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DATE: January 5, 2010

Chairman Sobkoviak called the meeting of the Plan Commission to order at 7:49 p.m.

ROLL CALL:

Present: Commissioners Seggebruch, Renzi, O'Rourke, Sanders, Kiefer, Heinen
Chairman Sobkoviak; and Fire District

Absent: School, Park and Library Districts

Also Present: Michael S. Garrigan AICP CNU-A, Village Planner, Jon Proulx, Planner; Merrilee Trotz, Secretary;
Neal Eickholtz, Engineer

Approval of Minutes:

Commissioner Sanders indicated on page 7 the vote should show 5 – 0 not 4 – 0. The minutes from December 1, 2009 were accepted as amended.

DEVELOPMENT REPORT

Village Planner Garrigan stated the site plan, preliminary and final plats for Heritage Woods Supportive Living Facility on Van Dyke Road were approved by the Village Board and the Board directed the Village Attorney to proceed with preparation of ordinances for annexation and special use.

NEW BUSINESS:

CASE NO. 1500-121409.SU VILLAS AT FOX RUN PD AMENDMENT – DETACHED HOMES

Planner Proulx stated the public notices have been posted and published in accordance with state statute and local ordinance. He summarized the staff report as follows: this project consisting of 22 acres is located on the east side of Route 59 adjacent to Dayfield Drive and was originally approved in 2006 with a total of 92 dwelling units grouped in 23 four-unit buildings. The petitioner proposed to eliminate 7 of the four-unit townhome buildings (28 dwelling units) and replace them with 27 single-family detached homes reducing the total from 92 to 91 dwellings units.

Planner Proulx reviewed the findings of fact with regard to a special use and indicated that there will need to be some fine-tuning and revisions to their final engineering in that the developer would like to undertake that once there is a level of comfort that the Plan Commission and Village Board will be approving this major change. This would also require some changes to the final plat of subdivision which will be before the Plan Commission at a future date.

Planner Proulx indicated there are a handful of findings of fact that are specific to Planned Developments and reviewed same.

Staff feels these findings can still be maintained and can be demonstrated. He indicated that prior to discussion on the part of the Plan Commission and input from the public staff is seeking a favorable recommendation from the Plan Commission.

Neal Eickholtz, engineer, indicated the final engineering issues would be minor, just some grading and utility service relocation. We just want to make sure that they maintain that there are no basements as previously agreed.

Chairman Sobkoviak asked if drainage is such that basements are ill advised.

Neal Eickholtz said that was the original agreement.

Commissioner Renzi asked if these would be slab homes and questioned the impervious surface differences, the seven previous sewers where now there will be 27 and seven buildings that were graded and now there are 27; we had driveways with parking lots and now we have driveways with garages.

Mr. Eickholtz responded the difference would be vary minor, that in splitting a four-unit into single units you now have to worry about the drainage in between the homes and the water and sanitary services may be moved and some services if they are already built will be abandoned.. He stated the detention pond was sized for a certain density and imperviousness and this is a fairly minor adjustment.

Commissioner Heinen agreed it would be minor changes and they would have to prove if there is an additional impervious amount of area that they will have to provide detention for that additional impervious. He asked Mr. Eickholtz if he knew if there was additional detention in the existing basins.

Mr. Eickholtz said this would be looked into.

Jamie Wilcox of Wilcox Development was sworn in by Chairman Sobkoviak.

Mr. Wilcox presented a PowerPoint document and indicated they are targeting the same market baby boomers and empty nesters generally 50 years of age and older. The price point will be slightly higher on the new plans as they are a little larger than they are currently building. These single family homes will be compatible with the existing architecture; the main difference is talking the attached homes and moving them slightly apart. This is a new product and there are 12 to 15 communities going through a transition. Engineering wise there have not been issues from a capacity standpoint, drainage standpoint; there has been some grading tweaking and that is why they go through the engineering process. There have been no major problems. He indicated the buyers have changed, different needs of size, price etc. This is the result of major research over 3 years and 1.5 million dollar process done by EPCON Communities which is the number one builder of for sale attached homes by Builder magazine. He explained the features of these homes.

Commissioner Renzi was also concerned with the additional square footage of the buildings and asked if the garages were included in this square footage. Mr. Wilcox indicated this was just interior square footage. Commissioner Renzi suggested that possibility they may have to reduce the number of homes for instance from 27 to 24. Commissioner Renzi is concerned that the final engineering may not match the development.

A Commissioner asked if this was a surface or ground water issue in this area. Planner Proulx said basically it is a ground water issue. Public Works has been working and significant progress has been made.

Commissioner Sanders asked about the Homeowners Association; how many HOAs there would be; what the HOAs actually covered; and how the assessments would be based. He also asked if a reserve study had to be done prior to turning the HOA over to the homeowners.

Planner Proulx said there is a requirement that a reserve study be provided periodically for maintenance of the private street.

Mr. Wilcox indicated it would be one Homeowners Association; if the density did not change the assessments would be the same; if the density did change then the burden would be paid for by the single family residents. There could be 2 levels of assessments. Most of the cost goes to the clubhouse and pool, the lawn maintenance and snow removal would not change

Chairman Sobkoviak asked if anyone in the audience had any questions or comments.

Joanne Analytis was sworn in by Chairman Sobkoviak.

Ms. Analytis asked how these proposed homes will affect her commercial parcels along Route 59 and how this will affect the drainage.

Mr. Wilcox indicated these proposed homes are on the east (right) side of the subdivision and the commercial parcels are on the west (left) side of the subdivision.

Planner Proulx said the change to a single family detached home if anything will require very minor modifications to the grading and overall he felt it would not change the drainage in your parcels. He thought it drained into a detention pond adjacent to the clubhouse and also to the south. He said these homes would drain into a separate detention pond into the interior of the development and he thought this would not have a significant impact to the drainage to the property that you own.

Chairman Sobkoviak asked if anyone else wanted to make a comment.

Anthony Ruffino was sworn in by Chairman Sobkoviak.

Mr. Ruffino asked the lot size of the proposed single family homes. He asked if there was a minimum size lot for single dwelling homes.

Chairman Sobkoviak said if you are developing under the subdivision ordinance yes but if you are developing under a planned unit development ordinance no.

There were no other comments from the audience.

Commissioner O'Rourke asked why these homes should not conform to the standard lot size, set backs etc.

Mr. Wilcox stated we are switching from attached homes to detached homes but they are using the same kind of concept.

Commissioner Seggebruch asked if these were basically zero lot line homes.

Mr. Wilcox said there are lots even the attached plans have a lot that is conveyed but they have no responsibility for it, everything is covered by the Covenants, Conditions and Restrictions that are recorded by the association.

Chairman Sobkoviak said there is a subdivision on 135th Street where the homeowners really only own what is inside the front door. He said everything outside the four walls is common area for the condominium association.

Commissioner O'Rourke asked Mr. Wilcox to explain the price point increase.

Mr. Wilcox indicated some of the homes will be the same price but the upper level homes will be priced higher. He explained the difference in the attached and detached patio areas.

Commissioner O'Rourke asked if the pieces identified tonight as going to single family detached homes has the options in the future of going either stay attached or go to single family.

Planner Proulx stated the applicant wants to proceed in small incremental phases to match the product to the market response. In other words they do not want to change all of these to single family detached homes, do the final engineering, record a subdivision plat only to find out they would be better off to keep a different number of attached units. Staff felt we did not want to tie it down to either the original site plat or the new one with 27 detached homes substituted in and find there was room for something in between that had been reviewed by the Village Engineer.

Mr. Wilcox said they plan to come back with a plat with engineering on lots 1 thru 9. They would then continue south from there re-platting and presenting the engineering as needed.

Commissioner O'Rourke asked how many homes in the attached were currently occupied.

Mr. Wilcox stated 8 are currently closed.

Commissioner O'Rourke asked if notification was sent to these homeowners. He asked if we had any feedback from the existing residents.

Planner Proulx stated it was just the adjacent properties that were notified but the sign was posted and notice published.

Mr. Wilcox indicated his plan was to get feedback from the Plan Commission. He thought the residents would be thrilled with this as some of the homes will be higher in value and they felt this will help with the sales absorption.

Commissioner Renzi said input was one thing but this is voting. He remembered another change to a subdivision and the homeowner was not advised.

Planner Proulx said the other change was converting from single family detached to attached single family. Staff feels this is a little bit of a different situation. In this case we are asking for your input and recommendation knowing that the final plat of subdivision will be coming. This is similar to when a developer is before you and asking for approval of a preliminary plat.

Commissioner Renzi said it looks like the single family homes will be built closer together with less green space. He asked if we need berming or barriers between the single family residences. He was concerned that patios carry with them some noise such as music etc and this may have an impact with what we want to do with berms and trees and shrubs. He suggested it might be reasonable to add extra berming requirements.

Commissioner O'Rourke asked if the developer had any documents to show the current approved plan is versus what you are asking for.

Planner Proulx said the new site plan fits within the same building setback lines. The new plan also shows a bike path as well.

Commissioner Seggebruch asked for clarification of the patio, lot line etc.

Mr. Wilcox explained the location of the patio space and being the green space is the private garden. He also indicated where the fencing would be located.

Commissioner Seggebruch asked the width of the green space. Mr. Wilcox indicated it was 6 feet. He suggested there would not be a lot of swale between the yards but there would be yard drains. The response was yes.

Commissioner Heinen indicated there would be looking at the overflow routes and it would go down the driveways.

Planner Proulx presented a slide of the original approval showing the building setbacks.

Commissioner Renzi stated the biggest change would be in Lots 5 thru 9.

Commissioner O'Rourke said his biggest concern was the existing residents. They bought into this thinking this is the way it was to be built and now it is to be changed. He would like to see some kind of documentation whether it is a letter or some kind of a form that says basically here is the A residence and here is what they thought about this proposal before he would feel comfortable going forward.

Chairman Sobkoviak asked if Commissioner O'Rourke meant to go forward with the final plat or this change to the PD.

Commissioner O'Rourke said to go forward with the change. He felt this needed to be done before it went for a vote.

Commissioner Seggebruch suggested maybe approaching the residents and getting their feedback.

Chairman Sobkoviak asked what specific thing they would suggest.

Commissioner O'Rourke stated either they get a petition or letter from each individual stating what their position is or we just go back and notify them of the next public hearing and that they have the right to come forward and present their arguments or if they want to make any public comments at that point.

Mr. Wilcox asked if he provided the commission with that documentation of a subject to approval and if this would satisfy the commission.

Commissioner Renzi stated he would prefer to extend public comment and continue the public hearing to the next meeting with staff sending a letter to those eight owners telling what is before the commission and in the event they have an opinion and would like to come forward and be heard that this would be their opportunity. If they come then we all know that we got input from anyone who would be directly affected.

Several Commissioners were concerned with the differences of impervious surface and possible drainage issues and that the current homeowners in the subdivision had not received notification of the possible changes.

Chairman Sobkoviak asked if there were any other stumbling blocks that would preclude you from voting on this issue.

Commissioner O'Rourke said there has been talk about smaller lots and value which raises a concern and now we are going back. He asked if this would be setting a precedent.

There was discussion with regard to age targeting and age restriction.

Planner Garrigan indicated Lake Mary Subdivision has zero lot lines so there is precedent for doing this in the Village besides Playa Vista.

Commissioner Sanders asked if this would come back to the Commission for public comment even if we move forward on this tonight.

Planner Proulx indicated that was correct.

Chairman Sobkoviak asked what the Commission would consider a remedy for this petition - to continue it for two weeks and seek notification of the existing homeowners within the subdivision. The Commissioners agreed. Chairman Sobkoviak asked if there was anything else that you need from this developer to be able to vote on this question.

It was asked if there was a time constraint and if they needed a vote tonight. Mr. Wilcox indicated ideally he would like a vote in order to start the engineering but he would like a positive vote.

Chairman Sobkoviak wanted to make sure that they have told you everything you need to know in order that when you come back in we can dispose of this case in a short matter of time.

Commissioner Seggebruch indicated the only other thing was the application should check this graphic on the title slide.

Commissioner O'Rourke indicated they could not know the concerns of the residents.

Commissioner Renzi said he was looking for drainage, setback and berming issues but those can be addressed at final plat and his concern about the number of units to go in as to how it all fits which can also be taken care of at final plat. He basically wanted the residents to have the opportunity to come forward with the change to the subdivision.

It was asked if Planner Proulx thought we had complied with the notification ordinance. Planner Proulx indicated he did as the ordinance was written.

Commissioner Renzi said there are more and more of these coming and his thought was that regardless of what the ordinance says that his comfort level would be far greater enhanced if it is a major change in a partially constructed subdivision that those people should be told. He felt that was simply the right thing to do.

Commissioner O'Rourke said more input is better than less and we need to listen to the residents and we should look at changing the notification process if we are going forward with these cases.

Chairman Sobkoviak asked if there was any further discussion before he asked for a motion.

Commissioner O'Rourke made a motion to continue case no. 1500-121409.V be continued for two weeks pending formal notification of the existing eight residents within the proposed platted subdivision. Seconded by Commissioner Kiefer.

Vote by Roll Call:

Ayes: Seggebruch; Renzi, O'Rourke, Sanders, Kiefer, Heinen and Chairman Sobkoviak.

Nay: none

Motion carried 7 – 0.

Time: 8:55 p.m.

Chairman Sobkoviak recessed for 10 minutes.

Meeting reconvened at 9:00 p.m.

Case No. 1501-121509.SU FORCE WRESTLING

Chairman Sobkoviak stated we have been asked to continue this public hearing.

Commissioner Sanders made a motion to continue the subject case and public hearing until the January 19th, 2010 meeting of the Plan Commission.

Commissioner Heinen seconded the motion.

Vote by Roll Call:

Ayes: Seggebruch; Renzi, O'Rourke, Sanders, Kiefer, Heinen and Chairman Sobkoviak.

Nay: none

Motion carried 7 – 0.

Case No. 1503-121909.SPR VAN DYKE MEDICAL CENTER

Village Planner Garrigan summarized the staff report. The applicant is proposing a 12,000 square foot medical office building on Lot 3 of the North Van Dyke center along Van Dyke Road just east of the Assisted Living & Alzheimer Care facility which is currently under construction. Lot 3 is approximately 1.33 acres. The applicant will have access to Prairie Grove Road and two access points on Van Dyke Road which is consistent with the Planned Unit Development. This structure would require a total of 60 parking spaces and they propose a total of 75 spaces including 4 handicapped spaces. The applicant has submitted an application which is predominantly face brick with the incorporation of a hip roof and each entrance also incorporates a small hip roof. The base of the building is constructed with stone and staff requests that the applicant incorporate a similar color bring as is being used on the Assisted Living & Alzheimer Care facility.

Planner Garrigan indicated the applicant had submitted a landscaping plan that is consistent with the previously approved master landscape plan. Staff would request some landscaping around the trash enclosure. The applicant presented a photometric plan which is consistent with the Village minimum foot candle illumination level.

Planner Garrigan indicated there is a letter of credit being held for the construction of Van Dyke Road and the bite plat. He indicated the Commissioner could eliminate the stipulation with regard to the bike path if they chose as there is a letter of credit that covers the bike path. The applicant also submitted a trash enclosure plan which will be constructed of a veneer of face brick. Staff would request that the meters be recessed or somehow concealed by either painting the same color as the brick or using additional landscaping. Staff is making a favorable recommendation based on our analysis.

Chairman Sobkoviak asked Mr. Eickholtz if there were any engineering issues.

Mr. Eickholtz indicated this project is part of an already approved subdivision (North Van Dyke Center) with detention, sanitary, and water already installed.

Chairman Sobkoviak sworn in Charles Smith of Arête” Knight, Brett Fessler and Scott Hagge.

Mr. Smith stated they would like to pick a brick that would not match but was augmented to the assisted living facility to indicate it was two separate buildings. They were in favor of selecting a brick that would blend. He stated the issue about landscaping around the trash enclosure to soften the brick made a lot of sense. With regard to the meters they would prefer to paint the meters and install additional landscaping along the sidewalk to provide additional screening noting also that the meters were placed in the back of the building. Mr. Smith further stated it was cash not a letter of credit for the bike path that the Village is holding. They hold to submit plans for building in a few short weeks.

Chairman Sobkoviak asked Planner Garrigan about the funds being held for the bike path and Mr. Garrigan indicated he would with Public Works to get the bike path when the road was improved.

Discussion was held with regard to stipulation no. 4 in the motion and it was determined to eliminate it from the motion.

There was discussion with regard to the materials, signage and entrances into the site. Mr. Hagge indicated the entrances were approved through the annexation agreement and Planner Garrigan confirmed. Discussion was held with regard to the signage and Planner Garrigan confirmed this was also approved in the annexation agreement. There was some discussion with regard to the location of the handicap accessibility. The different locations of handicap parking were explained by the facts that were several different entrances into the building.

Commissioner Renzi made a motion to recommend approval of the site plan subject to the six stipulations:

- 1. Compliance with the requirements of the Village Engineer.**
- 2. Compliance with the requirements of the Plainfield Fire Protection District.**
- 3. That the face brick of this building be similar in color to the masonry used at the Assisted Living & Alzheimer Center facility.**
- 4. Construction of a 10 foot bikepath along the applicant’s frontage.**
- 5. That the applicant recess the utility meters or conceal them with landscaping.**
- 6. That some landscaping be added around the trash enclosure to provide some softening of the enclosure.**

**in the staff report with the removal of stipulation no. 4 as the Village has the funds for this bike path.
Seconded by Commissioner Heinen.**

Vote by Roll Call:

Ayes: Seggebruch; Renzi, O'Rourke, Sanders, Kiefer, Heinen and Chairman Sobkoviak.

Nay: none

Motion carried 7 – 0.

Several Commissioners felt it would be beneficial in the future when reviewing cases with major changes to have copies of the original documents that were approved ie. Plan Commission minutes or site plans or even Village Board minutes.

Commissioner Heinen announced he was a new father to Carter Andrew Heinen born December 18, 2009. Congratulations went to Commissioner Heinen.

Adjourned 9:50 p.m.

Respectfully submitted by

Merrilee Trotz
Recording Secretary