



COMMUNITY DEVELOPMENT COMMISSION MINUTES

Committee Date: April 15, 2024
Present: Jaime Ochoa, April Jaeger-Rudnicki
Teresa Szatko, Richard Petersen, David Woods
Absent: Jay Babowice, Jim Parenti
Also Present: Attorney Sean Conway, Gosia Pociecha, Andrew Koterak,
Claudiu Husar
Meeting Convened at: 7:00 p.m.

CALL TO ORDER

Chairman Ochoa called the meeting to order at 7:00 P.M. A roll call vote was taken and a quorum was present. Chairman Ochoa requested that Attorney Conway serve as the hearing facilitator.

APPROVAL OF MINUTES

Ms. Szatko made a motion, seconded by Mr. Petersen, to approve the minutes of the March 18, 2024 meeting. A roll call vote was taken with all members voting aye; motion carried.

PUBLIC HEARINGS

CASE NO. CDC-2024-0002

An application has been filed by Claudiu Husar for a Zoning Variation to reduce the minimum lot width measured at the front yard line of the property located at PIN:03-16-209-024, to be known as 118 Homestead Drive. It is the intention of the applicant to purchase the property and to construct a new single-family home.

DISCUSSION

Mr. Koterak described the currently vacant lot as located at the western terminus of the private street (Homestead Dr.) which provides access to Wood Dale Road for all of the homes located in the subdivision. He described the unique factors which exist regarding this lot and this request; specifically, that the subdivision was originally subdivided in 1940, that the homeowners of each lot must maintain the road in good repair at their own expense, that water and sewer lines are located under the private street, and the applicant



will be required to pay for the expenses of hooking up to public utilities. The applicant will also be responsible for extending Homestead Drive to provide access to the home. Mr. Koteras noted that the Fire Protection District has reviewed this application and finds no objections to it. Responding to Mr. Woods' question, the City cannot force residents of the subdivision to dedicate the existing private street as public right-of-way.

There being no further discussion, Mr. Woods made a motion, seconded by Ms. Szatko, to close the Public Hearing at 7:25 P.M. A roll call vote was taken with all voting aye; motion carried.

RECOMMENDATION

Mr. Ochoa made a motion, seconded by Ms. Szatko, that based on the submitted petition and the testimony presented the proposed zoning Variation is consistent with the Unified Development Ordinance and Comprehensive Plan ; and, therefore I move that the Community Development Commission adopt the findings of fact included within the staff memo dated April 15, 2024 as the findings of the Community Development Commission and recommend to the City Council approval of the zoning Variation to reduce the minimum lot width measured at the front yard line from 80 feet to 65 feet for property to be known as 118 Homestead Drive in Case No. CDC-2024-0002. A roll call vote was taken with the following results:

Ayes; Ochoa, Rudnicki, Szatko, Woods, Petersen,

Nays; None

Abstain: None

Motion carried.

STAFF LIAISON REPORT

None to report..

ADJOURNMENT

The meeting was adjourned at 7:35 P.M.

Minutes taken by Marilyn Chiappetta

Approved May 16, 2024