

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved with changes August 8, 2022

MINUTES

DEVELOPMENT COMMITTEE

May 9, 2022 7:00 P.M.

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

Tom Dabareiner called the meeting to order at 7:00 p.m.

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

Also in attendance was Community Development Director, Tom Dabareiner.

2. Approval of Minutes.

A. April 11, 2022.

Alderman ~~Dettman~~ Jakabcsin moved and Alderman Jakabcsin Beifuss seconded a motion to approve the minutes. Voting Aye: Aldermen Birch-Ferguson, Beifuss, Dettman, Jakabcsin, and Sheahan. and Stout. Voting to Abstain: Alderman Garling.

In light of the Committee's absent chair and vice chair, Mr. Dabareiner asked the members to nominate a temporary chair.

Alderman Jakabcsin moved to nominate Alderman Matthew Garling and Alderman Sheahan seconded the motion. Voting Aye: Aldermen Beifuss, Dettmann, Garling, Jakabcsin, and Sheahan.

3. Public Participation.

Some West Chicago residents voiced concerns about the proposed Pulte Development. Thirteen residents indicated they were opposed and four residents conveyed specific concerns. Collectively, the residents expressed such concerns as road danger, land use, flooding, ground water contamination, smaller lot sizes and increased density, increased traffic, decreased property values of surrounding homes, speeding traffic, environmental

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impact, stormwater capacity, location of proposed entrance, increased traffic accidents, character of open feel in this area, speed limit on Klein Road, proposed access points and reduced visibility.

4. Items for Consent. None.

5. Items for Discussion.

- A. Outdoor Dining – Several text amendments are proposed to allow seasonal outdoor dining, with liquor service, within the public right of way (it is already allowed on private property). Licensing and insurance would be required, along with a number of other regulations.**

Alderman Beifuss stated that the requirements created by staff for outdoor dining on sidewalks is reasonable and makes sense. There are ongoing demands for this type of outdoor seating, and a lot of towns are continuing to do this. This will support the downtown businesses. He also agreed with the “L” liquor license requirement.

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

- B. The Preserve at West Branch – The Plan Commission voted unanimously to recommend a proposed 226-unit single-family Pulte development known as the Preserve at West Branch, located north of the St. Andrews Golf Course property. This item was tabled last month because of a request from a nearby Homeowners’ Association.**

Alderman Jakabcsin thanked those who spoke for their comments. They made valid points. He is still concerned about the density with the 266 homes, which further leads to the concerns over traffic.

Alderman Beifuss thanked the public for their remarks. He said that hearing their comments regarding stormwater and traffic created concerns for him. He asked Mr. Dabareiner to clarify the proposed lot size of about 9,500 square feet, but stated he does not see this development as particularly dense. He then asked staff about County stormwater standards. Mr. Dabareiner stated they must enforce County law whereby no more water can leave a property at the same rate as it does today. Alderman Beifuss stated it was interesting to hear about the periodic flooding on Smith Road. It is possible another development could aggravate that, but steps will have to be taken to ameliorate stormwater per the County. He asked about the larger lots abutting the current development, and Mr. Dabareiner said this was intended when the property was annexed 15 years ago.

He said he heard interesting information regarding Klein Road. It makes sense to have two entrance points to a development. The Annexation Agreement indicated the entrance would be on Klein, but there is a concern about that location with respect to sight line problems and safety. He wondered if it would be possible to change this. He stated there is currently a high demand for housing and home prices are high as a result. He reiterated his concerns about stormwater and safety. He asked staff if all of the notices went out, and Mr. Dabareiner replied they had.

Alderman Garling asked which changes were made to the development. Mr. Dabareiner replied that the park was enlarged, the lot sizes were changed and the number of units was decreased. They were not previously in compliance with the code, but they are now. When a development meets code, they must abide by approving it. Alderman Garling asked if the Plan Commission/Zoning Board of Appeals (PC/ZBA) approved the most recent plans at their last meeting. Mr. Matt Brolley, Pulte Project Manager, indicated they had, and Mr. Dabareiner added that the PC/ZBA voted unanimously to approve it.

Alderman Jakabcsin stated he received many questions as to why the placement of the entrance on Klein Road is so far on the southern edge. He said he was told it is because of the Annexation Agreement as dictated by the DuPage County Forest Preserve to protect the fen. Mr. Dabareiner agreed about the Annexation Agreement, but was unsure about the fen.

Alderman Garling thanked the public for speaking, and he expressed concerns regarding the placement the Klein Road entrance, the character of the area and size of homes. He asked staff if the entrance could be moved. Mr. Dabareiner stated the entrance is the most direct route out and it was adopted in the Annexation Agreement, which makes it law. That location was decided on 15 years ago in public meetings.

Mr. Matt Broley stated the location of the Klein entrance was part of a process with the Forest Preserve District long before Pulte became involved. They own the rest of that land and the seller only owns this access strip. He said that Pulte has submitted a traffic study that the City consultant has reviewed and approved. They also submitted their initial stormwater plan and they will meet all DuPage County requirements. Fifteen years ago, the City entered into an agreement with the seller. It is a binding contract that provides for R-3 Zoning and lot sizes smaller than 10,000 square feet. They are following exactly what the Annexation Agreement says, and they are here tonight for approval.

Alderman Beifuss asked staff who will own all of the roads when the development is complete. Mr. Dabareiner replied a small segment is in the City and the rest is in the Township. Alderman Beifuss asked who would own the access point to Klein Road, and Mr. Dabareiner said the City would. Alderman Beifuss stated the access point on Klein Road appears to have some connection to the Forest Preserve interests,

but it is not directly attributable to safety concerns. He still has concerns. It is not flat topography, and the residents around there know it is a blind hill. That is a reasonable concern. Mr. Dabareiner pointed out that the City hired a traffic consultant to review the KLOA studies. They concluded that the study was conducted properly and arrived at the same numbers. They were in agreement with the results. Alderman Beifuss asked if the safety of the Klein Road intersection and its sight line was considered. Mr. Dabareiner said it was part of the study. Alderman Garling asked when it was performed, and Mr. Dabareiner replied last year. Alderman Garling asked about its accuracy if it was done during the Pandemic. Mr. Dabareiner responded that the counts were adjusted to account for pre-pandemic levels. Alderman Jakabcsin asked if Pulte is looking into installing radar signs. Mr. Dabareiner said this is part of their proposal. Alderman Sheahan asked if it would include hidden driveway or entrance, but staff did not have those details.

Alderman Garling asked about the wording from the Agenda Summary, and if it means the stormwater requirements have not been met in the current plan. Mr. Dabareiner indicated the preliminary plans have been approved, but the final plans are the ones that will receive full stormwater approval. That is the plan that counts. As it stands, there are no wetlands or other concerns.

Alderman Garling called for a vote to approve Item 5. B. for Discussion. Voting Aye: Aldermen Dettman and Sheahan. Voting Nay: Aldermen Beifuss, Jakabcsin and Garling.

6. Unfinished Business. None.

7. New Business. None.

8. Reports from Staff. None.

9. Adjournment.

Alderman Beifuss moved, and Alderman Sheahan seconded the motion to adjourn the Development Committee meeting at 8:18 p.m. Voting Aye: Aldermen Beifuss, Dettman, Garling, Jakabcsin, Sheahan.

Respectfully submitted,

Jane Burke