

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved July 13, 2020

MINUTES

DEVELOPMENT COMMITTEE

June 8, 2020 7:00 P.M.

The Development Committee meeting of June 8, 2020 was held part remotely and partly in person due to the Coronavirus pandemic.

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

Alderman Stout (in person) called the meeting to order at 7:00 P.M.

All Aldermen in attendance were present remotely. Roll call found Aldermen James Beifuss, Melissa Birch Ferguson, Michael Ferguson, John Jakabscin, Jayme Sheahan and Rebecca Stout present.

Also in attendance was Community Development Director, Tom Dabareiner (in person).

2. Approval of Minutes.

A. May 11, 2020.

Alderman Ferguson moved and Alderman Birch Ferguson seconded a motion to approve the minutes. Voting Aye: Aldermen Beifuss, Birch Ferguson, Ferguson, Jakabscin, Sheahan and Stout. Voting Nay: 0.

3. Public Participation.

Tom Dabareiner informed the members that 18 public comments regarding the annexation of Trillium Farms were received. None of them pertains directly to the Final Plat of Subdivision on the meeting's agenda for the evening and all comments oppose the Pulte Homes' development (pre-annexation agreement with West Chicago). Mr. Dabareiner read each of the following comments and/or letters (as so noted below) in their entirety aloud.

Barbara Whitney, opposed.

Leanne Pastene, opposed.

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Ken Walker, opposed.
Jennifer Ludovice, opposed.
Jon Wylie, opposed.
Karen Borow, opposed.
Douglas Johnston, opposed.
Giulia Naccarato, opposed.
Julie Dayiantis, opposed.
Laura Ludwig, opposed.
Lois Adams, opposed.
Darren Maiman, opposed.
Letter from Darren and Kristy Maiman, opposed.
Bradley Kalins, opposed.
Rose Kuntze, opposed.
Wayne Kuntze, opposed.
Kevin Lawlor, opposed.
Letter from Rose and Wayne Kuntze, opposed.

4. Items for Consent.

- A. Zoning Text Amendment** – Kids Empire USA, LLC is requesting an amendment to the Zoning Code to create and define the use of “Indoor Recreation and Amusement” and to permit the use in the B-3 General Business District.
- B. 28W541 Roosevelt and 28W700 Purnell Road-** Pulte Homes requests approval of a Final Plat of Subdivision for a proposed 84-unit single family residential development in unincorporated DuPage County.

Alderman Beifuss asked Mr. Dabareiner for confirmation that the Plat of Subdivision meets the City’s subdivision code requirements. Mr. Dabareiner replied that it does but with one deviation having to do with the curvature of one of the roadways. However, it was approved in the preliminary plat discussion a few months ago. Alderman Beifuss asked what discussion was had at the Plan Commission/Zoning Board of Appeals (PC/ZBA) meeting, and Mr. Dabareiner responded that there was really no discussion and it moved through quickly. Alderman Beifuss asked about the lot size of the development, and Russ Whitaker of Pulte Homes stated they vary from 7,400 square foot up to 14,000 square foot. There are 84 lots planned on 34 acres, or less than 2 ½ units per acre. He stated that the characterization of some of the public comments read was misleading. Previous discussions were held with the DuPage County Board and they recognized this was more of a conservation-designed subdivision targeted toward senior residents. The lots are smaller, but 50% of the development is dedicated to open space such as detention areas, landscape buffers, etc. The market is moving toward this type of senior product.

Alderman Beifuss asked if the proposed lot sizes correlate with West Chicago’s R-5

zoning district, and Mr. Dabareiner said yes. He also asked for confirmation of the minimum lot size in R-5, which he believed to be 6,500 square feet. He then asked Mr. Whitaker if the lots would be owned by the buyers. Mr. Whitaker said yes, but there would be a HOA to care for the community's outdoor maintenance and would function more like a townhome community.

Alderman Jakabscin moved and Alderman Sheahan seconded a motion to approve Items for Consent 4.A. and 4.B. Voting Aye: Aldermen Beifuss, Birch Ferguson, Ferguson, Jakabscin, Sheahan and Stout. Voting Nay: 0.

5. Items for Discussion. None.

6. Unfinished Business. None.

7. New Business. None.

8. Reports from Staff.

Tom Dabareiner informed the members that the Park District is doing a solar panel project and they need a stormwater variance before the month's end. As such, they will be going directly to the full Council with the matter next Monday. Staff supports this and DuPage County Stormwater is supportive as well.

9. Adjournment.

Alderman Birch Ferguson moved and Alderman Ferguson seconded the motion to adjourn the Development Committee meeting at 7:34 P.M. The Committee members unanimously agreed and the motion carried.

Respectfully submitted,
Jane Burke