property.
4. The Property contains approximately 111.90 acres and is generally located south of Smith Road and east of State Route 59 in the City of West Chicago.
5. The Property is currently vacant and Owner also owns property immediately south of the Property which currently functions as a public golf course commonly known as the St. Andrews Golf and Country Club.
6. The Property is governed by the City of West Chicago Municipal Code and is zoned R-3 but is subject to the terms of the Annexation Agreement (hereinafter defined).

7. Petitioner proposes to redevelop the Property as depicted on the “Development Plans,” which Development Plans consist of the following:

- a. Preliminary Subdivision Plat and P.U.D.;
- b. Preliminary Engineering Plan;
- c. Preliminary Stormwater Report;
- d. Preliminary Landscape Plan and Park Plan;
- e. Proposed Architectural Elevations.

8. As depicted on the Development Plans, portions of the Property will be utilized for single-family residential and public/private open-space.

9. The proposed development consists of 269 single-family residential lots to be known as “The Preserve at West Branch”.

10. As proposed, The Preserve at West Branch consists of three different series of homes: The Estates, The Meadows and The Landings.

11. The Meadows consists of 129 single family lots with homes ranging from approximately 2,380 square feet to approximately 3,800 square feet. The Meadows is popular through the Chicago area, allowing first time buyers or buyers desirous of a more manageable sized home, the opportunity to purchase a new home in well-regarded suburbs with exceptional schools.

12. The Estates consists of 87 single family lots with homes ranging from 3,100 square feet to 3,900 square feet. The Estates will serve move-up buyers seeking a larger home with a modern floor plan which offers a variety of options such as a sunroom, a 2-story great room, a three-car garage or a first-floor master suite.

13. The Landings consists of 53 single family lots with homes ranging from

approximately 1,600 square feet to 2,900 square feet. The Landings will serve empty nesters who are looking to down-size within a low-maintenance community. All of the homes in this series will be ranches with first-floor master suites, but will include the option of additional second-story living and/or storage spaces.

14. In providing three unique series of homes, Petitioner will create an integrated community that helps to diversify the City's housing stock and meet a broad array of resident needs/desires.

15. Moreover, the diversity of offerings allows Petitioner to broaden the market of potential buyers and increase the velocity of sales, a critically important component for a project of this scale.

16. The proposed open space consists of approximately 30 acres, or approximately 27% of the total land area of the Property, with portions to be dedicated to the Park District and other portions to be owned/maintained by the private homeowners' association that will be created to govern the residential development.

17. The existing land uses surrounding the Property are as follows:

- a. North: Single Family Residential unincorporated DuPage County.
- b. South: St. Andrews Golf and Country Club, Zoned R-3 in West Chicago.
- c. East: Single-Family residential (R-2) unincorporated DuPage County and the West Branch Forest Preserve zoned R-3 in West Chicago.
- d. West: Single-Family residential (R-2) unincorporated DuPage County and zoned R-2 West Chicago.

18. To provide the flexibility necessary to develop the community with the different home series, and consistent with the requirements of the Annexation Agreement, Petitioner

proposes to develop the Property with a special use for a planned unit development.

19. The proposed special use for a planned unit development meets the standards as set forth in the Code as follows:

APPROVAL OF A SPECIAL USE FOR A PLANNED DEVELOPMENT

- a. The special use is necessary for the public convenience at that location or, in the case of existing nonconforming uses, a special use permit will make the use more compatible with its surroundings; and*

St. Andrews Golf and Country Club (“St. Andrews”) is a public facility consisting of two (2) 18-hole golf courses and was originally developed by the Jemsek-Hinckley Family in 1926 and still remains owned by the Hinckley family (Owner) today. The Property in question is located immediately north of St. Andrews. The Property has remained vacant for so long as Owner has been in title, and the Property has not been developed as an extension of St. Andrews since said acquisition. A certain portion of Owner’s property was annexed to the City of West Chicago in 1991 pursuant to an Annexation Agreement recorded as Document R91-145449 in DuPage County, Illinois (“Annexation Agreement”). The Owner annexed additional property in 1995 pursuant to the 1st Amendment to the Annexation Agreement recorded as Document R95-108394 in DuPage County, Illinois (“1st Amendment”). More recently, Owner annexed additional property in 2008 pursuant to the ordinance and 2nd Amendment to the Annexation Agreement recorded as Document R2009-002980 in DuPage County, Illinois (“2nd Amendment”). Under the 2nd Amendment, the Property was rezoned to R-3 with the intention of facilitating future residential development. The 2nd Amendment also contained three important *requirements*: i) that residential development of the Property be processed as a planned unit development; ii) that proposed residential lots adjoining a

residential development existing at the time of the 2nd Amendment be a minimum of 12,000 square feet; and iii) that homes adjoining a residential development existing at the time of the 2nd Amendment be a maximum height of 36 feet. Since the 2nd Amendment was executed in 2008, the Property has been vacant and undeveloped and continues to provide no tangible benefit to the City as annexed property. The proposed development will fulfill both the intent for residential development of the Property and the requirements for residential development as set forth in the 2nd Amendment.

The Development Plans for The Preserve at West Branch were designed to maximize open space and ecological resources while providing new and diverse housing stock for the growth of the City. Approximately 27% of the total Property is designated for open space. The open space will provide substantial benefits to future residents of The Preserve at West Branch. While some of the private yards in The Preserve at West Branch may be smaller than the yards in surrounding subdivisions, residents of the subdivision will have increased diversity of housing options offered and access to substantial common areas which are unique to the area. Only four of the adjacent residences are incorporated within the City of West Chicago's city limits. The remaining adjacent residences are all currently located in unincorporated DuPage County, so while these homes may sit on larger lots, they cannot be compared to the design of this proposed community, which will be developed within territory incorporated within City limits. The design of The Preserve at West Branch is consistent with the purpose and intent of the PUD standards and will provide a unique benefit to home buyers who increasingly prioritize common open space and naturalized areas over having larger private yards. In addition, Petitioner is offering approximately 66 different elevations of

home products within the combined three different series' of homes, which will maintain anti-monotony throughout the community.

b. The special use is so designed, located and proposed to be operated that the public health, safety, and welfare will be protected; and

The proposed planned unit development will not be detrimental to the health, safety, morals or general welfare of the surrounding residents nor will it be injurious to the property values in the vicinity of the Property. The 2nd Amendment rezoned the Property to R-3 and specifically contemplated future residential development under a PUD, with specific requirements intended to provide an appropriate transition between existing residences and future development. The Preserve at West Branch complies with and expands upon the transitional requirements set forth in the 2nd Amendment. Estates Series Lots 11-22 and 56-61 are located along the west perimeter line of the Property and adjoining the St. Andrews Hills Subdivision. All of these Estates Lots satisfy or exceed the minimum requirement of 12,000 square feet established in the 2nd Amendment. All of the homes to be constructed on these Estates Series Lots will also comply with the 36' height limitation established in the 2nd Amendment. In addition, Petitioner expanded the transitional area to also include lots 9, 10, 23-32, and 44-66 in the Estates Series. Estates Series Lots 153-168 are located along the east perimeter line of the Property and adjoining the St. Andrews Trace Subdivision. All of these Estates Series lots exceed the minimum requirement of 12,000 square feet established in the 2nd Amendment. All of the homes to be constructed on these Estates Series Lots will also comply with the 36' height limitation established in the 2nd Amendment. In addition, Petitioner expanded the transitional area to also include lots 143-152, 169-172, and 199-214 in the Estates Series. In total, Petitioner proposes 87 Estates Series Lots with an average lot size of 12,400

square feet to meet and exceed the transitional requirements set forth in the 2nd Amendment.

The Meadows and the Landings will both incorporate smaller lot sizes. Each of these home series are developed around modern standards that have proven overwhelmingly successful in the marketplace over the last couple of years. Pulte has strategically located the Meadows Lot and The Landings lots such that they are not adjacent to or perceived as negatively impacting the use and enjoyment of larger lots by existing homeowners. The smaller yards in the Meadows Series are reflective of target demographics and evolving priorities whereby young working families simply do not want to devote weekends to home maintenance or extensive yardwork. The Meadows Series of homes is being successfully built by Pulte throughout the Chicagoland suburbs. The Landings will target move-down buyers who are seeking single-story living spaces and the convenience of a low-maintenance community as their needs are evolving. Pulte is currently building The Landings product at Trillium Farm Subdivision on the far north side of West Chicago, where both the pricing and demand for new homes has exceeded preliminary expectations.

Development Plans specifically take into consideration the Property's existing features and will preserve certain areas of existing wetlands, which will provide natural aesthetic features and ecological benefits to the Property and community. The overall design of the Development positions the stormwater detention basins so as to provide an extensive buffer between the residential development and St. Andrews to the south, the West Branch Forest Preserve to the east, and Smith road to the north. Stormwater detention facilities will be incorporated throughout the development and will provide a

modern stormwater system to accommodate stormwater runoff associated with the residential development. The stormwater facilities will not only improve handling of stormwater, but will provide other tangible benefits as well. The areas within and around the stormwater facilities will be planted with native grasses and flowers and thus will provide natural open-space vistas within the Property. These plantings will promote infiltration, will filter the runoff and will re-establish native habitats. The new naturalized area of the Property will provide direct and tangible community benefits.

The Development Plans were formulated around the express purpose of creating new publicly usable open space dedicated for a community park, along with private common area open space that will provide tangible ecological improvements. This type of design encourages practices such as clustered housing and native landscapes. In total, 30 acres or approximately 27% of the Property will be dedicated to common open spaces. Of that common open space, approximately 4.38 acres located in the central portion of the Property, will be reserved as a public park site which will provide a central gathering area for the residents of The Preserve at West Branch along with the residents of West Chicago at large.

c. The special use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; and

The special use will not cause substantial injury to the value of the adjacent properties. Approval of a residential development will help facilitate development of this otherwise underperforming vacant land in harmony with the intent of the 2nd Amendment. The Property was never utilized as an expansion of St. Andrews and has been vacant land since the Owner's acquisition. Petitioner's proposal takes into consideration all adjacent land uses and thoughtfully positions each series of homes such

that the configuration will not cause substantial injury to the value of adjacent properties. Specifically, Petitioner is proposing to position the Estates, namely the “larger series” geared towards the “move-up” buyer in today’s market, along the east and west perimeters of the Property where the homes immediately abut existing single-family residences. This design complies with the residential requirements set forth in the 2nd Amendment and provides a logical transition from existing residential to the proposed residential development. The Petitioner then proposes the Meadows series to be located in the central portion of the community. This is where you will see the smaller lots targeted to first-time or first move-up homebuyers looking for new construction at a more affordable price point. Lastly, Petitioner planned The Landings series along the southern portion of the community where sizable stormwater management outlots will be immediately adjacent to St. Andrews and the West Branch Forest Preserve, therefore providing a substantial buffer between residential development and the differing land uses. The Landings will feature two (2) bedroom ranch-style homes with first floor master bedrooms, which specifically targets the area’s aging population. These homes will be situated along the southern portion of the proposed development along the stormwater detention outlots due to the quiet surroundings this low-intensity residential use will benefit from.

d. The proposed special use is designated by this code as a listed special use in the zoning district in which the property in question is located.

A planned unit development is listed as a special use in the R-3 zoning district under section 9.4-4 in the Code. Moreover, the 2nd Amendment dictates that the development of the Property occur as a planned unit development.

APPROVAL OF A PLANNED DEVELOPMENT

20. The proposed Planned Development meets the standards as set forth in the Code as follows:

1. *In what respects the proposed plan is consistent with the comprehensive plan and the stated purpose and intent of the planned unit development regulations; and*

The City's comprehensive plan designates the Property for single-family residential, which is entirely consistent with Petitioner's requests. Moreover, the purpose and intent of a planned unit development is to encourage improved design in the development of land and provide relief from strict compliance with requirements that may inhibit the creative development of the property. The proposed development is designed and configured to provide distinct neighborhoods of housing options, which will serve a broad pool of potential buyers and help to diversify the City's housing stock. The Estates will comprise of slightly larger homes on slightly larger lots, which essentially targets the "move-up" buyer in today's market. The Landings will be age-targeted to serve the needs of empty nesters as this series is designed solely with ranch-style homes with a focus on first-floor master bedrooms, all while located in a quiet enclave in the southern portion of the community adjacent to the stormwater detention outlots bordering St. Andrews and the West Branch Forest Preserve. The Meadows will address the demographic of first-time home buyers and first move-up buyers in that it will comprise of smaller-lot single-family homes at a slightly lower price point. While meeting the needs of a variety of homebuyers, the proposed development is designed to provide a smooth transition from the Landings to the Estates. Moreover, the proposed development has been thoughtfully designed so that the exterior of the buildings will fit seamlessly into the community while offering approximately 66 different home elevations which will enhance the surrounding environment and provide a cohesive development with extensive open space and recreational opportunities.

2. *The extent to which the proposed plan meets the requirements and standards of the planned unit development regulations; and*

The PUD will allow the Petitioner to utilize the Subject Property to an extent that is compatible with the surrounding environment and to its highest and best use. The planned unit development meets the requirements of the planned unit development regulations as set forth in the Code with the exception of the minimum lot size requirement of 8,000 square feet. The purpose and intent of this requirement under a PUD is not an absolute minimum, but instead assumes a developer will have a more traditional lot-and-block style development. Petitioner's design is based upon a unique negotiated provision under the 2nd Amendment to the Annexation Agreement, which requires a minimum lot size of 12,000 square feet where the residential lots are immediately adjacent to existing residences. Petitioner's proposal illustrates a plan above and beyond this requirement by providing 2 separate neighborhoods extending along and beyond the perimeter of the Property which offer a minimum of 12,000 square foot lots, with some lots even exceeding 18,000 square feet. This proposal overcompensates for the requirements set forth in the 2nd Amendment and will ensure there is no detriment to neighboring residential properties in harmony with the purpose and intent of said negotiated provision in the 2nd Amendment, which effectively yields the development of smaller lots internal to the subdivision. These lots will be located wholly within the Preserve at West Branch and offering lots at this size will allow Petitioner the opportunity to provide a mix of housing options within the community. Though these lots may not all meet the 8,000 square foot minimum, the overall development will provide an average lot size of 9,289 square feet, which exceeds the minimum requirement and thereby meets the purpose and intent of the PUD regulations.

The City's PUD requirements set forth a maximum number of dwelling units, which is calculated by taking the net residential area (which is defined in the Code as the gross area of the

PUD subtracted by 20% of the gross area) divided by the minimum lot area provided under the requirements of the applicable underlying zoning district. The gross area of the Property is 111.90 acres. Twenty percent of 111.90 acres is 22.38 acres. Accordingly, the net residential area of Property is 89.52 acres (111.90-22.38). The Property is zoned R-3, which has a minimum lot area of 9,000 square feet. 9,000 square feet in acres is 0.2066116 acres. The net residential area of 89.52 divided by the minimum lot size in the R-3 district of 0.2066116 acres equals 433.28 units. Thus, the allowable density per R-3 standards is 433 dwelling units.

Absent the limited 12,000 square foot requirement contained in the Annexation Agreement, which expires in a couple of years, Petitioner could develop the Property by-right with up to 433 9,000 square foot lots yielding a higher density and a negative impact on neighboring properties and adjacent land uses. Instead, Petitioner is proposing 269 units on the Property. The design of this 269-unit community goes above and beyond the requirements set forth under the 2nd Amendment to the Annexation Agreement by extending those 12,000+ square foot lots beyond the perimeter and adjacent to existing residential uses. Petitioner's proposal ultimately provides an average lot size of 9,289 square feet thereby exceeding both the PUD and R-3 minimum lot size requirements and produces a unique community with a variety of lot sizes and housing options, all of which meets the intent of establishing a planned unit development.

3. *The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property including, but not limited to, the density, dimension, area, bulk, and use and the reasons why such departures are deemed to be in the public interest; and*

All exceptions to the applicable standards of the Code are depicted on the Development Plans. Petitioner respectfully requests that the Development Plans be incorporated into the requested approvals and that the exceptions as depicted on the

Development Plans are thereby approved. The exceptions are necessary, desirable and appropriate to create the unique open space subdivision design and to provide product diversity within the proposed subdivision. By way of example, The Preserve at West Branch community does not comply with the minimum lot area as dictated by the R-3 standards, but at the same time, Petitioner seeks only 62% of the allowable density while providing substantial common open spaces and stormwater detention capacity. As such, the exceptions detailed herein facilitate a more creative design to the overall subdivision consistent with the PUD requirements and will not be detrimental to the surrounding neighborhood.

4. *The method by which the proposed plan makes adequate provision for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space and furthers the amenities of light and air, recreation and visual enjoyment; and*

The Property is uniquely positioned with St. Andrews located to the South and the West Branch Forest Preserve located to the east along the southern half of the Property. Petitioner has recognized sensitive ecological areas and avoided impacts accordingly, particularly where impacts could extend into the adjacent forest preserve property and golf course. Petitioner hired V3 Companies to prepare a Wetland Delineation which has been submitted with this application and outlines the strategy for preserving natural resources. Petitioner also designed the stormwater detention basins in such a fashion so as to provide adequate on-site and off-site detention and plans to locate these basins at the entrance to the Property and where the Property borders St. Andrews and the West Branch Forest Preserve. Not only will the basins provide tangible ecological and detention benefits, but they will also provide a substantial buffer between the residential uses and differing

adjacent land uses.

Where the homes will be constructed immediately adjacent to existing residences, the homes will range from 12,000 square feet to over 18,000 square feet, which is in harmony with the requirements under the 2nd Amendment.

5. *The relationship and compatibility of the proposed plan to the adjacent properties and neighborhood; and*

A Declaration of Covenants, Conditions and Restrictions (the “Declaration”) will encumber all of the residential lots in The Preserve at West Branch. The Declaration will establish restrictions on the ownership, use and operation of the residences constructed on the Property. A homeowners’ association (the “Association”) will be formed, under the terms of the Declaration, to enforce the terms of the Declaration and to own, operate and maintain that portion of the Common Areas not dedicated for public use. The Association will be funded through dues paid by each homeowner that is a member of the Association and will ensure the Property is consistently maintained in accordance with the Declaration so as not to cause a negative impact on adjacent properties.

The Property is very uniquely positioned between the West Branch Forest Preserve, St. Andrews Golf Course, and traditional single-family residences. The Petitioner’s mixed-residential plan is proposed to create appropriate transitions between the land uses while addressing the needs of the homebuyers.

6. *The desirability of the proposed plan as regards to physical development, tax base, and economic well being of the City.*

In its current state, the Property is vacant and unimproved and has remained so since the Owner’s acquisition. In the 2nd Amendment, the City recognized the highest and best use of the Property is for residential use when it set forth standards and regulations to abide by for

a residential development. Since the 2nd Amendment was approved in 2008, the Property has remained undeveloped and thus providing no economic benefit to the community at large. In lieu of remaining vacant, the proposed development will generate residential property tax revenue, provide a new neighborhood park for the City, all while providing a mix of housing targeting 3 different homebuyer demographics, which will address the housing needs and current deficiencies in today's market.

WHEREFORE, by reason of the foregoing, the undersigned Petitioner requests the City of West Chicago take the necessary steps to: (i) approve a special use for a planned development for the Property with exceptions as depicted on the Development Plans; and (ii) to approve such other relief from the City of West Chicago Municipal Code ("Code") as may be deemed necessary and appropriate to develop the Property consistent with the Development Plans.

RESPECTFULLY SUBMITTED this 14th day of October 2021.

PETITIONER:

PULTE HOME COMPANY, LLC, a Michigan
limited liability company

By: 

Rosanova & Whitaker, Ltd.
Attorney for Petitioner

EXHIBIT A

PROPERTY LEGAL DESCRIPTION

PARCEL 1

THAT PART OF THE WEST HALF OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED BY COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE SOUTH 89 DEGREES 39 MINUTES 12 SECONDS WEST, 1071.54 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 39 MINUTES 12 SECONDS WEST, 1561.05 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTHERLY ALONG THE WEST LINE OF SAID QUARTER SECTION AS MONUMENTED BY THE EAST LINE OF ST. ANDREWS ESTATES, ST. ANDREWS HILLS AND THE SOUTHERLY EXTENSION OF SAID EAST LINE TO THE CENTERLINE OF SMITH ROAD; THENCE NORTH 74 DEGREES 43 MINUTES 56 SECONDS EAST, 940.22 FEET ALONG SAID CENTERLINE TO AN ANGLE POINT THEREIN; THENCE NORTH 85 DEGREES 12 MINUTES 59 SECONDS EAST, 547.26 FEET ALONG SAID CENTERLINE TO AN ANGLE POINT THEREIN; THENCE NORTH 83 DEGREES 32 MINUTES 09 SECONDS EAST, 113.87 FEET ALONG SAID CENTERLINE; THENCE SOUTH 01 DEGREE 27 MINUTES 00 SECONDS WEST, 2680.84 FEET PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID SECTION 22 TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART PLATTED AS ST. ANDREWS ASSESSMENT PLAT RECORDED AS DOCUMENT R1992-011782, IN DUPAGE COUNTY ILLINOIS.

PARCEL 2

THAT PART OF THE WEST HALF OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED BY COMMENCING AT THE CENTER OF SAID SECTION; THENCE SOUTH 01 DEGREE 27 MINUTES 00 SECONDS WEST, 1345.98 FEET ALONG THE EAST LINE OF ST. ANDREWS TRACE SUBDIVISION AND ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION TO THE POINT OF BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 01 DEGREE 27 MINUTES 00 SECONDS WEST, 1322.70 FEET ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH 89 DEGREES 39 MINUTES 12 SECONDS WEST, 1071.54 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION; THENCE NORTH 01 DEGREE 27 MINUTES 00 SECONDS EAST, 2680.81 FEET PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID SECTION TO THE CENTERLINE OF SMITH ROAD; THENCE NORTH 83 DEGREES 33 MINUTES 09 SECONDS EAST, 137.60 FEET ALONG SAID CENTERLINE TO THE WEST LINE OF ST. ANDREWS TRACE SUBDIVISION, RECORDED AS DOCUMENT R1985-1055825; THENCE SOUTH 01 DEGREE 27 MINUTES 00 SECONDS WEST, 1356.30 FEET ALONG SAID WEST LINE PARALLEL WITH THE EAST LINE OF SAID WEST HALF TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 88 DEGREES 32 MINUTES 30 SECONDS EAST, 935.05 FEET ALONG THE SOUTH LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART THEREOF LYING NORTH OF THE SOUTH 100

FEET AND EAST OF THE EAST 366.10 FEET OF SAID PARCEL (AS MEASURED AT RIGHT ANGLES TO THE EAST AND SOUTH LINE, RESPECTIVELY, OF SAID PARCEL) IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3

THE SOUTH 100 FEET OF THAT PART OF THE EAST HALF OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED BY COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST HALF; THENCE NORTH 01 DEGREE 24 MINUTES 47 SECONDS EAST, 2668.55 FEET ALONG THE WEST LINE OF SAID EAST HALF TO THE SOUTHWEST CORNER OF BANIGAR'S WAYNE CENTER UNIT NO. 3 RECORDED AS DOCUMENT R1967-012399; THENCE NORTH 80 DEGREES 03 MINUTES 40 SECONDS EAST, 1315.41 FEET ALONG THE SOUTH LINE OF SAID SUBDIVISION TO AN ANGLE POINT IN SAID SOUTH LINE; THENCE NORTH 84 DEGREES 33 MINUTES 35 SECONDS EAST, 345.52 FEET ALONG SAID SOUTH LINE TO THE CENTER LINE OF KLIEN ROAD; THENCE SOUTH 01 DEGREE 59 MINUTES 37 SECONDS WEST, 2955.79 FEET ALONG SAID CENTERLINE TO THE SOUTH LINE OF SAID SECTION; THENCE NORTH 89 DEGREES 03 MINUTES 14 SECONDS WEST, 1602.83 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, EXCEPT THAT PART PLATTED AS PEPPER HILL RECORDED AS DOCUMENT R1986-144433 AND WAYNE TOWNSHIP HIGHWAY GARAGE ASSESSMENT PLAT RECORDED AS DOCUMENT R1992-011388, IN DUPAGE COUNTY, ILLINOIS; (THE EXCEPTION TO PARCEL 2 AND THE REMAINDER TO PARCEL 3 ALSO GENERALLY KNOWN AS AND DESCRIBED AS FOLLOWS, COLLECTIVELY, PURSUANT TO A CONVEYANCE OF A PARCEL OF LAND TO THE FOREST PRESERVE DISTRICT OF DUPAGE COUNTY: THAT PART OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED BY COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 22; THENCE NORTH 00 DEGREE 24 MINUTES 18 SECONDS EAST, 100.00 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 18 MINUTES 27 SECONDS WEST, 366.17 FEET PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE NORTH 00 DEGREE 24 MINUTES 18 SECONDS EAST, 1229.99 FEET PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER TO THE SOUTH LINE OF ST. ANDREWS TRACE SUBDIVISION RECORDED AS DOCUMENT R1985-105582; THENCE SOUTH 89 DEGREES 35 MINUTES 07 SECONDS EAST, 366.10 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 00 DEGREE 24 MINUTES 18 SECONDS EAST, 1345.78 FEET ALONG THE EAST LINE OF SAID SUBDIVISION AND ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER TO THE SOUTHWEST CORNER OF BRAINIGARS WAYNE CENTER UNIT NO.3 SUBDIVISION RECORDED AS DOCUMENT R1967-012399; THENCE EASTERLY, 1315.41 FEET ALONG THE SOUTH LINE OF SAID SUBDIVISION TO AN ANGLE POINT THEREIN; THENCE EASTERLY, 345.52 FEET ALONG SAID SOUTH LINE TO THE CENTERLINE KLIEN ROAD; THENCE SOUTHERLY, 2855.79 FEET ALONG SAID CENTERLINE TO ITS INTERSECTION WITH A LINE THAT IS 100 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION; THENCE SOUTH 89 DEGREES 52 MINUTES 13 SECONDS WEST, 1603.74 FEET ALONG SAID PARALLEL LINE TO THE POINT OF BEGINNING EXCEPT

THAT PART PLATTED AS PEPPER HILL RECORDED AS DOCUMENT R1986-144433 AND WAYNE TOWNSHIP HIGHWAY GARAGE ASSESSMENT PLAT RECORDED AS DOCUMENT R1992-011388, IN DUPAGE COUNTY, ILLINOIS.)



1/14/2022

John H. Sterrett
City of West Chicago
475 Main Street
West Chicago, IL 60185

Re: *Preserve at West Branch, West Chicago, Illinois*

Dear Mr. Sterrett:

Please find attached the following revised documents for consideration by the Plan Commission at our continued Public Hearing on February 1st, 2022.

1. Revised Preliminary Subdivision Plat and P.U.D.
2. Revised Preliminary Engineering Plan
3. Revised Preliminary Landscape Development Plans
4. Revised Tree Survey and Preservation Plans
5. Revised Sample Lot Coverage Exhibits for all three home series
6. Corner Lot Setback Exhibit
7. Revised Deviation List

Following up on the constructive feedback that we heard from the residents and Plan Commission at the December 15th, 2021 Public Hearing, we revised the proposed land plan for this community. The goal of the plan revisions were to reduce the number and severity of requested deviations while maintaining the same number of homes.

The plan revisions are highlighted below:

1. With the revised land plan, we are completely withdrawing our request for the following deviations:
 - a. Minimum Front Yard Setback
 - b. Minimum Corner Side Yard Setback
 - c. Minimum Rear Yard Setback
 - d. Maximum Lot Coverage for the Meadows and Estates Series
 - e. Reduction of Pavement Surface Course
2. The following requested deviations remain, but have been reduced by this plan:
 - a. Minimum Lot Area:
 - i. We were able to increase the minimum lot size in the Meadows from 6,875 sf to 7,293 sf.
 - ii. Additionally, the minimum lot size in the Landings increased from 7,150 sf to 7,975 sf.
 - b. Minimum Interior Side Yard Setback of 7.5':
 - i. Originally, we had requested this deviation for every lot in the development.
 - ii. We have revised this deviation request to only apply to the roughly 29 Corner Lots.
 - iii. We found that by widening each Corner Lot to accommodate the 30' Corner Setback results in an arbitrarily large Side Yard Setback on the other side of the home.
 - iv. To help visualize this, we have created the Corner Lot Setback Exhibit (attached)
 - c. Maximum Lot Coverage for the Landings Series:



- i. Reduced Max Lot Coverage from 55% originally to 49% with the new plan.
 - ii. 49% is the bare minimum required deviation to fit the Pulte ranch homes.
 - iii. With this reduction in the Landings and the elimination of the Lot Coverage request for the Meadows and Estates, we expect that between 81% to 91% of the homes in the community will have Lot Coverage under the City Maximum. (This is a drastic improvement over the original land plan where we expected 36% to 90% to meet the City Maximum)
 - iv. This is the same situation as we are currently building at Trillium Farm, except the minimum lot size at West Branch is now larger (7,975 sf) than the minimum lot size at Trillium Farm (7,225 sf).
3. The following deviations remain unchanged: All of which staff supported at our previous hearing.
 - a. Minimum Lot Width
 - b. Minimum Center Line Radius (in two locations)
 - c. Utility Easements
 4. As required by the Annexation Agreement, the perimeter lots are still oversized to a minimum of 12,000 sf
 5. The Park size decreased slightly from 5.07 acres to 4.94 acres.
 - a. We checked with the Park District and they had no objection to the reduction.
 - b. The proposed park improvement plan was not impacted.
 6. Road F was replaced with Outlot K
 - a. In order to accommodate the above, this short section of roadway was replaced with an outlot that can be used as a pedestrian connection, utility corridor or passive open space.
 7. The net result of the above meant a reduction of 3 buildable lots from 269 to 266 homes. This was not one of our stated goals for the revision, but necessary to accomplish the above.
 8. We should note that all of our base floor plans will fit on every lot. However, in order to completely eliminate the Lot Coverage Deviation for the Meadows and Estates series homes, Pulte will need to restrict some of our popular structural optional upgrades (Sunrooms, Garage Extensions, Gathering Extensions, etc) on some of the smallest lots. This means that depending on the selected floor plan and selected lots, some buyers will not have certain options available to them. This was a business decision on our part in response to staff's concerns with Lot Coverage.

It is our opinion that the requested deviations are the minimum required in order to both comply with the oversized perimeter lot requirement and realize the full use and enjoyment of the property. Our hope is that you find the plan revisions acceptable as we seek your favorable recommendation to the Plan Commission on February 1st, 2022. Please do not hesitate to call me with any questions.

Sincerely,

Matt Brolley, P.E.
Pulte Home Company, LLC



Preserve at West Branch

Standard	Subdivision Requirement	R-3 Zoning	Proposed Deviations		
			Meadows	Estates	Landings
Minimum Lot Area	n/a	9,000 sf 8,000 sf (PUD)	7,293 sf	9,750 sf (meets code)	7,975 sf
Minimum Lot Width	n/a	75 ft	55 ft	75 ft (meets code)	55 ft
Minimum Interior Side Yard Setback	n/a	10% of Lot Width	7.5 ft (Applies to Corner Lots Only)		
Maximum Lot Coverage	n/a	40%	n/a	n/a	55%
Minimum Center Line Radius	250 ft	n/a	90 ft.		
Utility Easements	20 ft (width)	n/a	10 ft (rear) and 5 ft (side yard)		

PRELIMINARY SUBDIVISION PLAT AND P.U.D.

FOR

THE PRESERVE AT WEST BRANCH

LEGAL DESCRIPTION

BEING A PART OF THE WEST 1/2 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

BENCHMARK/CONTROL POINTS

NSS MONUMENT W605 (PD 003374): THE STATION IS LOCATED 3310 FT SOUTH OF THE CENTERLINE OF DIVORCE PARKWAY, 61.55 FT EAST OF THE CENTERLINE OF ROUTE 59, AND 5.0 FT NORTH OF THE CENTERLINE OF THE CONCRETE PATH (PART OF THE ILLINOIS PRAIRIE PATH) ON A BRIDGE OVER ROUTE 59. THE MONUMENT IS A 3 INCH BRASS DISK SET FLUSH WITH THE CONCRETE BRIDGE PATH AND IS FERROMAGNETIC. NOTE: THE DISK IS NOT STAMPED. ELEVATION: 613.45 NAVD83

CONTROL POINTS

CP #203: SET "A" IN THE SOUTHWEST CORNER OF THE TRANSFORMER PAD LOCATED ON THE NORTH SIDE OF SMITH ROAD FOR THE PROPERTY LOCATED AT 4N430 ST. JAMES WAY. NORTHING: 18195.00 EASTING: 102196.03 ELEVATION: 764.09 NAVD83

CP #210: SET "A" IN THE CONCRETE SIDEWALK LOCATED AT THE INTERSECTION OF MEADOWLARK DRIVE AND KLEIN ROAD. NORTHING: 1916679.13 EASTING: 1023701.43 ELEVATION: 779.40 NAVD83

FOUND MONUMENT PER MON. REC. 21179-00008

SECTION LINE BETWEEN 1/4 CORNER & SW. CORNER OF SEC. 22 IS 1.8' W.

SECTION LINE BETWEEN 1/4 CORNER & SW. CORNER OF SEC. 22 IS 0.5' W.

SECTION LINE BETWEEN 1/4 CORNER & SW. CORNER OF SEC. 22 IS 0.5' W.

SECTION LINE BETWEEN 1/4 CORNER & SW. CORNER OF SEC. 22 IS 0.5' W.



LOT DIMENSIONS, DEDICATION, BUILDING LINE & LAND AREAS ARE APPROXIMATIONS & COULD VARY SLIGHTLY AT TIME OF FINAL SUBDIVISION PLATTING.

TOTAL AREA OF SUBDIVISION

111.90 ACRES (MORE OR LESS)

PARCEL INDEX NUMBER

- 01-22-301-006
01-22-301-028
01-22-301-029
01-22-301-032
01-22-400-016

SITE DATA

Table with 2 columns: Description and Area/Percentage. Includes rows for Total Area, Existing Zoning, External R.O.W., Meadows, Residential Units, and Total Units.

ABBREVIATIONS

- N. - NORTH
S. - SOUTH
E. - EAST
W. - WEST
NW. - NORTHWEST
E. - EAST
DOC. - DOCUMENT
FT. - FEET
ARC LENGTH - ARC LENGTH
R. - RADIUS
R.O.W. - RIGHT OF WAY
AC. - ACRE
S.F. - SQUARE FEET
B.S.L. - BUILDING SETBACK LINE
DU/AC - DWELLING UNITS PER ACRE
B/C - BACK OF CURB
B-E - BACK TO BACK
E-E - EDGE TO EDGE

LINE LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
LOT LINE/PROPERTY LINE (Solid Line)
EXISTING CORPORATE LIMITS OF THE CITY OF WEST CHICAGO (Heavy Dashed Line)
BUILDING LINE (Long Dashed Lines)
EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
CENTERLINE (Single Dashed Lines)
QUARTER SECTION LINE (Double Dashed Lines)
SECTION CORNER OR QUARTER SECTION CORNER (Triple Dashed Lines)

NOTES

- 1. ADDITIONAL P.U. & D.E. EASEMENTS MAY BE REQUIRED ON FINAL PLATS BASED ON UTILITY SIZE AND LOCATIONS FROM FINAL ENGINEERING.
2. DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DISTANCES.
3. ALL RIGHT-OF-WAYS ARE TO BE PUBLIC DEDICATIONS.
4. ALL STREETS, UTILITY PIPES AND MAINS SHALL BE PUBLICLY OWNED AND MAINTAINED.
5. ALL EASEMENTS DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
6. ALL EASEMENTS ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES (UNLESS OTHERWISE NOTED).
7. STORMWATER MANAGEMENT EASEMENTS WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
8. STORMWATER STORAGE VOLUMES TO BE PROVIDED AND THE DESIGN OF STORMWATER MANAGEMENT FACILITIES SHALL BE IN ACCORDANCE WITH CITY OF WEST CHICAGO AND DUPAGE COUNTY REQUIREMENTS.
9. EASEMENTS TO BE PROVIDED PER CITY, COUNTY AND UTILITY COMPANY REQUIREMENTS.
10. FOR PROPOSED CONTOURS, GRADES, UTILITIES, STREETS AND SIDEWALKS REFER TO THE PRELIMINARY ENGINEERING DRAWINGS FOR THIS DEVELOPMENT.
11. ALL R.O.W. DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
12. THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SUBJECT PROPERTY BEING N 00°29'49" E (ASSUMED).
13. ALL OUTLOTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

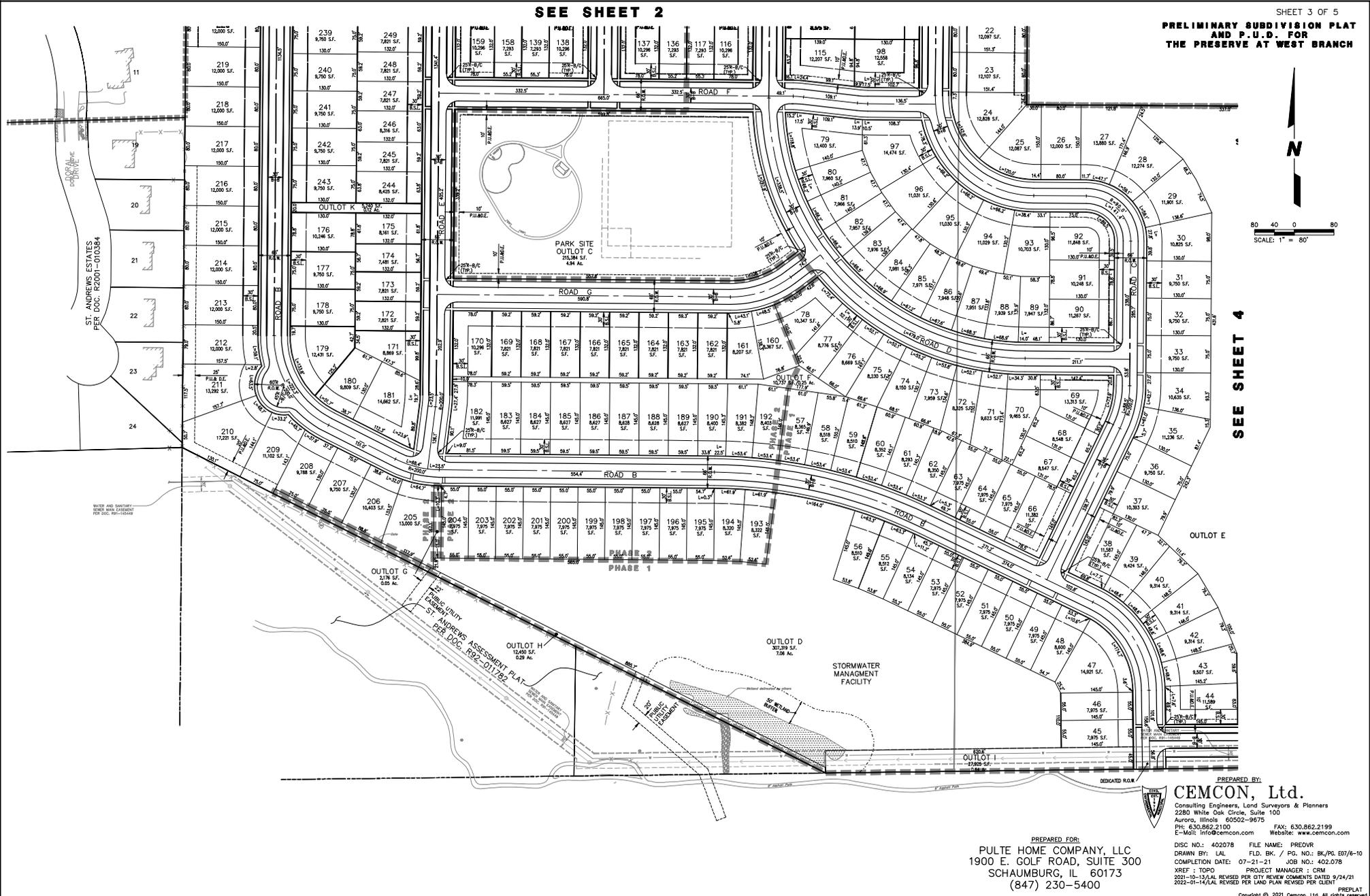
CEMCON, Ltd. Consulting Engineers, Land Surveyors & Planners 2280 White Oak Circle, Suite 100 Aurora, Illinois 60502-9675 PH: 630.862.2100 FAX: 630.862.2199 E-Mail: info@cemcon.com Website: www.cemcon.com

PREPARED FOR: PULTE HOME COMPANY, LLC 1900 E. GOLF ROAD, SUITE 300 SCHAUMBURG, IL 60173 (847) 230-5400

SEE SHEET 2

SHEET 3 OF 5

PRELIMINARY SUBDIVISION PLAT AND P.U.D. FOR THE PRESERVE AT WEST BRANCH



SEE SHEET 4

PREPARED BY:
CEMCON, Ltd.
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 2280 White Oak Circle, Suite 100
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 PH: 630.862.2100 FAX: 630.862.2199
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 1900 E. GOLF ROAD, SUITE 300
 SCHAUMBURG, IL 60173
 (847) 230-5400

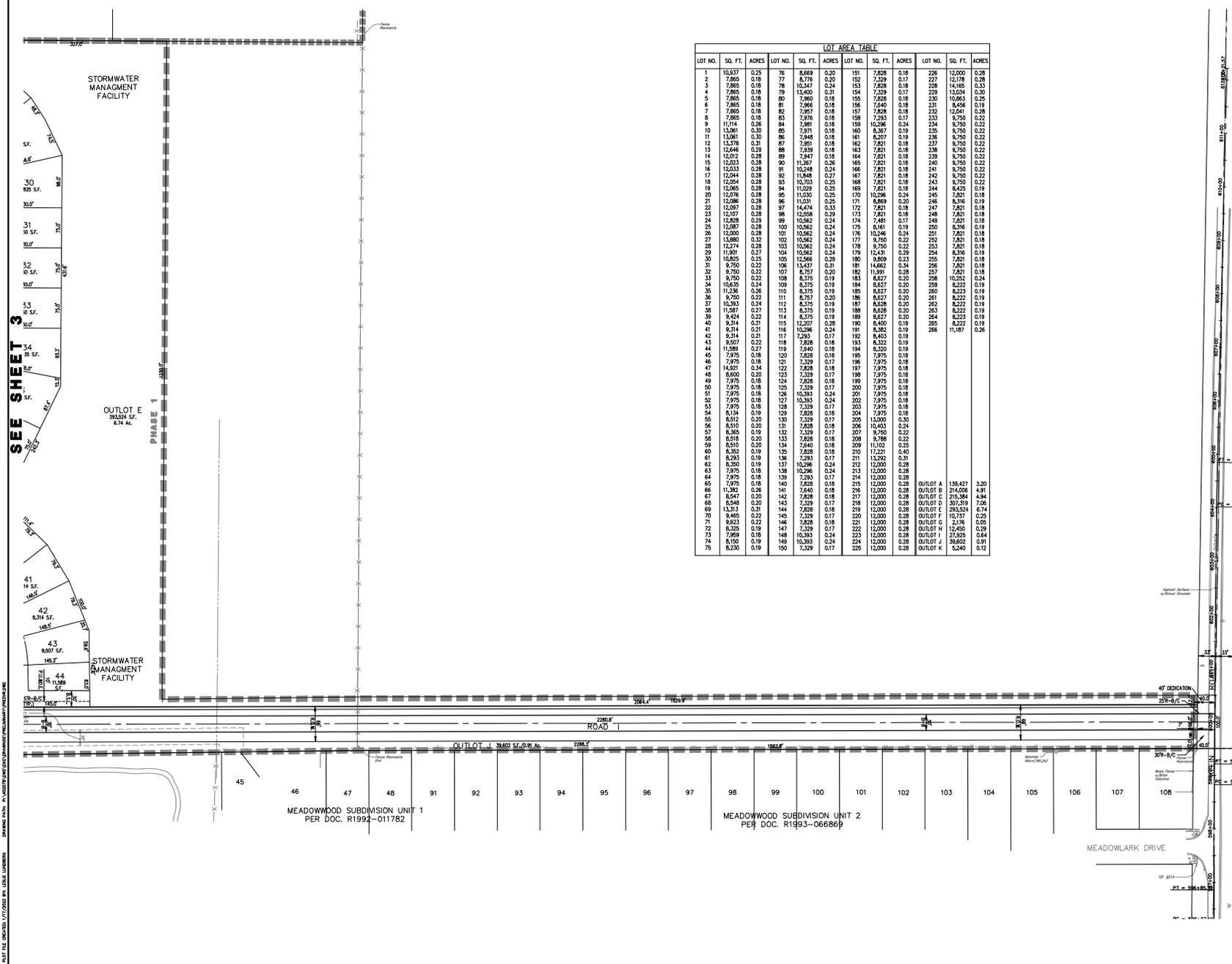
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 DRAWN BY: LAL FLD. BK. / PG. NO.: BK/RJ, E07/6-10
 COMPLETION DATE: 07-21-21 JOB NO.: 402.078
 XREF: TOPO PROJECT MANAGER: CRM
 2021-10-13/LAL REVISED PER CITY REVIEW COMMENTS DATED 9/24/21
 2022-09-14/LAL REVISED PER LAND PLAN REVISED PER CLIENT
 PREPLAT
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LAST REVISION: 7/7/2022 BY: LAL/CEMCON

SHEET 4 OF 5
**PRELIMINARY SUBDIVISION PLAT
 AND P.U.D. FOR
 THE PRESERVE AT WEST BRANCH**



80 40 0 80
 SCALE: 1" = 80'



LOT AREA TABLE											
LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES
1	10,937	0.25	76	8,669	0.20	151	7,828	0.18	226	12,000	0.28
2	7,865	0.18	77	8,176	0.20	152	7,329	0.17	227	12,178	0.28
3	7,865	0.18	78	10,347	0.24	153	7,828	0.18	228	14,465	0.33
4	7,865	0.18	79	13,400	0.31	154	7,329	0.17	229	13,034	0.30
5	7,865	0.18	80	7,969	0.18	155	7,828	0.18	230	10,963	0.25
6	7,865	0.18	81	7,969	0.18	156	7,440	0.17	231	8,456	0.19
7	7,865	0.18	82	7,967	0.18	157	7,828	0.18	232	12,041	0.28
8	7,865	0.18	83	7,976	0.18	158	7,329	0.17	233	9,750	0.22
9	11,114	0.26	84	7,981	0.18	159	10,296	0.24	234	9,750	0.22
10	13,061	0.30	85	7,971	0.18	160	8,207	0.19	235	9,750	0.22
11	13,379	0.31	87	7,947	0.18	162	8,207	0.19	236	9,750	0.22
12	12,246	0.28	88	7,939	0.18	163	7,821	0.18	238	9,750	0.22
13	12,246	0.28	89	7,947	0.18	164	7,821	0.18	239	9,750	0.22
14	12,246	0.28	90	11,067	0.26	165	7,821	0.18	240	9,750	0.22
15	12,246	0.28	91	10,248	0.24	166	7,821	0.18	241	9,750	0.22
16	12,246	0.28	92	11,548	0.27	167	7,821	0.18	242	9,750	0.22
17	12,254	0.28	93	10,703	0.25	168	7,821	0.18	243	9,750	0.22
18	12,254	0.28	94	11,029	0.25	169	7,821	0.18	244	8,455	0.19
19	12,276	0.28	95	11,030	0.25	170	10,296	0.24	245	7,821	0.18
20	12,276	0.28	96	10,031	0.23	171	8,869	0.20	246	8,316	0.19
21	12,276	0.28	97	14,674	0.33	172	7,821	0.18	247	7,821	0.18
22	12,276	0.28	98	10,562	0.24	173	7,821	0.18	248	7,821	0.18
23	12,276	0.28	99	10,562	0.24	174	7,481	0.17	249	7,821	0.18
24	12,276	0.28	100	10,562	0.24	175	8,161	0.19	250	8,316	0.19
25	12,276	0.28	101	10,562	0.24	176	10,296	0.24	251	7,821	0.18
26	12,276	0.28	102	10,562	0.24	177	9,750	0.22	252	7,821	0.18
27	13,880	0.32	103	10,562	0.24	178	9,750	0.22	253	7,821	0.18
28	12,274	0.28	104	10,562	0.24	179	12,431	0.29	254	8,316	0.19
29	11,901	0.27	105	12,666	0.29	180	9,809	0.23	255	7,821	0.18
30	10,853	0.25	106	13,437	0.31	181	14,662	0.34	256	7,821	0.18
31	9,750	0.22	107	8,737	0.20	182	11,991	0.28	257	7,821	0.18
32	9,750	0.22	108	8,375	0.19	183	8,627	0.20	258	10,252	0.24
33	9,750	0.22	109	8,375	0.19	184	8,627	0.20	259	8,222	0.19
34	10,633	0.24	110	8,375	0.19	185	8,627	0.20	260	8,223	0.19
35	9,750	0.22	111	8,157	0.20	186	8,627	0.20	261	8,222	0.19
36	10,393	0.24	112	8,375	0.19	187	8,628	0.20	262	8,222	0.19
37	11,587	0.27	113	8,375	0.19	188	8,628	0.20	263	8,222	0.19
38	9,654	0.22	114	8,375	0.19	189	8,627	0.20	264	8,223	0.19
39	9,654	0.22	115	12,207	0.28	190	8,400	0.19	265	8,222	0.19
40	9,314	0.21	116	10,296	0.24	191	8,361	0.19	266	11,187	0.26
41	9,314	0.21	117	7,293	0.17	192	8,403	0.19			
42	8,957	0.21	118	7,828	0.18	193	8,322	0.19			
43	8,957	0.21	119	7,828	0.18	194	5,320	0.12			
44	11,589	0.27	120	7,828	0.18	195	7,975	0.18			
45	7,975	0.18	121	7,828	0.18	196	7,975	0.18			
46	7,975	0.18	122	7,329	0.17	197	7,975	0.18			
47	14,921	0.34	123	7,329	0.17	198	7,975	0.18			
48	8,600	0.20	124	7,329	0.17	199	7,975	0.18			
49	7,975	0.18	125	7,329	0.17	200	7,975	0.18			
50	7,975	0.18	126	10,393	0.24	201	7,975	0.18			
51	7,975	0.18	127	10,393	0.24	202	7,975	0.18			
52	7,975	0.18	128	7,329	0.17	203	7,975	0.18			
53	7,975	0.18	129	7,329	0.17	204	7,975	0.18			
54	8,134	0.19	130	7,329	0.17	205	13,000	0.30			
55	8,512	0.20	131	7,828	0.18	206	10,403	0.24			
56	8,510	0.20	132	7,329	0.17	207	8,750	0.20			
57	8,365	0.19	133	7,828	0.18	208	8,788	0.20			
58	8,510	0.20	134	7,440	0.17	209	10,102	0.23			
59	8,362	0.19	135	7,828	0.18	210	17,221	0.40			
60	8,293	0.19	136	7,931	0.18	211	13,921	0.31			
61	8,362	0.19	137	10,296	0.24	212	12,000	0.28			
62	8,350	0.19	138	10,296	0.24	213	12,000	0.28			
63	7,975	0.18	139	10,296	0.24	214	12,000	0.28			
64	7,975	0.18	140	7,828	0.18	215	12,000	0.28	OUTLOT A	139,427	3.20
65	7,975	0.18	141	7,828	0.18	216	12,000	0.28	OUTLOT B	214,006	4.91
66	11,382	0.26	142	7,828	0.18	217	12,000	0.28	OUTLOT C	215,384	4.94
67	8,547	0.20	143	7,329	0.17	218	12,000	0.28	OUTLOT D	307,319	7.06
68	8,548	0.20	144	7,329	0.17	219	12,000	0.28	OUTLOT E	293,524	6.74
69	13,313	0.31	145	7,329	0.17	220	12,000	0.28	OUTLOT F	10,737	0.25
70	8,465	0.22	146	7,828	0.18	221	12,000	0.28	OUTLOT G	2,176	0.05
71	8,623	0.22	147	7,329	0.17	222	12,000	0.28	OUTLOT H	12,450	0.29
72	8,355	0.19	148	10,393	0.24	223	12,000	0.28	OUTLOT I	27,925	0.64
73	7,969	0.18	149	10,393	0.24	224	12,000	0.28	OUTLOT J	36,602	0.81
74	8,150	0.19	150	7,329	0.17	225	12,000	0.28	OUTLOT K	5,240	0.12
75	8,230	0.19									

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 Schaumburg, IL 60173
 (847) 230-5400

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DISC NO.: 402078 FILE NAME: PREOVR
 DRAWN BY: LAL FLD. BK. / PG. NO.: BK/PG. 037/6-10
 COMPLETION DATE: 07-21-21 JOB NO.: 402,078
 KREF : TOPO PROJECT MANAGER : CRM
 2021-10-13/LAL REVISED PER CITY REVIEW COMMENTS DATED 9/24/21
 2022-09-14/LAL REVISED PER LAND PLAN REVISED PER CLIENT
 PREPLAT
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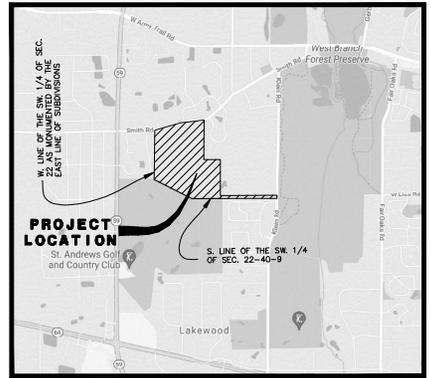
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PRELIMINARY ENGINEERING PLAN

FOR THE PRESERVE AT WEST BRANCH

LEGAL DESCRIPTION

BEING A PART OF THE WEST 1/2 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS



LOCATION MAP

NOTES

DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DISTANCES. ALL RIGHT-OF-WAYS ARE TO BE PUBLIC DEDICATIONS. ALL STREETS, UTILITY PIPES AND MAINS SHALL BE PUBLICLY OWNED AND MAINTAINED. STORMWATER STORAGE VOLUMES TO BE PROVIDED AND THE DESIGN OF STORMWATER MANAGEMENT FACILITIES SHALL BE IN ACCORDANCE WITH CITY OF WEST CHICAGO AND DUPAGE COUNTY REQUIREMENTS. ALL WATERMAIN AND SANITARY SEWER TO BE 8" DIAMETER UNLESS OTHERWISE NOTED. ALL SANITARY SERVICE CONNECTIONS TO SANITARY SEWER MAINS MUST HAVE AN OVERHEAD SEWER SYSTEM WITHIN THE BUILDING. ALL EXISTING ONSITE BUILDINGS TO BE REMOVED AND DISPOSED. ANY EXISTING WELL AND SEPTIC FIELDS SHALL BE ABANDONED ACCORDING TO COUNTY HEALTH DEPARTMENT. ENTRANCE ROAD TO HAVE 7% MAXIMUM ROADWAY LONGITUDINAL SLOPE. PHASE LINES INDICATE HOW UNITS WILL BE PLATTED. UTILITIES MAY NEED TO BE CONSTRUCTED THROUGH PHASE 2 TO SERVE PHASE 1. EASEMENTS WILL BE GRANTED AS NECESSARY.

PROFESSIONAL ENGINEER'S CERTIFICATION

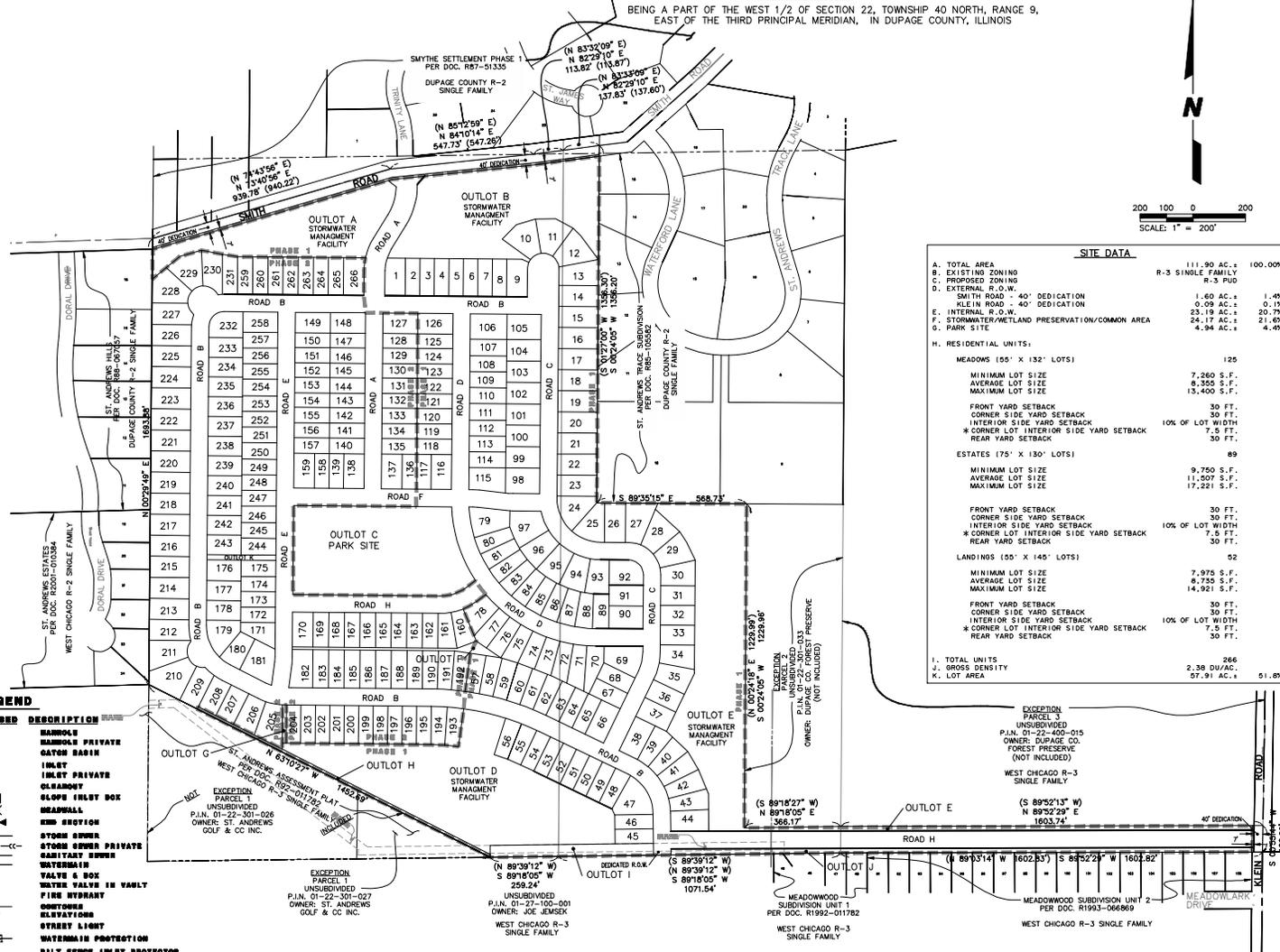
STATE OF ILLINOIS) SS. COUNTY OF DU PAGE) I, CHRISTOPHER R. MORGART, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THIS TECHNICAL SUBMISSION WAS PREPARED ON BEHALF OF PULTE HOME COMPANY, LLC, BY CEMCON, LTD. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS. DATED THIS _____ DAY OF _____ A.D., 2022. ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 062-055788 MY LICENSE EXPIRES ON FEBRUARY 26, 2022. PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002937 EXPIRES APRIL 30, 2023. NOTE: UNLESS THIS DOCUMENT BEARS THE ORIGINAL SIGNATURE AND IMPRESSED SEAL OF THE DESIGN PROFESSIONAL ENGINEER, IT IS NOT A VALID TECHNICAL SUBMISSION.

PREPARED BY: CEMCON, Ltd. Consulting Engineers, Land Surveyors & Planners 2280 White Oak Circle, Suite 100 Aurora, Illinois 60502-9675 PH: 630.862.2100 FAX: 630.862.2199 E-Mail: info@cemcon.com Website: www.cemcon.com

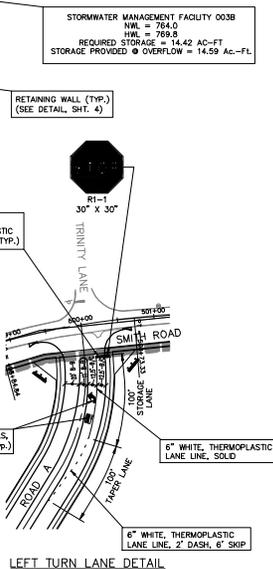
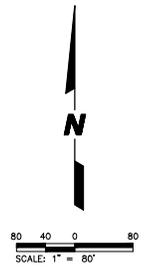
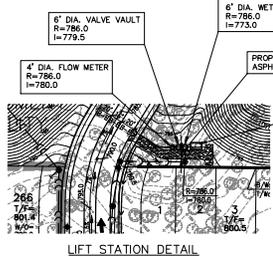
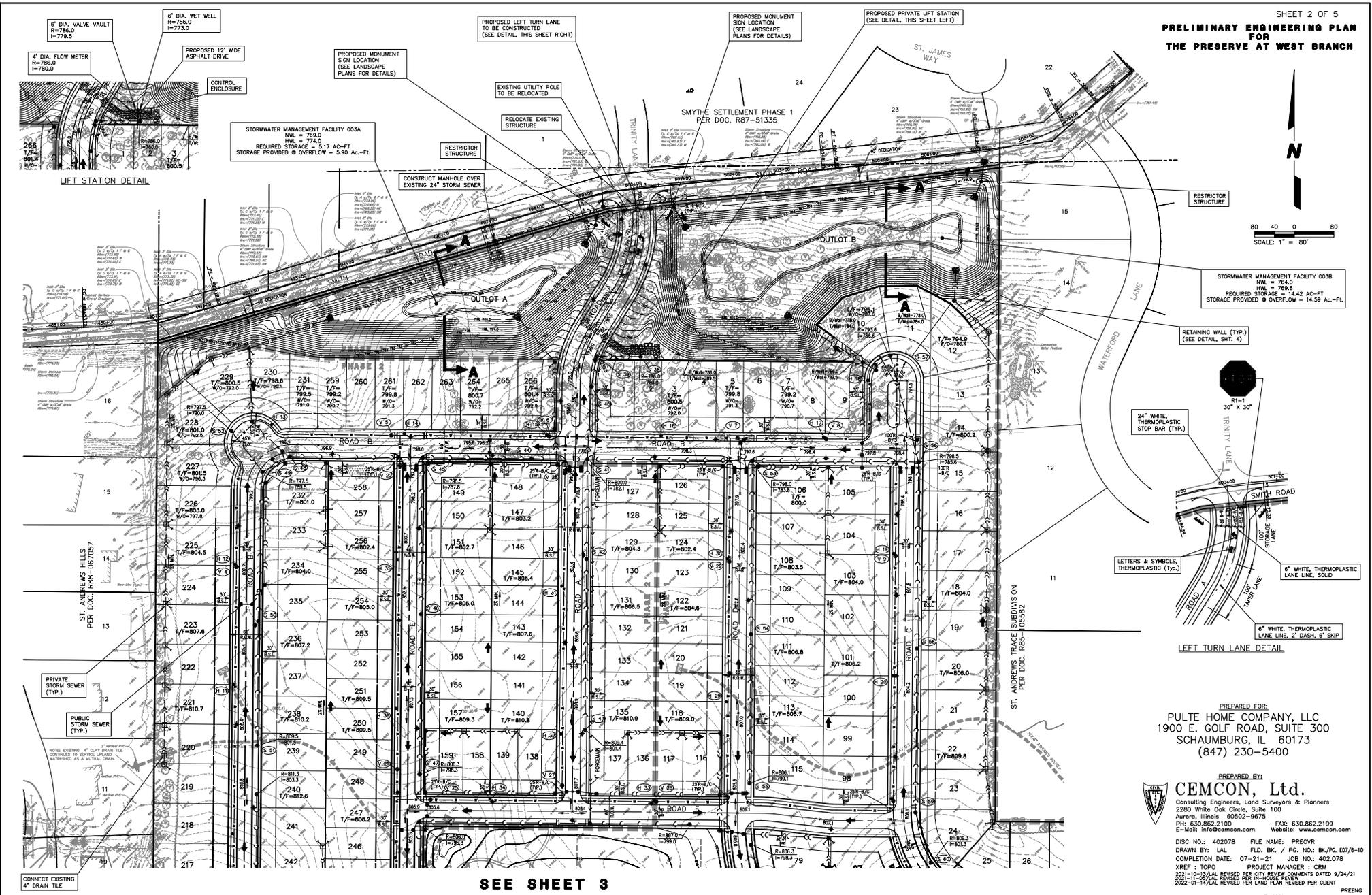
PREPARED FOR: PULTE HOME COMPANY, LLC 1900 E. GOLF ROAD, SUITE 300 SCHAUMBURG, IL 60173 (847) 230-5400

Table with 3 columns: SITE DATA, Description, and Value. Includes rows for Total Area, Existing Zoning, Proposed Zoning, External R.O.W., Smith Road, Klein Road, Stormwater/Wetland Preservation/Common Area, Park Site, Residential Units, Meadows, Minimum Lot Size, Average Lot Size, Maximum Lot Size, Front Yard Setback, Corner Side Yard Setback, Interior Side Yard Setback, Corner Lot Interior Side Yard Setback, Rear Yard Setback, Estates, Land Inns, and Total Units.

LEGEND table with 3 columns: EXISTING, PROPOSED, and DESCRIPTION. Lists symbols for various features like manholes, private basins, inlets, private basins, catchment, manholes, storm sewers, watermain, valves, fire hydrants, street lights, and various types of fences and markers.



SHEET 2 OF 5
PRELIMINARY ENGINEERING PLAN
FOR
THE PRESERVE AT WEST BRANCH



SEE SHEET 3

PREPARED FOR:
PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
(847) 230-5400

PREPARED BY:
CEMCON, Ltd.
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DISC NO.: 402078 FILE NAME: PREOVR
DRAWN BY: LAL FLD, BK. / PC NO.: BK/PC 007/6-10
COMPLETION DATE: 07-21-21 JOB NO.: 402.078
XREF: TOPO PROJECT MANAGER: CRM
2021-10-15/LAL REVISED PER CITY REVIEW COMMENTS DATED 8/24/21
2022-10-12/LAL REVISED PER LAND PLAN REVIEW PER CLIENT

PREENG
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SEE SHEET 2

SHEET 3 OF 5
PRELIMINARY ENGINEERING PLAN
FOR
THE PRESERVE AT WEST BRANCH

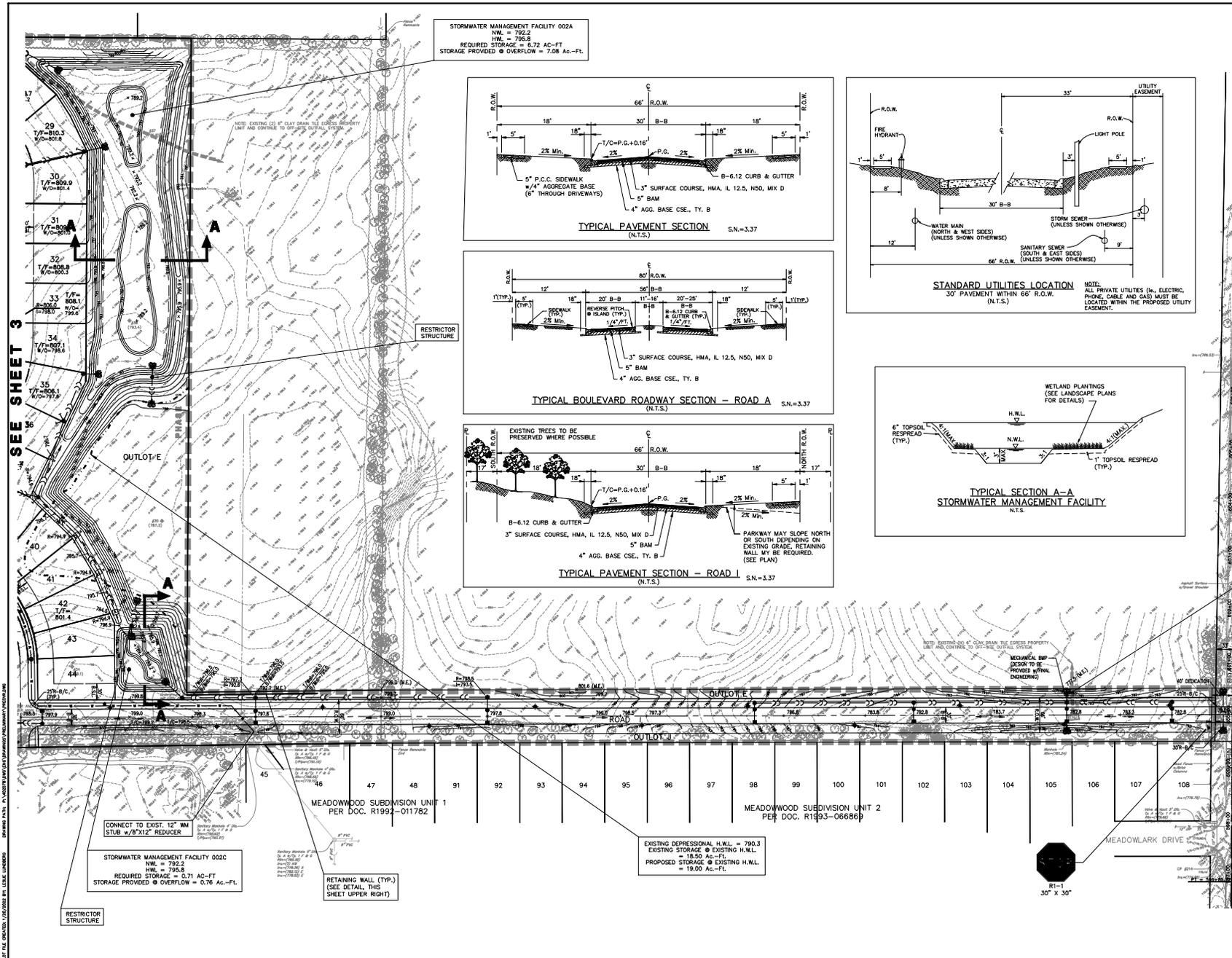


SEE SHEET 4

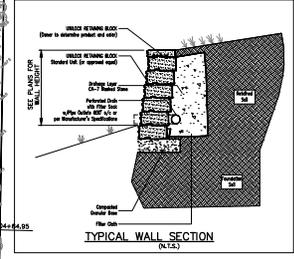
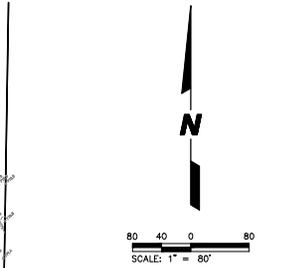
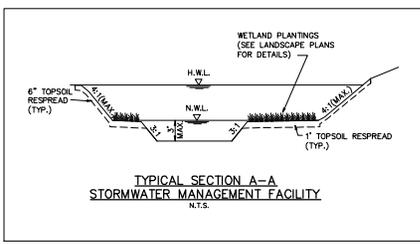
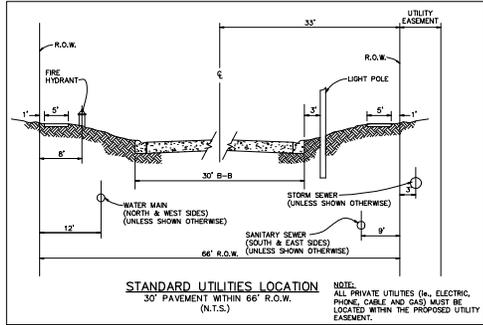
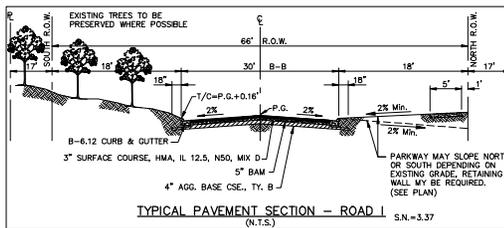
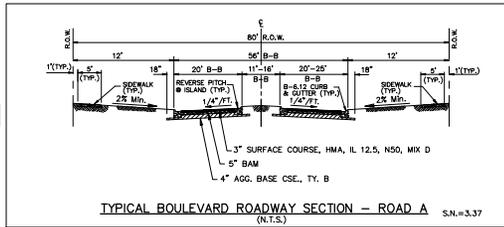
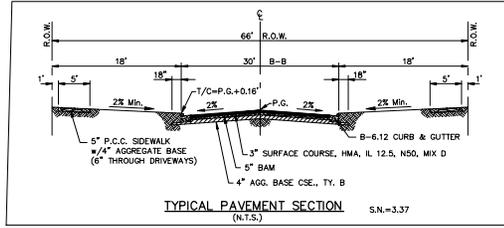
PREPARED BY:
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PREPARED FOR:
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DISC NO.: 402078 FILE NAME: PREDVR
 DRAWN BY: LAL FLD. BK. / PG. NO.: BK/PG 07/6-10
 COMPLETION DATE: 07-21-21 JOB NO.: 402078
 XREF: TOPO PROJECT MANAGER: CRM
 2021-10-13, LAL REVISED PER CITY REVIEW COMMENTS DATED 9/24/21
 2021-11-03, LAL REVISED PER N-HOUSE REVIEW



STORMWATER MANAGEMENT FACILITY 002A
 NWL = 792.2
 HWL = 795.8
 REQUIRED STORAGE = 6.32 AC-FT
 STORAGE PROVIDED @ OVERFLOW = 7.08 AC-FT



STORMWATER MANAGEMENT FACILITY 002A
 DESIGNED TO PROVIDE ADDITIONAL STORM
 WATER STORAGE AND OVER RESTRICT
 RUNOFF TO MEET ALLOWABLE RELEASE

STORMWATER MANAGEMENT FACILITY 002C
 NWL = 792.2
 HWL = 795.8
 REQUIRED STORAGE = 0.71 AC-FT
 STORAGE PROVIDED @ OVERFLOW = 0.76 AC-FT

EXISTING DEPRESSIONAL H.W.L. = 790.3
 EXISTING STORAGE @ EXISTING H.W.L. = 18.50 AC-FT
 PROPOSED STORAGE @ EXISTING H.W.L. = 19.00 AC-FT

PREPARED FOR:
PULTE HOME COMPANY, LLC
 1900 E. GOLF ROAD, SUITE 300
 SCHAUMBURG, IL 60173
 (847) 230-5400

DESIGNED BY:
CEMCON, Ltd.
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DISC NO.: 402078 FILE NAME: PREOVR
 DRAWN BY: LAL FLD. BK. / PG. NO.: BK/PG. E97/6-10
 COMPLETION DATE: 07-21-21 JOB NO.: 402078
 XREF: TOPO PROJECT MANAGER: CRM
 2021-10-15 LAL REVISED PER CITY REVIEW COMMENTS DATED 9/24/21
 PREENG
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Land Planning
Landscape Architecture
Environmental Site Design

102 W. MADISON ST. - JAYNE ILL. P. 6095 - 603.355.2800 Fax 603.355.2801

project:

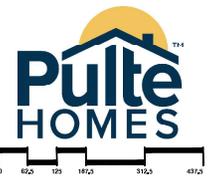
The Preserve at West Branch

Smith Road
West Chicago, Illinois

sheet description:

Overall Preliminary Landscape Plan

owner:



north: scale: 1" = 125' 0"



revisions: 1/14/2022 For City Review Comments
10/12/2021 For City Review Comments (dated 6/23/2021)

original issue date: 21 July 2021

drawn by:
checked by:
project no.: 21018
sheet no.:

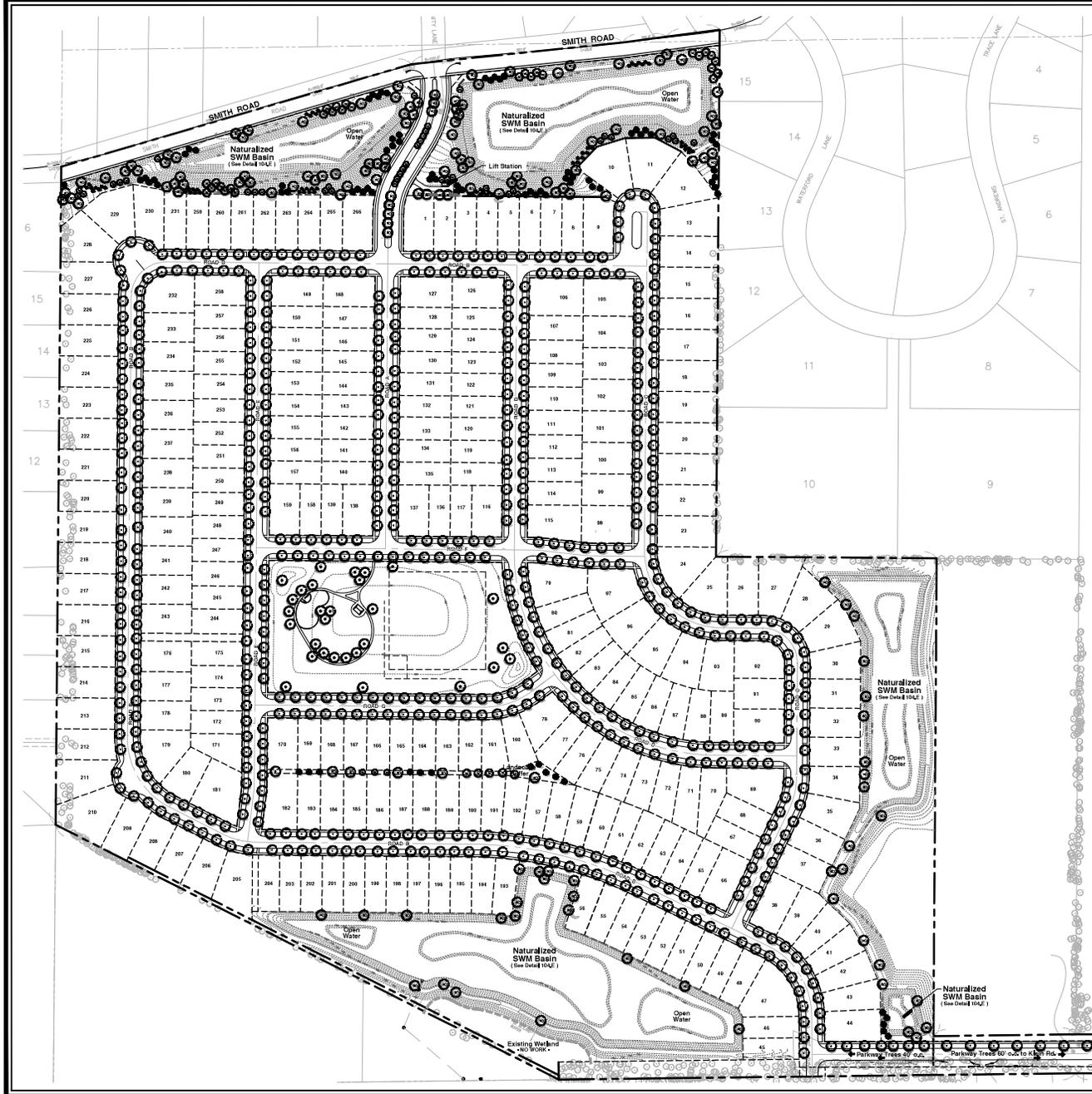
L.100

Preliminary Plant Material Legend : (Sheet L.101 - L.103)

- Parkway Trees, 2.5" Caliper**
See Sheet L.105
- Shade Trees, 2.5" - 3" Caliper**
Aulum Blcze Maple, State Street Maple, Shawnee Brave Baldypress, Redwood Linden, Acodade Elm, Skyline Locust, Swamp White Oak, Chicagoand Hackberry, Kentucky Coffeetree, Exclamation London Planetree, Bur Oak, Triumph Elm
- River Birch Trees, 8" - 12" m/s**
- Ornamental Trees, 6" - 8" m/s**
Blackhaw Viburnum, Apple Serviceberry, Redbud, Sargent Crab, Prairie Fire Crab, Ivory Silk Tree Labc, Thornless Cockspur Hawthorne, Common Witchhazel
- Evergreen Trees, 6' - 8' tall**
Norway Spruce, Colinus Spruce, White Pine, Black Hills Spruce, Fairview Juniper, Wintergreen Arborvitae, Mission Arborvitae, Canaert Juniper
- Evergreen Shrubs, 18" - 24" wide**
Hughes Juniper, Kallay Compact Juniper, Green Sargent Juniper
- Deciduous Shrubs, 18" - 36" tall**
American Filbert, Black Chokeberry, Dogwood Var., Panicle Hydrangea, Texas Scarlet Quince, Annabelle Hydrangea, Grb-Sumac, Mass Krm Blac, Viburnums Var., Shrub Rose Var., Spruce Var., Elterberry
- Perennials, Orn'l Grasses & Groundcovers, 1gal.**
Feather Reed Grass, Prairie Dropseed, Switchgrass, Lilyturf, Aut. Moor Grass, Sedum sp., Daily sp., Blue Wonder Catmint, Black Eye Susan, Russian Sage, Allium sp., Anemone sp.

NOTES :

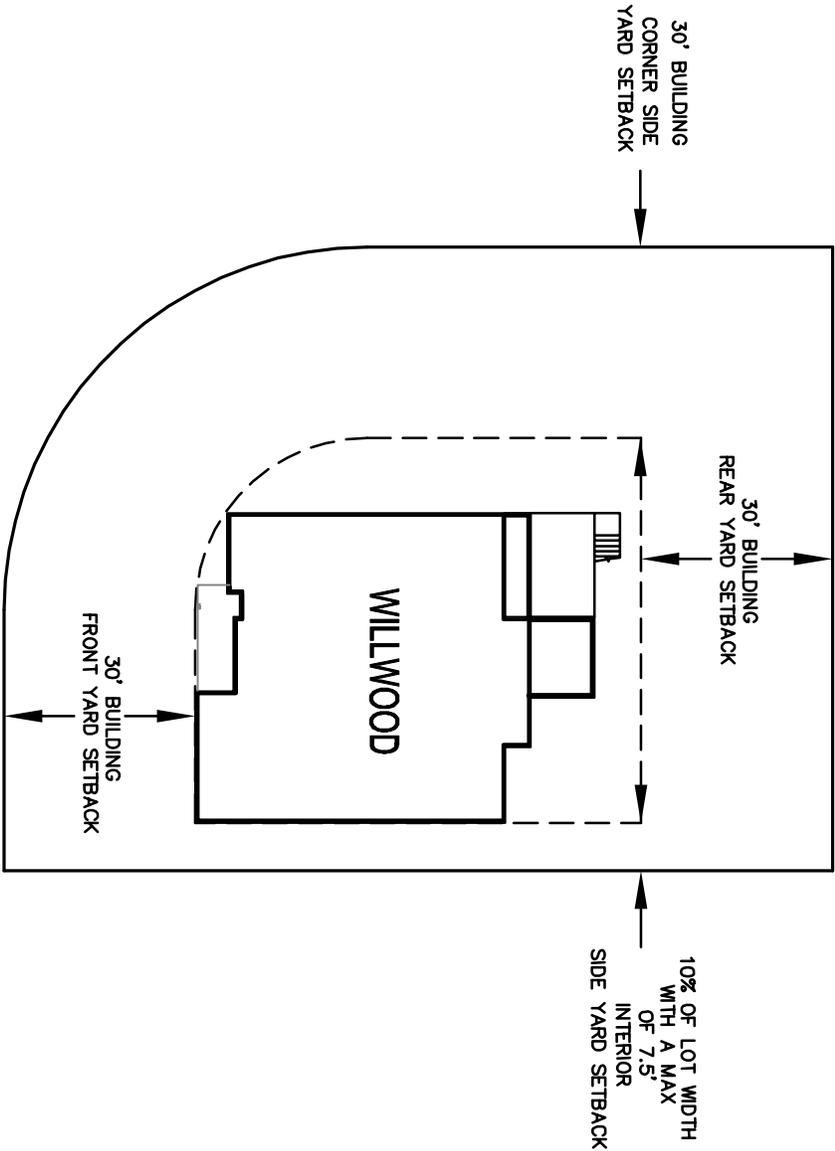
- See Sheet L.103 for Park Enlargement Plan
- See Sheet L.104 for Plant Material Legend
- See Sheet L.105 for Parkway Trees & Turf Establishment Plan
- See Sheet L.106 for Monument Sign Details
- See Sheet TS.101 - 103 for Existing Tree Removal & Preservation



**CORNER LOTS
SETBACK EXHIBIT**

**IN
THE PRESERVE AT WEST BRANCH**
WEST CHICAGO, IL

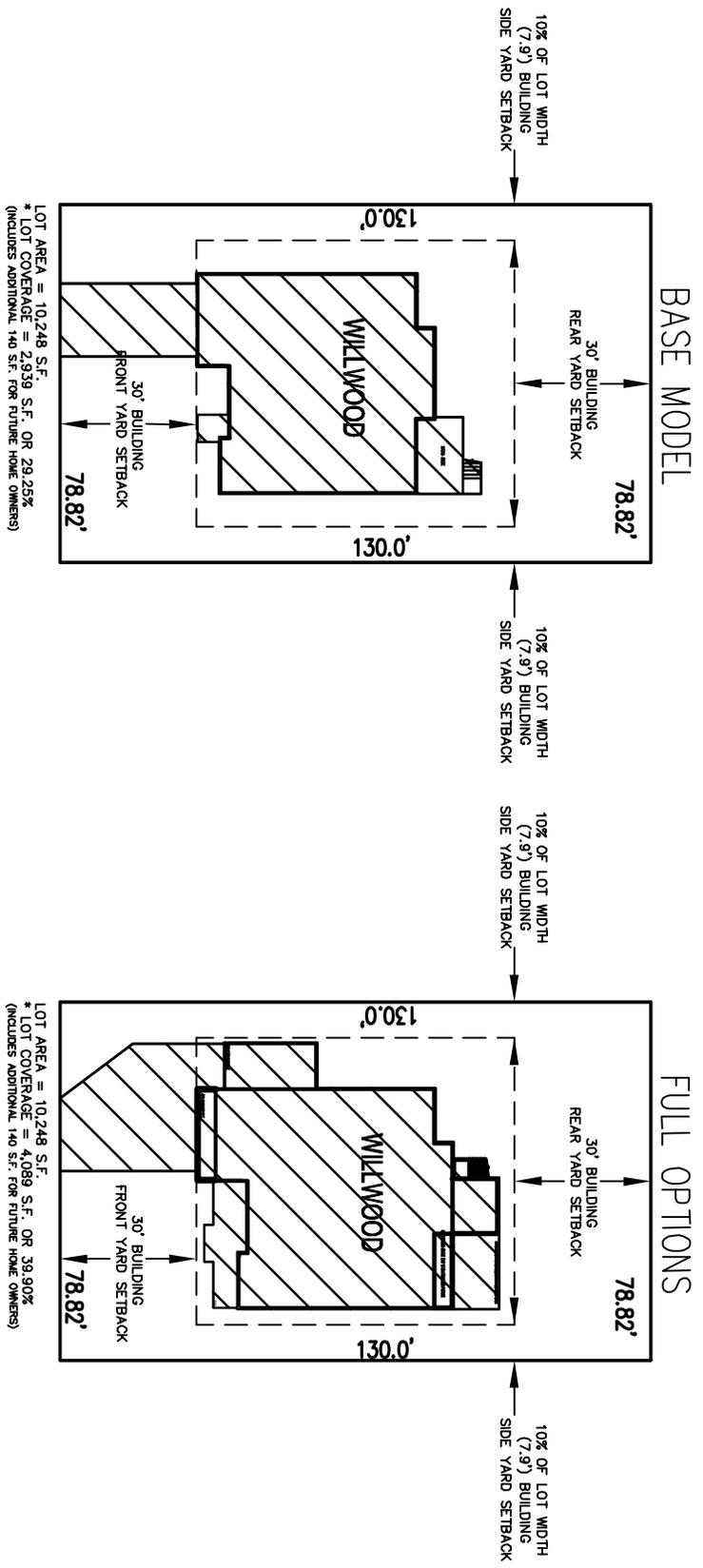
CORNER LOT



PREPARED FOR:
PULTE HOME COMPANY, LLC
 1900 E. GOLF ROAD, SUITE 300
 SCHLAUMBURG, IL 60173
 (847) 230-5400

CEMCON, Ltd.
 1100 N. WILSON AVENUE, SUITE 100
 CHICAGO, IL 60642
 (773) 233-4070
 WWW.CEMCON.COM
 PREPARED BY: CEMCON, Ltd.
 DATE: 11/14/22
 DRAWING NO: 22-0001-01
 PROJECT NUMBER: 1-0001

ESTATES SERIES
LOT COVERAGE EXHIBIT
IN
THE PRESERVE AT WEST BRANCH
 WEST CHICAGO, IL



LOT COVERAGE DEFINITION:

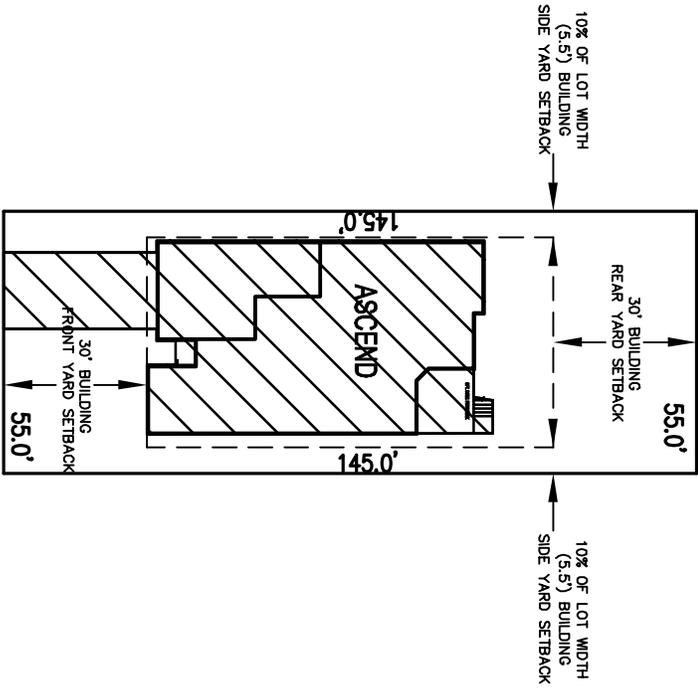
THE PORTION OF A LOT THAT IS OCCUPIED BY DRIVEWAYS, BUILDINGS AND STRUCTURE, INCLUDING ACCESSORY BUILDINGS OR STRUCTURES SUCH AS DETACHED GARAGES, SHEDS, DECKS, PATIOS AND PORCHES, BUT EXCLUDING WALKWAYS AND SWIMMING POOLS. THE ABOVE ITEMS REDUCE THE SURFACE AVAILABLE FOR RAINWATER ABSORPTION. (CITY OF WEST CHICAGO CODE)

PREPARED FOR:
PULTE HOME COMPANY, LLC
 1900 E. GOLF ROAD, SUITE 300
 SCHAMBURG, IL 60173
 (847) 230-5400

CEMCON, Ltd.
 2200 West Lake Street, Suite 100
 West Chicago, IL 60185
 (708) 441-1100
 FAX: (708) 441-1101
 WWW.CEMCON.COM
 PREPARED BY: CEMCON, Ltd.
 DATE: 11-15-22
 PROJECT NUMBER: 1-001

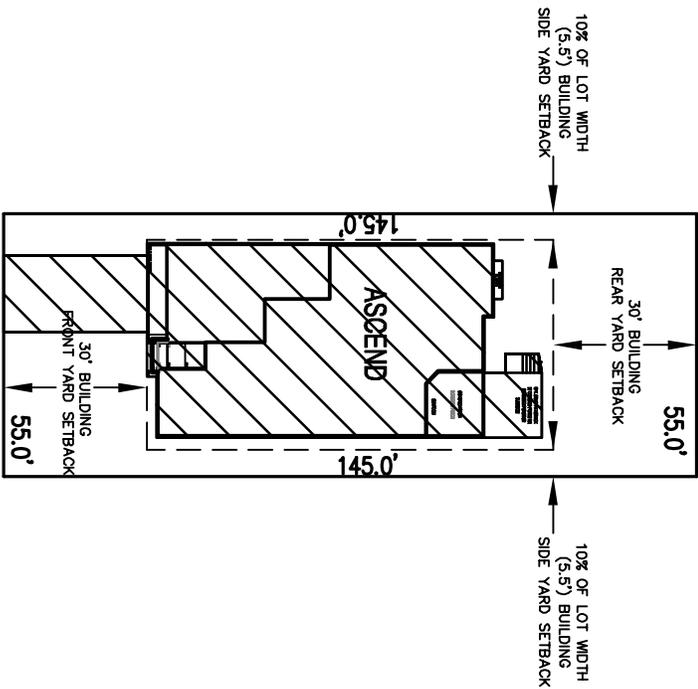
LANDINGS SERIES LOT COVERAGE EXHIBIT IN **THE PRESERVE AT WEST BRANCH** WEST CHICAGO, IL

BASE MODEL



LOT AREA = 7,975 S.F.
* LOT COVERAGE = 3,417 S.F. OR 42.85%
(INCLUDES ADDITIONAL 140 S.F. FOR FUTURE HOME OWNERS)

FULL OPTIONS



LOT AREA = 7,975 S.F.
* LOT COVERAGE = 3,850 S.F. OR 48.28%
(INCLUDES ADDITIONAL 140 S.F. FOR FUTURE HOME OWNERS)



LOT COVERAGE DEFINITION:

THE PORTION OF A LOT THAT IS OCCUPIED BY DRIVEWAYS, BUILDINGS AND STRUCTURE, INCLUDING ACCESSORY BUILDINGS OR STRUCTURES SUCH AS DETACHED GARAGES, SHEDS, DECKS, PATIOS AND PORCHES, BUT EXCLUDING WALKWAYS AND SWIMMING POOLS. THE ABOVE ITEMS REDUCE THE SURFACE AVAILABLE FOR RAINWATER ABSORPTION. (CITY OF WEST CHICAGO CODE)

PREPARED FOR:
PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
SCHUMBURG, IL 60173
(847) 230-5400



CEMCON, Ltd.
INCORPORATED IN ILLINOIS
2000 West Lake Street, Suite 100
West Chicago, IL 60185
TEL: 630.231.1100 FAX: 630.231.1101
WWW.CEMCON.COM
DATE: 11-11-2011
PROJECT NUMBER: 1001
REVISION: 1-11-2011

City of West Chicago
Community Development Department
Report for the Plan Commission/Zoning Board of Appeals
December 15, 2021



- Case:** PC 21-12
- Petitioner:** Pulte Home Company, LLC
- Owner:** St. Andrew's Golf and Country Club, Inc.
- Location:** South side of Smith Road, between Klein Road and Illinois Route 59
- Zoning:** R-3 Single-Family Residence District
- Existing Use:** Farmland
- Comp Plan:** Single-Family Residential
- Requests:** A Preliminary Planned Unit Development (PUD), in accordance with Article XV of the Zoning Code, with deviation requests from the Zoning Code, and a Preliminary Plat of Subdivision, in accordance with Article XI of the Subdivision Regulations Code, with deviation requests from the Subdivision Regulations Code.
- Summary:** Staff is supportive of the property being developed for single-family detached residential homes but is not supportive of the current layout. Lots have been proposed that are not sufficiently sized for the proposed homes to meet the setback and lot coverage requirements of the R-3 District. Furthermore, staff is not supportive of the request to reduce the minimum roadway surface course depth.

Recommendation: Staff recommends the Plan Commission pass a motion recommending **denial**.

Public Notice.

All public notice requirements were completed including a notice of public hearing published in the Daily Herald on Wednesday, November 24, 2021, notification to all property owners within 250 feet of the subject property, and placement of hearing signs on the property visible from Smith Road and Klein Road.

Adjacent Property Zoning and Land Use Information

<i>Location</i>	<i>Adjacent Zoning</i>	<i>Adjacent Land Use</i>	<i>2006 Comprehensive Plan</i>
North	R-2 Single-Family Res. (Uninc.)	Single-Family Res. (Mallard Meadows and Smythe Settlement)	Unincorporated
South	R-2 Single Family Res. R-3 Single Family Res.	Single-Family Res. (Meadowwood); St. Andrew's Golf Club	Single-Family Residential; Regional Open Space
East	R-2 Single Family Res. (Uninc.); R-3 Single-Family Res.	Single-Family Res. (St. Andrew's Trace); DuPage Co. Forest Preserve	Single-Family Residential
West	R-2 Single-Family Res. (Uninc.)	Single-Family Res. (St. Andrew's Estates and St. Andrew's Hills)	Single-Family Residential

Existing Conditions.

The subject property contains 111.90 acres of vacant farmland located on the south side of Smith Road between Illinois Route 59 and Klein Road, immediately north of the St. Andrew's Golf Course, located in the R-3 Single-Family Residence District.

Proposal.

The petitioner is proposing a phased single-family detached residential development with 269 homes. The development is proposed to have two (2) entrances with an entrance off Smith Road and Klein Road. The development will contain a 5.07-acre park site, four (4) stormwater management facilities, and a narrow outlot that the petitioner has indicated will provide open space for residents. The petitioner is proposing three (3) different styles of homes within the development, each with various elevations.

Annexation Agreement

The City Council approved an amended Annexation Agreement for the property in 2008 with St. Andrew's Golf and Country Club, Inc. ("Agreement"). The Agreement requires a residential PUD be sought for future development of the property. Further, the Agreement requires that future lots adjacent to an existing residential lot be no less than 12,000 square feet with a maximum height of no more than 36 feet. In exchange for this requirement, a density credit is provided to the remaining portion of the property to offset the loss of lots.

Density.

The proposed development meets the density requirements of the R-3 Single-Family Residence District. The proposal contains 269 lots, or 2.40 dwelling units per acre. If not for the requirement to provide 12,000 square foot lots adjacent to existing residential, the current layout would allow 270-9,000 square foot lots, including 52 lots adjacent to existing residential. Instead, a maximum of 39 lots are permitted adjacent to existing residential, resulting in a loss of 13 lots.

Zoning and Subdivision Deviations.

The petitioner is seeking relief from the following lot and building requirements of the R-3 District:

- Reducing the minimum lot size to 6,875 square feet from the minimum required 9,000 square feet;
- Reducing the minimum lot width to 55 feet from the minimum required lot width of 75 feet;
- Reducing the minimum front yard setback to 25 feet from the minimum required front yard setback of 30 feet;
- Reducing the minimum corner side yard setback to 25 feet from the minimum required corner side yard setback of 30 feet;
- Reducing the minimum interior side yard setback to 7.5 feet rather than providing a setback equal to 10% of each individual lot width;
- Reducing the minimum rear yard setback to 25 feet from the minimum required rear yard setback of 30 feet; and
- Increasing the maximum lot coverage to as much as 55% from the maximum lot coverage of 40% permitted.

The density credit in the Agreement allows the 13 lost lots to be incorporated into the balance of the development. This results in lots containing an area less than the minimum required 9,000 square feet, and thus have lot widths less than the minimum 75 feet. Rather than creating lots in the balance of the development having substantially the same area, the petitioner created lots ranging in size from as little as 6,875 square feet to as much as 14,183 square feet.

The area of some of the lots prevent the proposed housing to be constructed without reducing the required setbacks and increasing the maximum lot coverage. The purpose and intent of a PUD is to allow relief from strict compliance with zoning requirements because of a unique characteristic on the property preventing such compliance. No unique features exist on the site that prevent compliance with the setbacks and lot coverage requirements. Rather, the deviations are needed because the lots being created are not of sufficient size to accommodate the proposed housing.

The reduction in setbacks and increase in lot coverage will create a compact development and excessive bulk in certain areas of the development. This could be avoided without eliminating lots by reducing the size of the lots that do not need to be as large as proposed and increasing the size of the lots not able to accommodate the proposed housing. Furthermore, some of the proposed lots adjacent to existing residential lots are larger than the required 12,000 square feet, some of which as large as 17,000 square feet. This is not required. Lots over 12,000 square feet could be reduced to increase lot sizes in the balance of the development.

The petitioner is also requesting three (3) deviations from the Subdivision Regulations Code, including:

- Reduction of the minimum utility easement width from twenty (20) feet to ten (10) feet;
- Reduction of the minimum centerline radius from 250 feet to 90 feet in two (2) areas; and
- Reduction of the minimum roadway surface course depth from three (3) inches to two (2) inches.

Staff is comfortable with the deviation request for the reduction in easement width provided that no easement less than 20 feet will contain both sanitary and water main, which requires a 10-foot separation between them. The petitioner has indicated, and staff concurs, that the topography of the site in certain areas creates difficulty to comply with the minimum centerline radius and staff has no objection to this request provided that parking is prohibited, with signage, at these turns.

Staff does not support reducing the minimum depth of the roadway surface course from three (3) inches to two (2) inches. No justification for this deviation request has been provided by the petitioner and there is no unique site characteristic in which this deviation would be necessary. Additionally, this reduction would lead to faster road deterioration and a need for more frequent maintenance and resurfacing.

Park Site.

A 5.07-acre park site is proposed near the center of the development. The park site will be dedicated and maintained by the West Chicago Park District. The Subdivision Regulations Code requires a 10-acre park site per 1,000 population, which in this case would require a park of not less than 8.94 acres. The West Chicago Park District, however, has accepted the proposed size with a fee-in-lieu of the additional 3.87 acres of required park site. Staff has no objections to this arrangement.

Traffic Impact.

The petitioner is proposing full access off Smith Road across from Trinity Lane, the entrance to the Smyth Settlement development, and full access off Klein Road north of the Meadowwood development. The petitioner's Traffic Impact Study, prepared by KLOA, indicates that auxiliary turn lanes will not be necessary for either entrance on Smith Road or Klein Road. The study suggests the 30 mph speed limit zone on Klein Road be extended further south approximately 2,000 feet to provide adequate stopping sight distance to the north and south of the proposed access. Please see the attached summary of the study's findings.

Natural Features.

No floodplain or wetlands are present on the subject property. The Land Use Opinion of the site prepared by the Kane-DuPage Soil and Water Conservation District indicates that the site is within a low level protection category for farmland. The Illinois Department of Natural Resources (IDNR) has indicated the Yellow-Headed Blackbird is a protected resource within the vicinity of the property. IDNR has determined, however, adverse effects from the proposed development are unlikely.

Architectural Elevations

The petitioner is proposing three (3) different styles of homes, each with multiple elevation options. The petitioner has provided a total of 66 different elevations containing brick veneer with siding. Information was submitted indicating that the housing will be varied throughout the development.

Utilities and Stormwater.

Due to the topography of the site, a lift station will be required for the sanitary utilities. This lift station will be owned and maintained by the development and will not be a designated public improvement. The submitted engineering plans and Stormwater Management report demonstrate that proposed stormwater design complies with the DuPage County Stormwater Ordinance.

Planned Unit Development Findings of Fact

As stated under Section 15.8 of the Zoning Code, the Zoning Board of Appeals shall set forth to the City Council the reason for the recommendation, and said recommendation shall set forth with particularity in what respects the proposal would be in the public interest, including, but not limited to, findings of fact on the following:

(A) In what respects the proposed plan is consistent with the comprehensive plan and the stated purpose and intent of the planned unit development regulations.

The proposed plan for a single-family detached residential development with a density of 2.40 dwelling units per acre is consistent with the City's Comprehensive Plan which indicates this area as a single-family residential. Furthermore, the Annexation Agreement contemplates the development of the property as single-family residential within the R-3 District. *Staff is of the opinion the petitioner has satisfied this finding.*

(B) The extent to which the proposed plan meets the requirements and standards of the planned unit development regulations.

The property is subject to an Annexation Agreement which requires that all lots adjacent to existing residential lots contain an area of at least 12,000 square feet and will have a height of no more than 36 feet. The petitioner has demonstrated that both of these requirements are satisfied. Furthermore, the property is subject to a density credit to offset the loss of lots resulting from the 12,000 square foot requirement. The petitioner is providing no more lots on the property than what would be allowed if not for the 12,000 square foot lot requirement. The petitioner has not, however, demonstrated that the need for a reduction in setbacks and lot coverage is justified based on any physical condition of the property that causes a hardship. Instead, these deviations are necessary solely because the proposed housing products cannot be constructed meeting the setback and lot coverage requirements on certain lots which the petitioner has created. *Staff is of the opinion the petitioner has not satisfied this finding.*

(C) The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property including, but not limited to, the density, dimension, area, bulk and use and the reasons why such departures are deemed to be in the public interest.

The proposed plan will deviate from the zoning requirements of the R-3 District with respect to lot and building requirements. Relief from the setbacks and lot coverage requirements are sought because the layout of some of the lots do not have sufficient area to comply with these requirements. There does not appear to be any unique feature on the property that creates a hardship resulting in difficulty meeting these requirements. Rather, the hardship has been created by the petitioner by creating lots that do not fit their product. This hardship is avoidable if the petitioner redesigned the lots to increase the area of those lots not sufficiently sized to contain the proposed housing and extension options. Furthermore, the request to reduce minimum surface course is unjustified and can be implemented. Staff is of the opinion the petitioner has not satisfied this finding.

(D) The method by which the proposed plan makes adequate provision for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space and furthers the amenities of light and air, recreation and visual enjoyment.

The proposed plan will provide a 5.07 acre park site, constructed by the petitioner, to be owned and maintained by the West Chicago Park District for enjoyment by residents. The petitioner is also providing the required 12,000 square foot lots on the perimeter of the site adjacent to existing residential areas. Furthermore, the maximum heights of homes adjacent to existing residential areas, per the Annexation Agreement, will not exceed 36 feet. The petitioner has provided a traffic study, reviewed by the City's traffic engineer consultant, demonstrating that the additional traffic generated by the development will not have a significant impact on the surrounding roadways or intersections. The petitioner's stormwater management report and plans, reviewed by the City's engineering staff, indicate compliance with the DuPage County Stormwater Ordinance. Staff is of the opinion the petitioner has satisfied this finding.

(E) The relationship and compatibility of the proposed plan to the adjacent properties and neighborhood.

The proposal of single-family detached residential is consistent with the surrounding properties, which are also single-family detached residential. The intent to reduce the setbacks and increase the lot coverage, however, will create a compact development in certain areas and will add unnecessary bulk to the development. This additional bulk will not be inconsistent with the adjacent neighborhoods. Staff is of the opinion the petitioner has not satisfied this finding.

(F) The desirability of the proposed plan as regards physical development, tax base and economic well-being of the city.

When the property was annexed to the City it was anticipated that the property would be developed as an R-3 single-family detached residential development. The proposed use of the property as a residential development is consistent with the previously approved Agreement. The property, as a single-family residential development, will support the tax base of the City and improve the economic well-being of the City. The proposed plan, however, does not comply with certain aspects of the R-3 District, including lot coverage and setbacks for certain lots, and does not demonstrate a need for relief from these requirements. Rather, it is a desire from the petitioner to create lots on the interior of the development that will not meet the setback and lot coverage requirement. Staff is of the opinion the petitioner has not satisfied this finding.

Planned Unit Development Deviation Findings of Fact

Section 15.2 of the Zoning Code allows a PUD to deviate from strict compliance with provisions of the Zoning Code but such deviation shall be considered based on the following factors:

(A) That any variance is justified by an independent analysis.

The petitioner has not demonstrated by way of an alternative plan that the reduction in setbacks and increase in lot coverage are necessary for the development because of unique features on the site that creates difficulty in complying with the setbacks and lot coverage requirements of the R-3 District. Furthermore, the reduction in surface course depth has not been justified by the petitioner. Additionally, this reduction would lead to faster road deterioration and a need for more frequent maintenance and resurfacing. *Staff is of the opinion the petitioner has not satisfied this finding.*

(B) That the physical conditions of the property cause a hardship in compliance with code requirements.

No physical condition appears to exist on the property preventing the R-3 setbacks and lot coverage from being met and the only difficulty to meet these requirements has been created by the petitioner through the creation of lots not sufficient in size to fit the proposed housing. *Staff is of the opinion the petitioner has not satisfied this finding.*

(C) That the proposed variance or deviation results in a cohesive high quality development.

Without an alternative plan with lots sized to meet setbacks and lot coverage, it cannot be determined that the proposed plan demonstrates the highest quality development. Furthermore, the reduction in surface course depth has not been justified by the petitioner. Additionally, this reduction would lead to faster road deterioration and a need for more frequent maintenance and resurfacing. *Staff is of the opinion the petitioner has not satisfied this finding.*

(D) That any reduction from minimum requirements are offset by sufficiently exceeding zoning standards elsewhere in the development to provide a greater benefit to the community.

A proper offset of the reduction in setbacks and increase in lot coverage would be to increase the setbacks and reduce lot coverage of other lots. Although the interior lots vary in size, neither setbacks nor will lot coverage be increased elsewhere as an offset. Furthermore, the reduction in surface course depth has not been justified by the petitioner. Additionally, this reduction would lead to faster road deterioration and a need for more frequent maintenance and resurfacing. *Staff is of the opinion the petitioner has not satisfied this finding.*

Special Use Permit Findings of Fact

Although not required, the petitioner has provided Findings of Fact for a Special Use Permit within the attached petition in accordance with Section 5.5-4 of the Zoning Code.

Exhibits.

Exhibit A – Location Map

Exhibit B – Zoning Map

Exhibit C – Aerial Photo

Exhibit D – Petition for Planned Unit Development

~~Exhibit E – Deviation List~~

Exhibit F – ALTA Survey

Exhibit G – Preliminary Plat of Subdivision

Exhibit H – Preliminary Engineering

Exhibit I – Preliminary Landscape Plan

Exhibit J – Phasing Plan

Exhibit K – Housing Layout Plans

Exhibit L – Traffic Study Conclusions

Exhibit M – Land Use Opinion Summary

Exhibit N – IDNR Consultation Termination

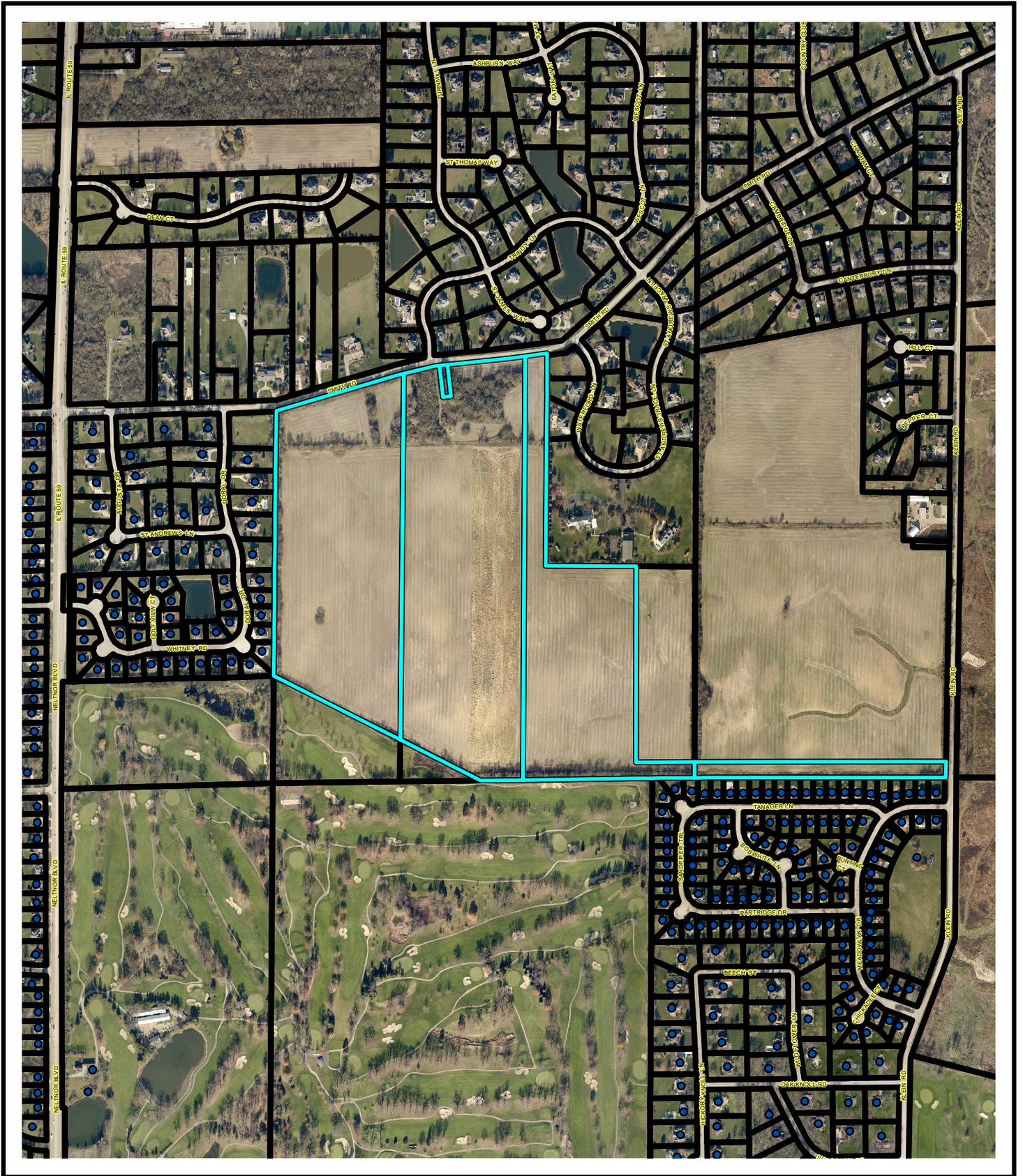


EXHIBIT "A" - LOCATION MAP



1 inch = 833 feet

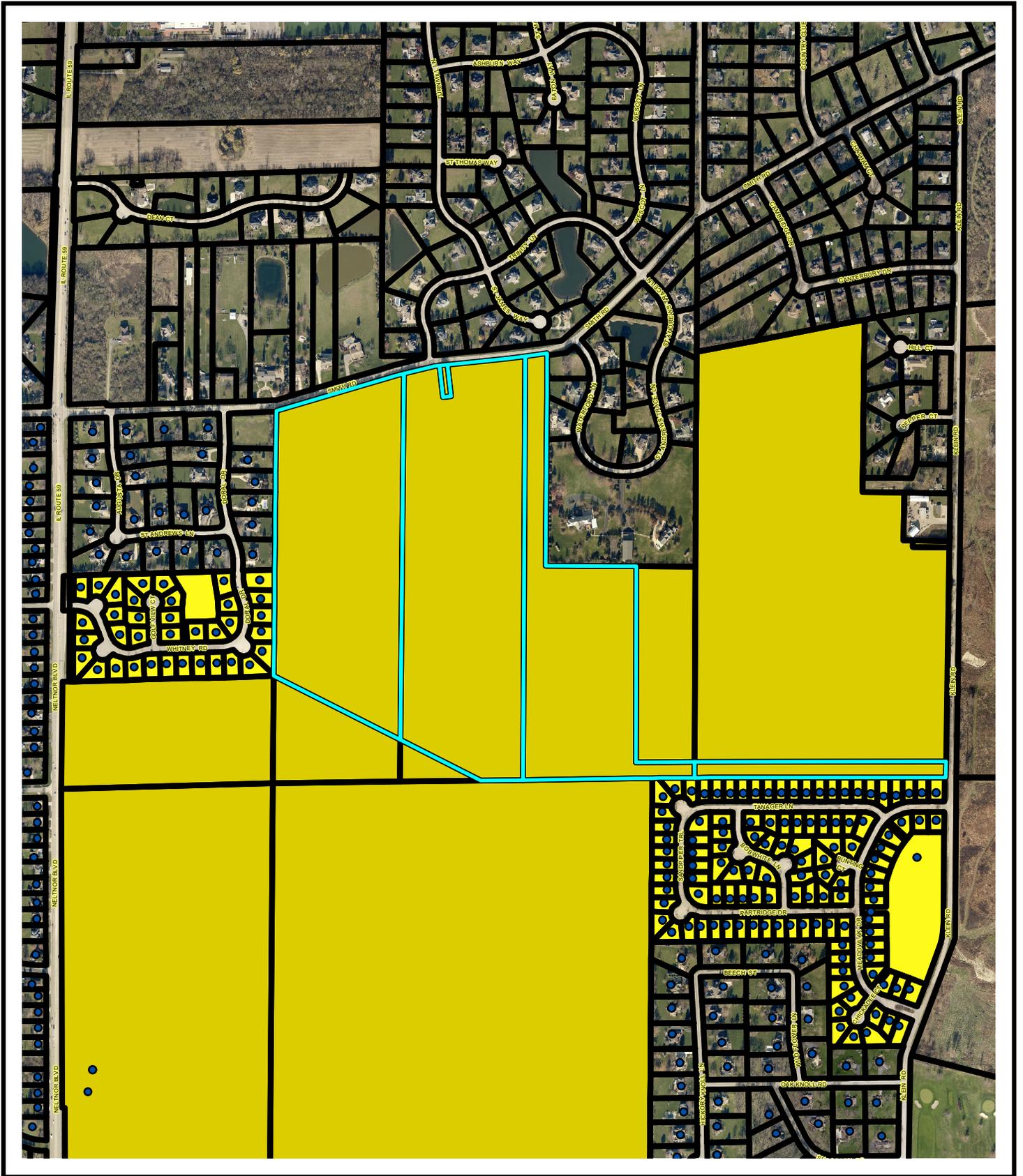


EXHIBIT "B" - ZONING MAP



1 inch = 833 feet

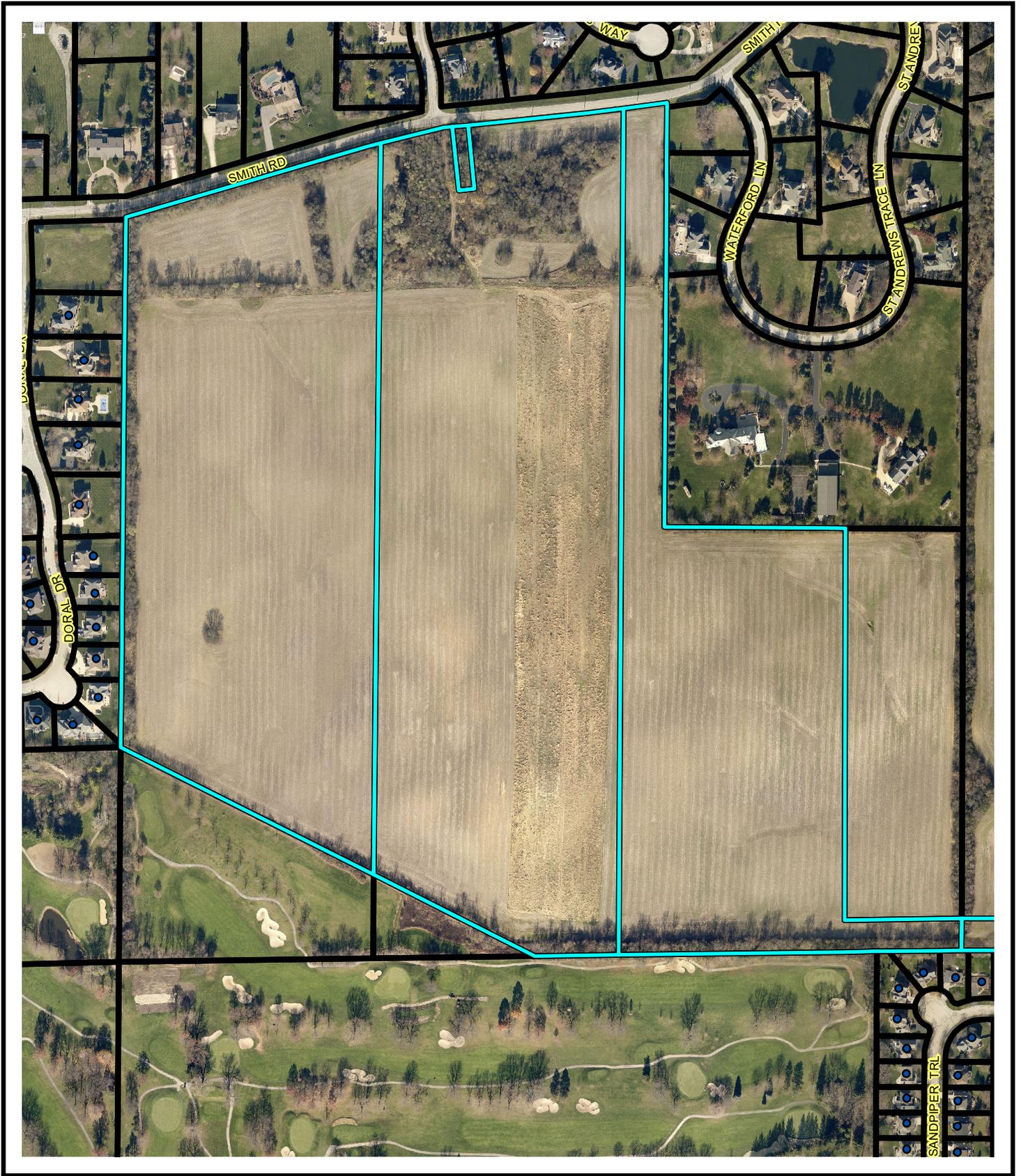


EXHIBIT "C" - AERIAL PHOTO (1 of 2)



1 inch = 417 feet

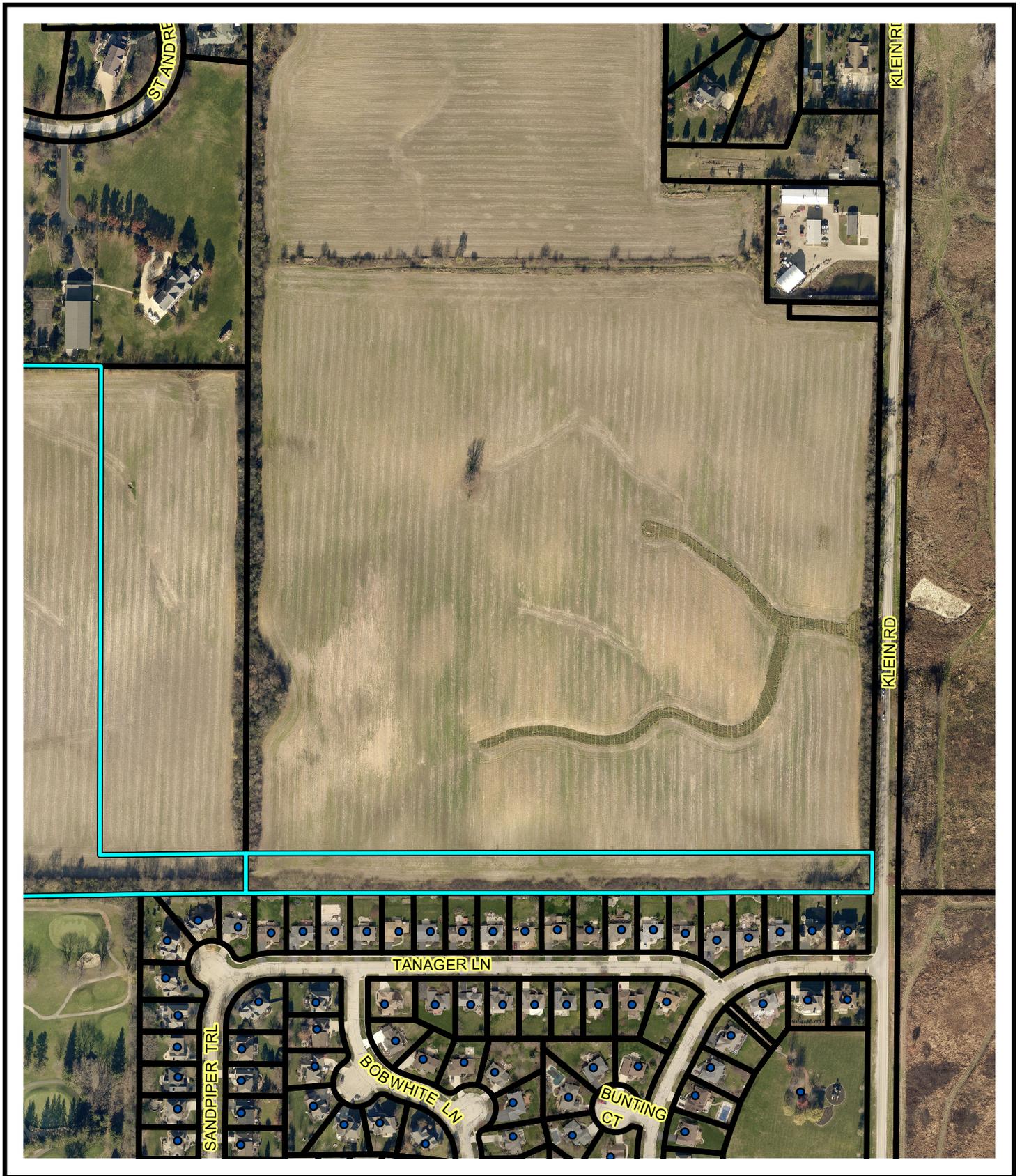


EXHIBIT "C" - AERIAL PHOTO (2 of 2)

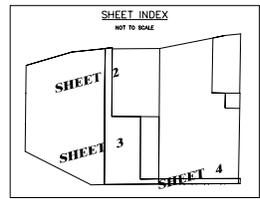


1 inch = 333 feet

A.L.T.A./N.S.P.S. LAND TITLE SURVEY SMITH RD. & KLEIN RD., WEST CHICAGO, IL PART OF ST. ANDREWS GOLF & COUNTRY CLUB PROPERTY



LINE LEGEND, ABBREVIATIONS LEGEND, and SYMBOL LEGEND tables defining symbols for property lines, easements, and other survey features.



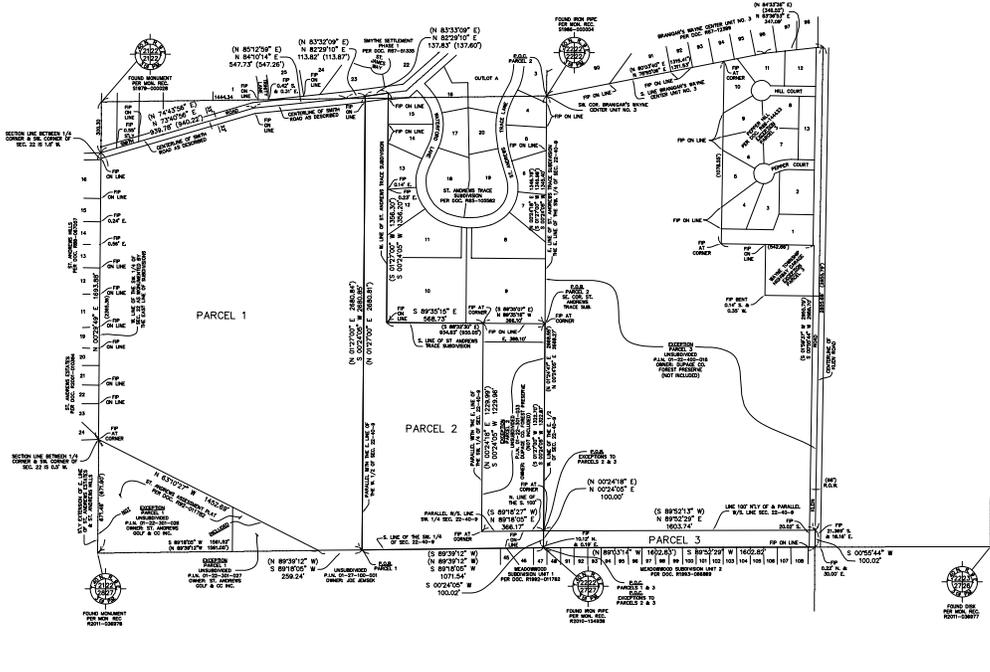
OVERALL BOUNDARY INFORMATION SEE SHEETS 2-4 FOR PLANGMETRIC DETAILS

PARCEL DESCRIPTION

PARCEL 1: Description of the western portion of the property, including bearings and distances for various boundaries and easements.

SURVEYOR'S CERTIFICATE

TO CHICAGO TITLE INSURANCE COMPANY PLATE ONE COMPANY, LLC. This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Uniform Standards and Requirements for Accurate Land Title Surveys...



SURVEYOR'S NOTES

- 1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS... 2. EASEMENTS AND EVIDENCES OF EVIDENCE OF VISIBLE OCCUPATION OR POSSESSION SHOWN ALONG PERIMETER BOUNDARY OF SUBJECT SITE, IF APPLICABLE... 11. POTENTIAL VISIBLE ENCROACHMENTS SHOWN, IF APPLICABLE... 12. EVIDENCE OF VISIBLE UNRECORDED EASEMENTS SHOWN, IF APPLICABLE... 13. POSSIBLE NON-DOCUMENTED EASEMENTS FOR UTILITIES SHOWN WHERE DELINEATED AS VISIBLE ON SURFACE, IF APPLICABLE... 14. NO VISIBLE WATER FEATURES OBSERVED (I.E., STREAMS, PONDS, ETC.).

SCHEDULE B SURVEY RELATED TITLE EXCEPTION NOTES

- 1. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS, INCLUDING BUT NOT LIMITED TO UNRECORDED EASEMENTS IN FAVOR OF THE ILLINOIS BELL TELEPHONE COMPANY... 2. RECORDS NO. 07-20-007 FOR PURPOSES OF AMENDING PROPERTY TO THE CITY OF WEST CHICAGO... 3. ADJACENT LAND BELONGING TO GREAT LAKES PIPE LINE COMPANY... 4. RIGHTS OF OTHERS ENTITLED TO AND TO THE CONTINUED UNDEVELOPED USE OF ANY STREAM, RIVER OR CHANNEL... 5. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND/OR THE MUNICIPALITY IN AND TO THAT PART OF THE PROPERTY, IF ANY, TAKEN OR USED FOR ROAD PURPOSES... 6. SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD... 7. ANY AND ALL EVIDENCE OF EVIDENCE OF VISIBLE OCCUPATION OR POSSESSION SHOWN ALONG PERIMETER BOUNDARY OF SUBJECT SITE, IF APPLICABLE, DOES NOT AFFECT SUBJECT PROPERTY.

CEMCON, Ltd. Consulting Engineers, Land Surveyors & Planners. 2200 West 111th Street, Suite 100, West Chicago, IL 60185. TEL: 630.262.2100 FAX: 630.262.2109 WWW.CEMCON.COM Email: Survey@cemcon.com

Discussion and Recommendations

The following is an evaluation of the analyzed intersections based on the projected traffic volumes and the capacity analyses performed.

Il 59/Smith Road

- The signalized intersection is operating at an overall acceptable level of service and will continue to do so under future conditions, which includes the residential development traffic.
- While the eastbound and westbound approaches operate at Level of Service (LOS) E and F during the peak hours, this is not due to a capacity deficiency but rather due to the long cycle length (140 seconds) and the long time the eastbound and westbound approaches need to wait for the green phase, given that the majority of the green time is allocated to IL 59.
- No roadway or traffic control improvements are recommended in conjunction with the proposed development.

Army Trail Road/Petersdorf Road

- This traffic signal is a standalone signal and is not interconnected with a traffic signal system.
- The signalized intersection is operating at an overall acceptable level of service and will continue to do so under future conditions, which includes the residential development traffic.
- No roadway or traffic control improvements are recommended in conjunction with the proposed development.

Smith Road/Waterford Lane, Smith Road/Petersdorf Road, Smith Road/Klein Road

- Based on the results of the capacity analyses, all of these intersections are operating at acceptable levels of service and will continue to do so under future conditions, which includes the residential development traffic.
- No roadway or traffic control improvements are recommended in conjunction with the proposed development.

Army Trail Road/Smith Road

- Inspection of the capacity analyses indicate that the westbound left-turn lane operates at LOS A during both peak hours and will operate at LOS B under future conditions.
- Furthermore, the northbound approach will continue operating at acceptable levels of service.
- No roadway or traffic control improvements are recommended in conjunction with the proposed development.

North Avenue/Klein Road

- Based on the results of the capacity analyses, the southbound approach currently operates at LOS D and E during the morning and evening peak hours, respectively.
- Under Year 2030 no build conditions, the southbound approach the southbound approach will operate at a LOS E and F during the morning and evening peak hours, respectively.
- Under future conditions, the southbound approach will operate at LOS F during both peak hours. This is normal and expected when a minor road intersects a major arterial like North Avenue.
- It is important to note that site traffic destined eastbound on North Avenue can travel eastbound on St. Charles Road, south on Prince Crossing Road, and make a left-turn movement at the signalized intersection of North Avenue with Prince Crossing Road.
- Similarly, the eastbound left-turn movement is projected to operate at LOS E and F during the weekday morning and evening peak hours, respectively. However, it is important to note that the traffic signal to the east at the intersection of North Avenue with Prince Crossing Road creates gaps in the through traffic stream that will allow left-turning vehicles to operate more efficiently than what the capacity analyses show.
- No roadway or traffic control improvements are recommended in conjunction with the proposed development.

Smith Road/Trinity Lane/Proposed Access Road

- Based on the results of the capacity analyses, this intersection is currently operating at acceptable levels of service.
- Under future conditions and with the addition of the access road as the fourth leg of this intersection, the intersection will continue operating at acceptable levels of service.
- The access road, as previously indicated, will provide one inbound lane and two outbound lanes under stop sign control striped for an exclusive left-turn lane and an exclusive right-turn lane.
- Based on a review of the projected traffic volumes and the warrants for the provision of auxiliary turn lanes found in IDOT's *Bureau of Design and Environment (BDE) Manual*, no exclusive turn lanes on Smith Road at its intersection with Trinity Lane/proposed access road will be warranted. (See Appendix)
- A sight distance study was conducted to determine the available sight distance at the proposed access drive (Exhibit A in the Appendix) and based on the study, there is adequate sight distance to meet the required stopping sight distance for a 30 mph speed limit.
- No roadway or traffic control improvements are recommended in conjunction with the proposed development.

Klein Road/Proposed Access Road

- Based on the results of the capacity analyses, this intersection will operate at acceptable levels of service.
- Based on the projected traffic volumes, the access road will provide one inbound lane and one outbound lane under stop sign control.
- Based on a review of the projected traffic volumes and the warrants for the provision of auxiliary turn lanes found in IDOT's *Bureau of Design and Environment (BDE) Manual*, no exclusive turn lanes on Klein Road at its intersection with the proposed access road will be warranted. (See Appendix)
- A sight distance study was conducted to determine the available sight distance at the proposed access drive (Exhibit B in the Appendix) and based on the study (using the posted speed limit of 40 mph), there is not adequate sight distance to the north to allow outbound traffic or the inbound left-turn movement to see incoming vehicles and provide them with adequate distance to come to a stop if needed.
- Klein Road has a posted speed limit of 30 mph from Smith Road for approximately 2,700 feet south where the speed increases to 40 mph and continues to be 40 mph to North Avenue.

- Based on a field visit, it was determined that the speed limit of 30 mph is appropriate for this segment given the numerous private driveways off Klein Road (approximately 10) and given that three local roads serving various subdivisions intersect Klein Road.
- It is recommended that the 30 mph speed limit be extended south of its current terminus by approximately another 2,000 feet to be consistent with the northern segment.
- When a sight distance study (Exhibit C in the Appendix) is prepared assuming a posted speed limit of 30 mph, adequate stopping sight distance is available to the north and to the south.
- No additional improvements are recommended in conjunction with the proposed development.

Conclusion

The proposed The Preserve at West Branch residential development is proposed to be located on the south side of Smith Road between IL 59 and Klein Road. The plans for the 111-acre site call for a residential subdivision with 269 single-family homes. Access to the subject site is proposed from a full access roadway off Smith Road opposite Trinity Lane and a full access roadway off Klein Road.

Based on the preceding analyses and recommendations, the following conclusions have been made:

- The proposed residential development-generated traffic will be consistent and compatible with traffic patterns and volumes in the area.
- The two access roads that will serve the proposed development will help disperse the development-generated traffic onto the surrounding roadway network and provide alternatives for the site traffic to enter and exit the development.
- All of the studied intersections are operating at overall acceptable levels of service and will continue operating at acceptable levels of service under future conditions.
- No auxiliary turn lanes will be necessary on Smith Road or Klein Road to accommodate future traffic volumes.
- There is adequate stopping sight distance to the east and west on Smith Road at its intersection with Trinity Lane/proposed access road.
- In order for the proposed access road off Klein Road to be accommodated, the 30 mph speed limit zone north of the site should be extended for approximately 2,000 feet south.
- By reducing the posted speed limit to 30 mph, adequate stopping sight distance to the north and south will be provided.
- The daily traffic counts conducted on the adjacent roadways along with the applicable roadway classifications is consistent with industry standards.
- Under future conditions, Smith Road and Klein Road will continue to function and operate as neighborhood collector streets.
- Traffic calming measures such as radar speed signs mounted below the posted speed limit should be considered on Smith Road and Klein Road.

EXECUTIVE SUMMARY
APPLICATION 21-066
August 30, 2021

Petitioner: Pulte Home Company, LLC, 1900 E Golf Rd, Suite 300, Schaumburg, IL 60173

Contact Person: Irving Gama, 312-973-2996

Unit of Government Responsible for Permits: City of West Chicago

Acreage: 110.21

Area of Disturbance (acreage): 110.21

Location of Parcel: Section 22, Township 39N, Range 9E

Property Address/PIN#: West of Route 59 on the south side of Smith Road in Wayne Township

Existing Land Use: Agriculture

Proposed Land Use: Single-family residential development

NATURAL RESOURCE CONCERNS

Land Cover in the Early 1800's: This site is in an area previously identified as cultural and prairie. (See page 5 for more information.)

Wetlands: The National Wetland Inventory map and the DuPage County Wetland Map do not identify wetland areas on this site. If there are any indications of unidentified wetlands on this site, noticed during the proposed land use change, contact the appropriate county and federal wetland regulatory agencies (page 25).

Floodplain: There are no floodplain areas identified on this site. (See page 8.)

Streams: There are no streams on this site. (See page 9.)

Aquifer Sensitivity: This site is classified as having a high potential for aquifer contamination. (See page 10.)

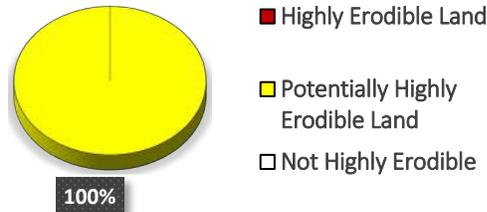
Topography and Overland Flow: Please refer to page 11 for information regarding site topography and drainage. The high point of this property is in the southwestern portion of the site at an elevation of approximately 814 feet above sea level. The property generally drains to the northeast via overland flow. The lowest elevation on the property is approximately 768 feet above sea level.

Stormwater Management: This site may or may not need a Stormwater Pollution Prevention Plan (SWPPP). Contact the KDSWCD for questions or assistance in developing a SWPPP. See page 12 for information regarding stormwater management.

Soil Erosion: Many construction sites are required to develop and follow a Stormwater Pollution Prevention Plan (SWPPP) in order to be in compliance with local, state, and federal laws regarding soil erosion and stormwater management. Contact the KDSWCD for questions or assistance in developing a SWPPP. (See page 12).

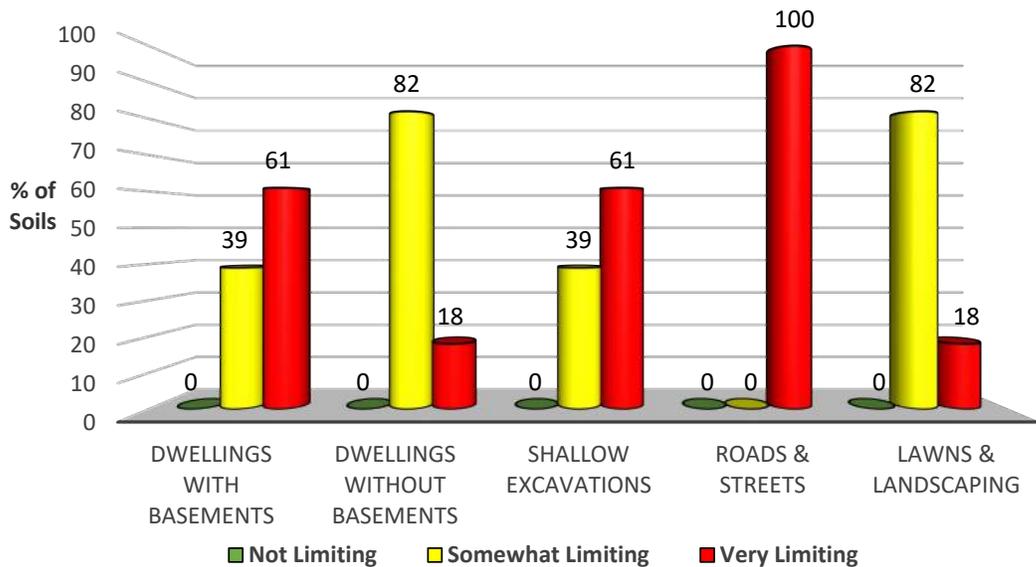
**EXECUTIVE SUMMARY
APPLICATION 21-066
August 30, 2021**

Highly Erodible Land: There are potentially highly erodible soils identified on this site. (See page 13.)

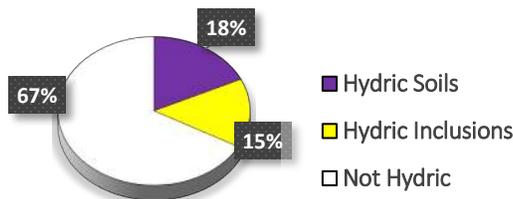


Regulations: Please note that additional permits are required for any development impacting wetlands, streams, or floodplain areas. Please see page 25 for regulation information.

Soil Interpretations: Soils at this site may contain limitations for the proposed use. See page 14 and attached Soils Tables on page 16. All information is from the Soil Survey of DuPage County, Illinois. The limiting factors for this site are: **seasonal high-water table, shrink-swell, low strength, ponding, frost action.**

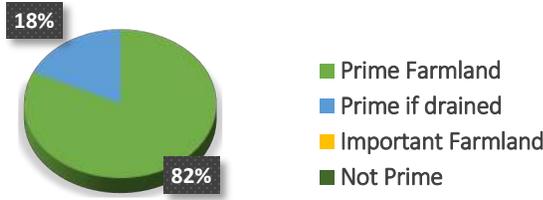


Hydric Soils: There are hydric soils and soils with hydric inclusions identified on this site. (See page 23.)



EXECUTIVE SUMMARY
APPLICATION 21-066
August 30, 2021

Prime Farmland: Prime and Important Farmland occur on this tract.



Productivity: This site has a Relative Value of **142 of 300**, placing it in the **low** protection category for farmland. (See Page 24 for more information.)

LAND USE OPINION

The most current natural resource data indicates the following concerns for this site: **Soil Limitations, Aquifer Sensitivity, High-water Table, Soil Erosion and Sediment Control, and Stormwater Management.** These concerns need to be managed, monitored, and/or considered in the planning and development of the site for the best possible results and for the least negative impact to the environment and natural resources.

Based on the information in this report, it is the opinion of the Kane-DuPage Soil and Water Conservation District Board that this site **is somewhat suited** for the proposed land use change.

SITE INSPECTION

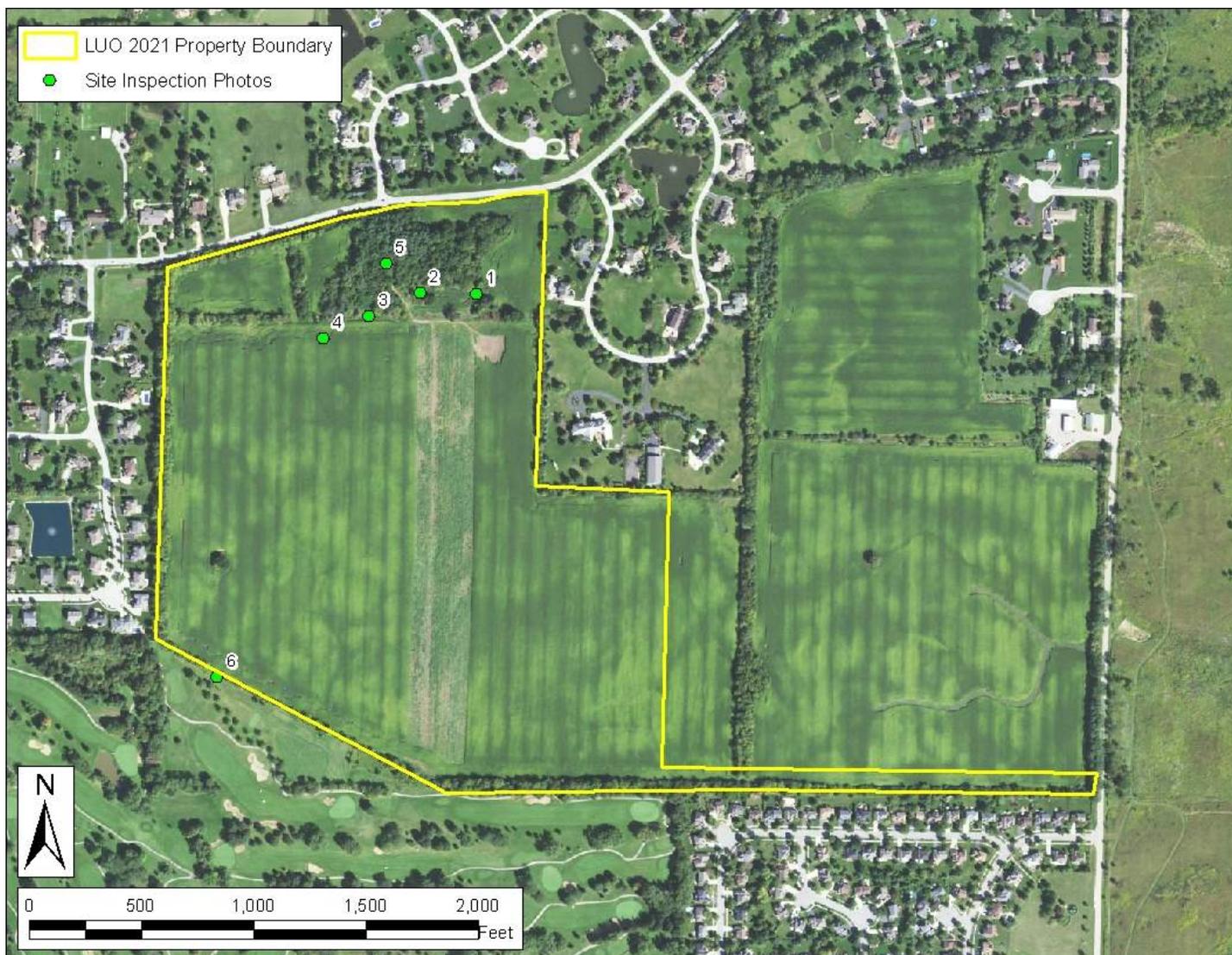


Figure 18: Location of site inspection photos

A site inspection was conducted by **Resource Assistant, Jennifer Shroder** on **August 5, 2021**. The following photos were taken during this inspection and reflect the site conditions at that time.

SITE INSPECTION PHOTOS



Photo 1 facing east



Photo 2 facing southwest



Photo3 facing northwest



Photo 4 facing north



Photo 5 facing west



Photo 6 facing northeast



Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
<http://dnr.state.il.us>

JB Pritzker, Governor

Colleen Callahan, Director

October 26, 2021

Ty Morris
Pulte Home Company, LLC
1900 Golf Road
Suite 300
Schaumburg, IL 60173

RE: St. Andrews of West Chicago
Project Number(s): 2206608 [210179, 2111646]
County: DuPage

Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated.

This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

Please contact me if you have questions regarding this review.

Adam Rawe

Adam Rawe
Division of Ecosystems and Environment
217-785-5500

PUBLIC



WORKS

MEHUL T. PATEL, P.E., CFM
 DIRECTOR
 (630) 293-2255
 FAX (630) 293-2971

UTILITY DIVISION	293-2255
STREET DIVISION	293-2250
WASTEWATER DIVISION	293-2261
ENGINEERING DIVISION	293-2255

MEMORANDUM

TO: John Sterrett, City Planner

FROM: Rocky Horvath, Utility Superintendent *R. H.*

DATE: January 21, 2022

RE: Pulte Homes (The Preserve at West Branch)

As requested, the Public Works Department has performed a watermain and sanitary sewer engineering review of the proposed Pulte Homes Development “The Preserve at West Branch”. Specifically, Public Works has reviewed the engineering plan set entitled “Preliminary Engineering Plan for The Preserve at West Branch”, as prepared by Cemcon LTD, dated 07/21/21, revised 1/14/2022 revised per client, Job 402.078. Based on our review of the above referenced plan set, the Department of Public Works offers the following comments:

Preliminary Engineering Plan (Sheet 2-5)

1. The sewage system design remains as originally presented. Therefore the sanitary sewer and associated lift station will not be designated public improvements and will be maintained by the developer or subdivision in perpetuity. Easements do not need to be granted to the City for maintenance of the sanitary sewer. Please provide a draft special service area agreement for Public Works review.
2. Sanitary sewer and watermain do not appear to meet horizontal IEPA minimum separation requirements south of Road B. Per comment #1 above, easements are not needed over sanitary sewer. Watermain shall be centered in a dedicated 10’ watermain easement of its own.
3. The storm sewer outfall as well as the sanitary sewer connection into existing sanitary on page 3 are in conflict with existing City watermain. Please provide vertical separation elevations for these conflicts.

4. The storm sewer outfall on page 3 is drawn in a public utility easement. Where does the outfall from this line flow? Does it flow to public or private storm water facilities? Please clarify.

MISCELLANEOUS

1. Please note that Public Works did not review the proposed geometric layout or, the stormwater management and BMP requirements for the site, nor did we review building or landscape requirements for the site.

Based on our review of the above referenced plan set, the Department of Public Works has no other comments on said permit submittal. Please feel free to contact me directly with any questions or comments.

CC: Tom Dabareiner Director of Community Development
Steve Pertzborn, P.E., Civil Engineer Community Development
Rob Skerke, P.E., Civil Engineer, Community Development
Mehul T. Patel, P.E., CFM, Director of Public Works