

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 2.15.22

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

