

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

## DEVELOPMENT COMMITTEE

**Monday, April 11, 2022  
7:00 P.M. - Council Chambers**

### AGENDA

1. Call to Order, Roll Call, and Establishment of a Quorum
2. Approval of Minutes
  - A. March 14, 2021
3. Public Participation
4. Items for Consent.
5. Items for Discussion
  - A. **The Preserve at West Branch** – Last month, the Plan Commission voted unanimously to recommend a proposed 266-unit single-family Pulte development known as The Preserve at West Branch, located north of the St. Andrews Golf Course property. Staff has received a request for a continuance from a Homeowners' Association (letter included). Upcoming available meeting dates include a special meeting date of either Wednesday, April 27 or May 4, or the next regularly scheduled Development Committee meeting on Monday, May 9.
6. Unfinished Business
7. New Business
  - A. **Outdoor Dining** – Discussion is requested on whether the Development Committee wishes to see Outdoor Dining in the Public Right of Way continued, at all, or either seasonally or year-round, as a Special Use (recommended) or Permitted Use, and have Staff develop formal regulations for consideration at the next available Plan Commission meeting.
8. Reports from Staff
9. Adjournment

**Draft**

## **MINUTES**

### **DEVELOPMENT COMMITTEE**

**March 14, 2022 7:00 P.M.**

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

Alderman Stout called the meeting to order at 7:00 p.m.

Roll call found Aldermen Beifuss, Christine Dettmann, Matthew Garling, John Jakabcsin, Jayme Sheahan, and Rebecca Stout present.

Also in attendance was Community Development Director, Tom Dabareiner.

**2. Approval of Minutes.**

**A. February 14, 2022.**

**Alderman Garling moved and Alderman Sheahan seconded a motion to approve the minutes. Voting Aye: Aldermen Beifuss, Dettmann, Garling, Jakabcsin, Sheahan and Stout.**

**3. Public Participation. None.**

**4. Items for Consent.**

**A. 348 Charles Court** – Stotan Industrial LLC requests approval of a Special Use Permit for outside truck/trailer parking ancillary to its proposed permitted principal use of a warehouse/distribution facility.

**B. Amendment to the Future Land Use Map** – Several errors were found in the final Future Land Use Map that require correction.

**C. Annual Adoption of the Official Zoning Map** – Compliance with Illinois State Statute requires review and adoption of the Official Zoning Map. No zoning changes occurred in the last year but a handful of property lines changed and is updated on the Map.

Item 4. B. was removed for discussion at the request of Alderman Beifuss.

**Alderman Garling moved, and Alderman Dettman seconded the motion to approve Items 4. A. and 4. C. for Consent. Voting Aye: Aldermen Beifuss, Dettmann, Garling, Jakabcsin, Sheahan and Stout.**

Discussion of Item 4. B. followed. Alderman Beifuss stated they were made aware previously of some errors, which were later corrected on the Future Land Use Map, but he asked about this current set of errors. Tom Dabareiner explained that due to software incompatibility, when they went to make updates, unintentional changes occurred like the color-coding for certain areas of the map. Alderman Beifuss questioned the consultant's attention to detail, as this is the third time they have had to correct errors. They should have done a better job of this. Mr. Dabareiner said they asked for maps to understand better the changes that were made, but the software did not allow for this. He believes that all errors have been corrected, and that they are not being paid for this additional work. Alderman Beifuss pointed out that staff's time is taken up with these changes. He stated it is embarrassing. They are professionals who came highly rated and they should have taken the time to look at these things.

**Alderman Sheahan moved, and Alderman Jakabcsin seconded the motion to approve Items 4. B. for Consent. Voting Aye: Aldermen Beifuss, Dettmann, Garling, Jakabcsin, Sheahan and Stout.**

## **5. Items for Discussion.**

**A. Creating an Economic Development Commission** – Both the Strategic Plan and the Economic Development Plan call for creation of an Economic Development Commission. Staff is proposing a text amendment to the Municipal Code to accomplish this.

Tom Dabareiner informed the members that the Strategic Plan of 2016 provided for the creation of an Economic Development Plan and an Economic Development Commission. The proposed text amendment mimics the language already used in the Code for other commissions. Many communities have these types of commissions. This Commission would enhance communication between the business community and the City. They are recommending a seven-person Commission. Staff has some ideas already of who might serve. For example, a representative from the Chamber, the community, a community college and large and small business owners from the City.

Alderman Stout stated it is a good practice to have another body that can evaluate and act as a liaison between groups. This would be a good addition to the existing commissions.

Alderman Beifuss said he is familiar with these, but he asked to know what this Commission would do. Mr. Dabareiner replied that they would rely on the Economic

Development Plan, which has a list of economic projects that have been prioritized into four groups. They would help guide and make recommendations as to which projects come next given the marketplace or size of companies. Staff would get some ready feedback from the business community to help plan. For example, they could evaluate specific recommendations from the Economic Development Plan, such as whether a business incubator would work in this community, the timing, the funding, etc. Another advantage is to gain a worldview of what the market pressures are for a community like West Chicago, which will help the City to make better decisions.

Alderman Garling indicated that it is key is to have a combination of local and regional and/or national perspectives, such as trade associations, non-profit organizations or manufacturing alliances. This would provide for a less insular, larger perspective.

Alderman Dettman asked if the members would be invited to serve, and Mr. Dabareiner replied that like the other commissions, the members would be appointed by the Mayor and approved by Council.

Alderman Beifuss stated that getting those other kinds of perspectives would be useful especially when it comes to economic incentives. Mr. Dabareiner agreed, stating that instead of offering incentives more broadly, they could become narrower for projects like infrastructure. He cited the example of where no incentives were given to Amazon and then other subsequent companies followed the same pattern. Commissioner feedback on profit margins may also help to drive down incentive costs.

Alderman Jakabcsin stated that he too wondered what the real purpose of this Commission would be. He spoke with the City Administrator who informed him of Mr. Dabareiner's related experience with this in the past. The City Administrator is excited at the prospect and believes it is worthwhile. They also discussed the scope of candidates. Alderman Jakabcsin said he thinks it is worth a shot.

Mr. Dabareiner pointed out that the Economic Development Coordinator does not have a committee that he routinely reports to. This new Commission would provide for that opportunity.

Alderman Dettman moved, and Alderman Sheahan seconded the motion to approve Item 5.A. for Discussion. Voting Aye: Aldermen Beifuss, Dettmann, Garling, Jakabcsin, Sheahan and Stout.

**6. Unfinished Business.** None.

**7. New Business.** None.

**8. Reports from Staff.**

**9. Adjournment.**

**Alderman Garling moved, and Alderman Dettman seconded the motion to adjourn the Development Committee meeting at 7:26 p.m. Voting Aye: Aldermen Beifuss, Dettman, Garling, Jakabcsin, Sheahan and Stout.**

Respectfully submitted,

Jane Burke

## CITY OF WEST CHICAGO

### DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

The Preserve at West Bank  
Pulte Group, Inc.

Ordinance No. 22-O-0014

AGENDA ITEM NUMBER: 5.A.

FILE NUMBER: \_\_\_\_\_

COMMITTEE AGENDA DATE: April 11 2022

COUNCIL AGENDA DATE: \_\_\_\_\_

STAFF REVIEW: Tom Dabareiner, AICP

SIGNATURE 

APPROVED BY CITY ADMINISTRATOR: Michael Guttman SIGNATURE \_\_\_\_\_

Pulte Group, LLC, proposes construction of a single-family residential subdivision with 266 homes on property owned by and located just north of the St. Andrews Golf Course. At a special meeting held on March 22, the Plan Commission voted unanimously to recommend approval of the proposal to the Development Committee, based on its review of the Findings of Fact.

Since then, the President of the Meadow Wood Homeowners' Association has requested a continuance so that area residents may "assemble...documents [and] fact check the information that was presented by Pulte". A copy of this letter is attached.

Should the Development Committee continue this item, two special dates are available—Wednesday, April 27 and Wednesday, May 4—or the next regular meeting of the Development Committee on May 9.

Alternatively, should the Development Committee members move ahead to consider the Pulte proposal, copies of the plans are attached, along with a draft Ordinance to recommend to the City Council for approval. The current plans reflect changes that were made by Pulte to meet all codes necessary for approval a Preliminary Planned Unit Development and Plat for the project. The plans also comply with the special provisions of the original 15-year-old Annexation Agreement covering the subject area.

**ACTIONS PROPOSED:**

Continue the item to a date certain for discussion or discuss and vote to recommend the ordinance to City Council.

**COMMITTEE RECOMMENDATION:**

April 1, 2022

Michael Guttman  
City Administrator  
City of West Chicago, IL

*Re: Request to a continuance of consideration of the Pulte proposal before Community Development Committee Meeting scheduled for April 11, 2022*

Dear Michael,

To follow up to our telephone conversation, as the President of the Meadow Wood Homeowners Association of West Chicago, I am requesting that the review of the proposed development by Pulte Home Company, LLC called "The Preserve at West Branch" by the Community Development Committee of the City Council, be continued from the Agenda for April 11, 2022 to a later date.

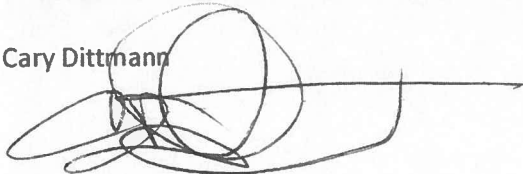
The reason I am asking this is that we have very little time to prepare for this very important meeting. We have requested information from multiple agencies and units of local, township, and county government to fact check some of the information provided by Pulte to the Plan Commission.

As you are aware, we do not have the opportunity to ask Pulte any questions, and we have only one opportunity to present our statement with no opportunity to rebut any statements made by Pulte. Pulte submitted several changes and modifications to their plan, and we want to be certain that the information provided by Pulte is accurate and based on facts and not Pulte's opinions.

Pulte was granted two continuances of the Plan Commission hearing to prepare themselves. It is only fair that we as residents of West Chicago should also be given a fair and reasonable opportunity to be heard and contribute meaningfully in this process before our elected officials.

Please let me know if our request will be granted so we can assemble our documents, fact check the information that was presented by Pulte. We expect a fair opportunity to be heard by our elected officials on an issue that is extremely important to us as taxpayers and voting residents of West Chicago.

Cary Dittmann

A handwritten signature in black ink, appearing to be 'Cary Dittmann', with a long horizontal line extending to the right.

President  
Meadow Wood Association, Inc.

CC: Mayor Rubin Pineda  
West Chicago City Council  
Meadow Wood Association, Inc. Board



## **ORDINANCE NO. 22-O-0014**

### **AN ORDINANCE APPROVING THE PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN AND PLAT OF THE PRESERVE AT WEST BRANCH SMITH ROAD BETWEEN ILLINOIS ROUTE 59 AND KLEIN ROAD**

WHEREAS, on or about July 28, 2021, Pulte Home Company, LLC (the “APPLICANT”), filed an application for a Preliminary Planned Unit Development Plan and Plat for property located on the south side of Smith Road between Illinois Route 59 and Klein Road, legally described in Exhibit “A”, attached hereto and incorporated herein as the “SUBJECT REALTY”; and,

WHEREAS, the SUBJECT REALTY is subject to certain zoning requirements contained in the Second Amendment of the Annexation Agreement with St. Andrew’s Golf and Country Club, approved by the City Council on October 20, 2008, according to Resolution 08-R-0106 (the “ANNEXATION AGREEMENT”); and,

WHEREAS, the APPLICANT has incorporated within its application for a Preliminary Planned Unit Development Plan and Plat all zoning restrictions contained in the ANNEXATION AGREEMENT; and,

WHEREAS, Notice of Public Hearing on said application was published in the Daily Herald, was mailed via Certified Mail to all property owners within 250 feet of the SUBJECT REALTY, and was posted on the SUBJECT REALTY, all on November 24, 2021 and all as required by the ordinances of the City of West Chicago and the statutes of the State of Illinois; and,

WHEREAS, a Public Hearing was conducted by the Plan Commission/Zoning Board of Appeals of the City of West Chicago, commencing on December 15, 2021 and concluding on March 22, 2022, pursuant to said Notice; and,

WHEREAS, at the Public Hearing, the APPLICANT provided testimony in support of its application, and all interested parties had an opportunity to be heard; and,

WHEREAS, the corporate authorities of the City of West Chicago have received the recommendation of the Plan Commission/Zoning Board of Appeals for the Preliminary Planned Unit Development Plan and Plat with deviations from the Subdivision Regulations Code, which contains specific findings of fact, pursuant to Recommendation No. 2022-RC-0004, a copy of which is attached hereto as Exhibit “B” which is, by this reference, incorporated herein.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of West Chicago, DuPage County, Illinois, in regular session assembled, as follows:

Section 1. That there is hereby approved a Preliminary Planned Unit Development Plan and Plat of the SUBJECT REALTY, subject to the following conditions:



1. The site shall be developed in substantial compliance with the following plans, attached as Exhibit "C":
  - a. Preliminary Planned Unit Development Plan and Plat, consisting of five sheets (Sheet A1.0) prepared by Cemcon Ltd, dated July 21, 2021, with a final revision date of March 9, 2022.
  - b. Preliminary Engineering Plans, consisting of five sheets, prepared by Cemcon Ltd, dated July 21, 2021, with a final revision date of March 9, 2022
  - c. Preliminary Landscape Plan, consisting of ten sheets prepared by Signature Design Group, dated July 21, 2021 with a final revision date of March 4, 2022.
2. Prior to the issuance of the first Certificate of Occupancy on the SUBJECT REALTY, and after a request is received in writing from a representative of the West Chicago Park District or the West Chicago Public Library District, APPLICANT shall cause the SUBJECT REALTY to be annexed into the applicable District boundaries.
3. As part of the construction of the roadway connection at Klein Road, APPLICANT shall at its own expense cause a speed limit sign for "30 MPH" and a radar speed indicator sign to be installed on Klein Road. The location of such signs shall be determined based on direction from City staff.
4. That all conditions and requirements contained in the ANNEXATION AGREEMENT shall remain in full force and effect.

Section 2. That this Ordinance shall constitute approval of the following deviations from the City of West Chicago Subdivision Regulations Code for the SUBJECT REALTY:

1. A deviation from Section 10.2-5 to allow a centerline radius of 90 feet on Road B and on Road C, as identified on the Preliminary PUD Plan and Plat, attached as Exhibit "C", in lieu of the minimum required centerline radius of 250 feet.
2. A deviation from Section 10.3 to allow public utility easements that do not contain both water main and sewer main to have a width of ten feet in lieu of the minimum required 20 feet.

Section 3. That all ordinances and resolutions, or parts thereof, shall, to the extent not expressly modified by the terms and conditions of this Ordinance, remain in full force and effect as therein provided.

Section 4. That this Ordinance shall be in full force and effect ten (10) days from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Alderman Beifuss \_\_\_\_\_

Alderman Chassee \_\_\_\_\_

Alderman Sheehan \_\_\_\_\_

Alderman Brown \_\_\_\_\_

Alderman Hallett \_\_\_\_\_

Alderman Dettmann \_\_\_\_\_

Alderman Birch-Ferguson \_\_\_\_\_

Alderman Dimas \_\_\_\_\_

Alderman Swiatek \_\_\_\_\_

Alderman Garling \_\_\_\_\_

Alderman Stout \_\_\_\_\_

Alderman Short \_\_\_\_\_

Alderman Jakabcsin \_\_\_\_\_

Alderman Morano \_\_\_\_\_

APPROVED as to form: \_\_\_\_\_  
City Attorney

APPROVED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Mayor Ruben Pineda

ATTEST:

\_\_\_\_\_  
Deputy City Clerk Valeria Perez

PUBLISHED: \_\_\_\_\_

## EXHIBIT "A"

### 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.)

Tax ID Numbers: 01-22-301-028; 01-22-301-006; 01-22-301-029; 01-22-301-032; 01-22-400-016

## EXHIBIT “B”

RECOMMENDATION NO. 2022-RC-0004

TO: The Honorable Mayor and City Council

SUBJECT: PC 21-12  
Preliminary Planned Unit Development Plan and Plat with Deviations from the  
Subdivision Regulations Code  
South side of Smith Road between Klein Road and Illinois Route 59

DATE: March 22, 2022

DECISION: With a vote of six (6) “yes” and zero (0) “no”, the motion to recommend approval of the Preliminary Planned Unit Development and Plat with Deviations from the Subdivision Regulations Code passed unanimously.

### RECOMMENDATION

After review of the requested Preliminary Planned Unit Development and Preliminary Plat of Subdivision with deviations from the Subdivision Regulations Code for the SUBJECT REALTY, the Plan Commission/Zoning Board of Appeals (PC/ZBA) recommended approval and incorporated the following findings of fact in their recommendation.

**(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 2.39 dwelling units per acre is consistent with the City’s Comprehensive Plan which indicates this area as single-family residential. Furthermore, the Annexation Agreement contemplates the development of the property as single-family residential within the R-3 District.

**(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 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. No variations from the Zoning Code are necessary for the proposal.

**(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 property is part of a previously approved Annexation Agreement which requires any lots immediately adjoining existing residential to be at least 12,000 square feet in area. This requirement creates the loss of 12 lots that could be created if not for this 12,000 square foot requirement. The Annexation Agreement allows for a density credit so that the 12 lots that are lost due to the requirement may be incorporated within the balance of the development. The lots in the balance of the property are reduced in size to include these 12 lots. The topography of the site in certain areas creates difficulty to comply with the minimum centerline radius of 250 feet. The reduced minimum centerline radii in two areas of the development are acceptable provided that parking is prohibited, with signage, at these turns. The deviation request for the reduction in easement width will not have a detrimental impact on the subject property nor the surrounding areas because no easement less than 20 feet will contain both sanitary and water main, which requires a 10-foot separation between them.

**(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 5.08 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.

**(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 proposal includes all lots immediately adjoining existing residential to be at least 12,000 square feet, which is consistent with the minimum lot size of the R-2 district adjacent to the property.

**(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.

Respectfully submitted,

Barbara Laimins  
Chairperson



**VOTE:**

For  
Laimins  
Hale  
Henkin  
Kasprak  
Banasiak  
Billingsley

Against

Abstain

Absent  
Frantzen

## **EXHIBIT “C”**

(Insert PUD Plat and Plan, Preliminary Engineering Plan, and Landscape Plan,)

# EXHIBIT "C"

## 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

SHEET 1 OF 5

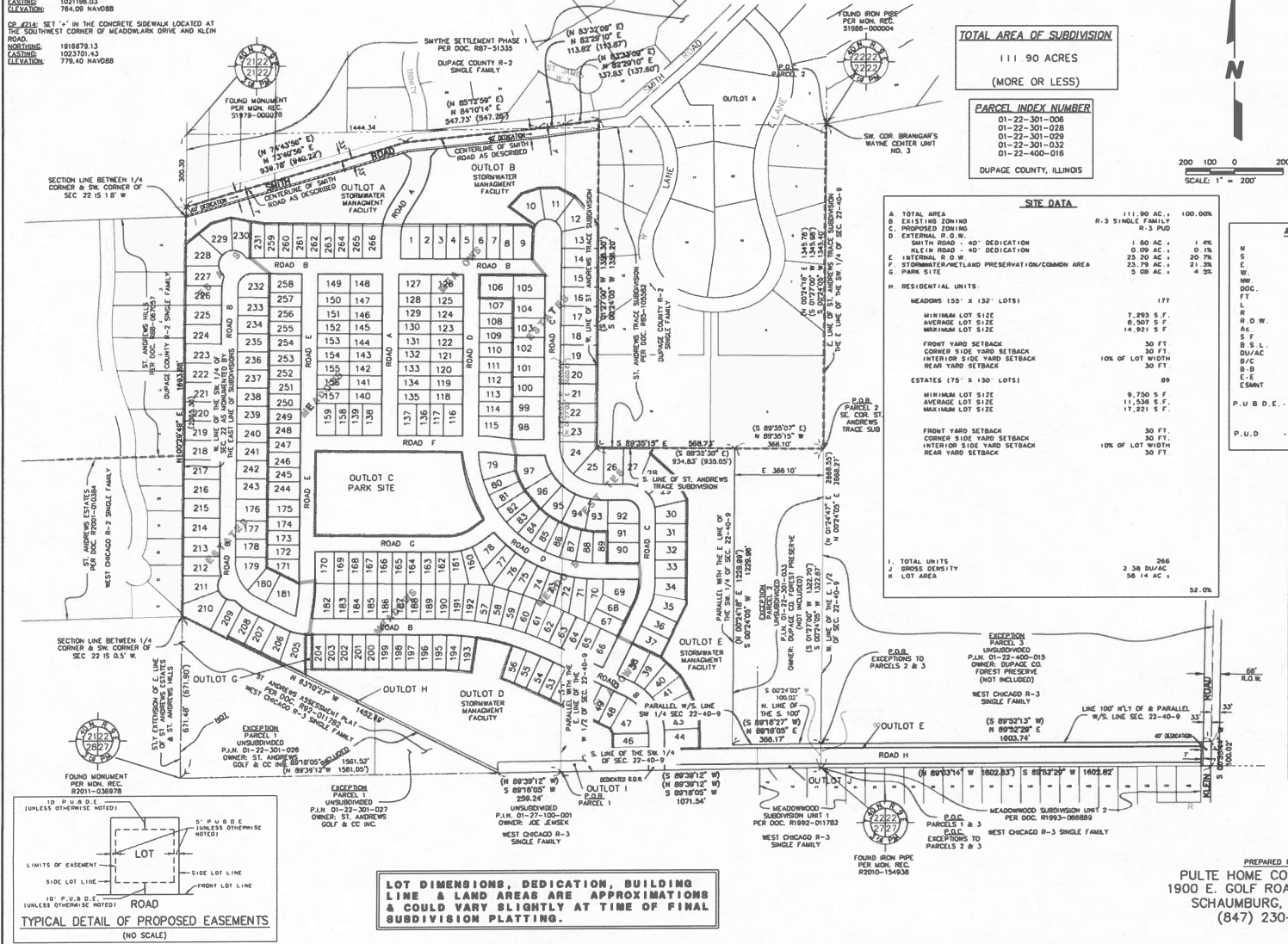
### BENCHMARK/CONTROL POINTS

MONUMENT W/CS (RD 003174) THE STATION IS LOCATED  
337.0 FT SOUTH OF THE CENTERLINE OF DUNBAR PARKWAY,  
81.25 FT EAST OF THE CENTERLINE OF ROUTE 58, AND 5.0 FT  
NORTH OF THE CENTERLINE OF THE CONCRETE PATH (PART OF  
THE KLEIN PRINCE PATH) ON A BRIDGE OVER ROUTE 58.  
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: 813.45 NAVD83

### CONTROL POINTS

CP 200: SET "A" IN THE SOUTHWEST CORNER OF THE  
TRANSFORMER PAD LOCATED ON THE NORTH SIDE OF SMITH  
ROAD FOR THE PROPERTY LOCATED AT 48430 ST. JAMES WAY.  
NORTHING: 191815.03  
EASTING: 1021186.03  
ELEVATION: 764.09 NAVD83

CP 414: SET "A" IN THE CONCRETE SIDEWALK LOCATED AT  
THE SOUTHWEST CORNER OF MEADOWLARK DRIVE AND KLEIN  
ROAD.  
NORTHING: 1918879.13  
EASTING: 1023701.43  
ELEVATION: 778.40 NAVD83



**TOTAL AREA OF SUBDIVISION**  
111.90 ACRES  
(MORE OR LESS)

**PARCEL INDEX NUMBER**  
01-22-301-008  
01-22-301-028  
01-22-301-029  
01-22-301-032  
01-22-400-016  
DUPAGE COUNTY, ILLINOIS

### SITE DATA

A. TOTAL AREA	111.90 AC.	100.00%
B. EXISTING ZONING	R-3 SINGLE FAMILY	
C. PROPOSED ZONING	R-3 PUD	
D. EXTERNAL R.O.W.	1.60 AC.	1.4%
E. INTERNAL R.O.W.	0.09 AC.	0.1%
F. STORMWATER/WETLAND PRESERVATION/COMMON AREA	23.20 AC.	20.7%
G. PARK SITE	23.79 AC.	21.3%
H. RESIDENTIAL UNITS	3.08 AC.	4.3%
I. MEADOWS 155' x 130' LOTS	177	
J. MINIMUM LOT SIZE	7,293 S.F.	
K. AVERAGE LOT SIZE	8,507 S.F.	
L. MAXIMUM LOT SIZE	14,921 S.F.	
M. FRONT YARD SETBACK	30 FT	
N. CORNER SIDE YARD SETBACK	30 FT	
O. INTERIOR SIDE YARD SETBACK	10% OF LOT WIDTH	
P. REAR YARD SETBACK	30 FT	
Q. ESTATES 175' x 130' LOTS	89	
R. MINIMUM LOT SIZE	9,750 S.F.	
S. AVERAGE LOT SIZE	11,536 S.F.	
T. MAXIMUM LOT SIZE	17,221 S.F.	
U. FRONT YARD SETBACK	30 FT	
V. CORNER SIDE YARD SETBACK	30 FT	
W. INTERIOR SIDE YARD SETBACK	10% OF LOT WIDTH	
X. REAR YARD SETBACK	30 FT	
Y. TOTAL UNITS	266	
Z. GROSS DENSITY	2.38 DU/AC	
AA. LOT AREA	58.14 AC.	

### ABBREVIATIONS

N	NORTH
S	SOUTH
E	EAST
W	WEST
NW	NORTHWEST
SW	SOUTHWEST
NE	NORTHEAST
SE	SOUTHEAST
DOC	DOCUMENT
FT	FEET
R	RIGHT OF WAY
R.O.W.	RIGHT OF WAY
AC	ACRE
S.F.	SQUARE FEET
B.S.L.	BUILDING SETBACK LINE
B/C	BACK OF CURB
B/B	BACK TO BACK
E-EDGE	EDGE TO EDGE
ESMT	EASEMENT
P.U.D.E.	INDICATES PUBLIC UTILITIES AND DRAINAGE EASEMENT
P.U.D.	PLANNED UNIT DEVELOPMENT

### 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 Line)
---	EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Line)
---	CENTERLINE (Single Dashed Line)
---	QUARTER SECTION LINE (Double Dashed Line)
---	SECTION LINE (Triple Dashed Line)
---	SECTION CORNER OR QUARTER SECTION CORNER

### 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 CONTIGUOUS, 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 HOMEOWNERS' ASSOCIATION.

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DISC NO.: 402078 FILE NAME: PRESDVR  
DRAWN BY: LAL FLD. BK.: PG. NO.: 18/18 (07/18)  
COMPLETION DATE: 07-21-21 JOB NO.: 402078  
XREF: T010 PROJECT MANAGER: CRM  
2021-10-12/LAL REVISED PER CITY REVIEW COMMENTS DATED 8/24/21  
2022-01-10/LAL REVISED PER LAND PLAN REVIEW PER CLIENT  
2022-03-09/LAL REVISED PER CITY COMMENTS DATED 3/4/22

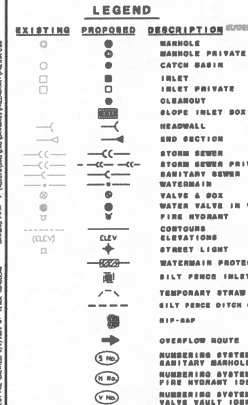
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LOT DIMENSIONS, DEDICATION, BUILDING  
LINE & LAND AREAS ARE APPROXIMATIONS  
& COULD VARY SLIGHTLY AT TIME OF FINAL  
SUBDIVISION PLATTING.

TYPICAL DETAIL OF PROPOSED EASEMENTS  
(NO SCALE)

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



SCALE: 1"=2000'

## NOTES

OPENINGS SHOWN ALONG CURVED LINES ARE ARC DISTANCES.  
ALL RIGHT-OF-WAYS ARE TO BE PUBLIC DEDICATIONS.  
ALL STREETS, UTILITY PIPES AND MANHOLS 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 COCKERILL COUNTY REQUIREMENTS.  
ALL WASTEWATER 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 OPENINGS BUILDINGS TO BE REMOVED AND DISPOSED  
ANY EXISTING WELLS AND SEPTIC FIELDS SHALL BE ABANDONED  
ADJACENT TO COUNTY HIGHWAY 101 GRADIENT SHALL BE  
ENTRANCE ROAD TO HAVE 7% MAXIMUM ROADWAY LONGITUDINAL SLOPE.  
PHASE LINES INDICATE HOW LOTS WILL BE PLATTED. UTILITIES MAY NEED TO BE CONSTRUCTED THROUGH PHASE 2 TO SERVE PHASE 1 RESIDENTS WITH GRADIENT.

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. 062-056788  
MY LICENSE EXPIRES ON NOVEMBER 30, 2023

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:  
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DISC NO.: 42078 FILE NAME: PREOVR  
DRAWN BY: LAL FLD. BK. / PG. NO.: BK./PG. 007/5-10  
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  
2022-01-14/LAL REVISED PER LAND PLAN REVISED PER CLIENT  
2022-02-15/LAL REVISED PER LAND PLAN REVISED PER CLIENT

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**project:**

## The Preserve at West Branch

**Smith Road  
West Chicago, Illinois**

**short description:**

## Overall Preliminary Landscape Plan

owner



north: scale: 1" = 125' 0"



	3.4.2022	Per Revised Site Plan
	2.18.2022	Per Revised Site Plan
	1.14.2022	Per City Review Comments
revisions:	10.12.2021	Per City Review Comments

revisions:  10.12.2021 | Per City Review Comments dated 01.04.2021

original issue date: 21 July 202

drawn by:

---

checked by: \_\_\_\_\_

project no.: 2101

L.100



**Parkway Trees, 2.5" Caliper**  
See Sheet L105



Shade Trees: 2.5" - 3" Caliper

Autumn Blaze Maple	Swamp White Oak
State Street Maple	Chicago/Giant Hackberry
Shawnee Brave Baldcypress	Kentucky Coffeetree
Redmond Linden	Excelsior/London Planetree
Acotade Elm	Bur Oak
Skyline Locust	Triumph Elm



River Birch Trees, 8' - 12' m/s



Ornamental Trees, 6' - 8' m/s

Blackhaw Viburnum	Prairie Fire Crab
Apple Serviceberry	Ivory Silk Tree Lilac
Redbud	Thornless Cockspur Hawthorne
Sargent Crab	Common Witchhazel



Evergreen Trees, 6' - 8' tall

Nonsey Spruce	Fairview Juniper
Colorado Spruce	Wintergreen Arborvitae
White Pine	Mission Arborvitae
Black Hills Spruce	Cascade Juniper



Evergreen Shrubs, 18" - 24" wide

Hughes Juniper                      Green Sargent Juniper  
Kallay Compact Juniper



**Deelquus Shabo**, 19" - 28" tall

American Filbert	Groto Gumec
Black Chokeberry	Miss Jdm Lilac
Dogwood Var.	Viburnums Var.
Panicle Hydrangea	Shrub Rose Var.
Texas Scarlet Quince	Spirae Var.
Annabelle Hydrangea	Elderberry



Barnes, D. L., G. L. Gossard &amp; C. A. Gaudin, 1994.

Feather Reed Grass	Daylily sp.
Prairie Droopseed	Blue Wonder Catmint
Switchgrass	Black Eye Susan
Lilyturf	Russian Sage
Aut. Moor Grass	Allium sp.
Sedum sp.	Amazonia 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 T8.101 - 103 for Existing Tree Removal & Preservation

## CITY OF WEST CHICAGO

### DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

**ITEM TITLE:**

Outdoor Dining  
Discussion Only

**AGENDA ITEM NUMBER:** 7. A.**FILE NUMBER:** \_\_\_\_\_**COMMITTEE AGENDA DATE:** April 11 2022**COUNCIL AGENDA DATE:** \_\_\_\_\_**STAFF REVIEW:** Tom Dabareiner, AICP**SIGNATURE** **APPROVED BY CITY ADMINISTRATOR:** Michael Guttman **SIGNATURE** \_\_\_\_\_

COVID-19 caused a large shift in consumer behavior, from increased online shopping to more meals at home. In fact, it had a drastic impact on the restaurant industry. Ten to 15% of restaurants closed and some estimates put losses at \$400 billion. Although more people are eating out these days, there are three restaurant-related pandemic-era trends expected to stick around long term:

**1) Eating at Home**

*Drive-Through Windows* – While eating indoors was off limits during portions of the pandemic, restaurants with drive-through lanes performed quite well.

*Third-Party Delivery* – Third-party delivery grew by as much as 17% over the last two years and could double in the next three years.

*Curbside Pick-Up and Takeout* – Many consumers enjoyed the convenience of calling restaurants without drive-throughs and picking-up the food in the restaurant or curbside.

**2) Alcohol to Go**

Before the pandemic, this was nearly unheard of, but it has become so popular that many states are making their temporary To-Go law permanent. Restaurant owners can market branded drinks that cannot be purchased in a liquor store. The City of West Chicago allows serving alcohol outdoors if that area is on private property and properly roped off or otherwise demarcated.

**3) Outdoor Dining**

With no or limited seating inside restaurants, many moved seating outside. Even in cold climates, heated outdoor structures made eating out a welcome adventure. There was often significant expense associated with making this possible. Instead of just packing away the tents, heaters, chairs and tables, many restaurants would like to continue making outdoor eating an option. Inquiries have been made about continuing this practice, which is currently not allowed in West Chicago on sidewalks and on public property.

Because of the inquiries, Staff would like to hear from members of the Development Committee, focused on **Outdoor Dining**.

**ACTIONS PROPOSED:**

If desired, direct Staff to develop regulations to allow permanent or seasonal outdoor dining, along

with liquor service, including within public Right of Way. A zoning ordinance text amendment would be required. Also, a new or amended liquor license text amendment would be needed to accommodate outdoor service in the public right of way. Staff will prepare draft text amendments for the Committee's future consideration.

**COMMITTEE RECOMMENDATION:**