

PLAN COMMISSION

JANUARY 18, 1995

Members Present: Dan Robison, Carl Cepon*, Ken Hellstern & Bill Smith

Members Absent: Bill Gill, Steve Kaplan and Chairman Rudny

Other Officials Present: Tracy Einspanjer, Village Planner

1. The meeting started, informally, at 7:30 P.M.
2. Informal Discussion - Cambridge

Mr. Steve Goodman and Mr. Christopher Shaxted, representing Cambridge Homes, and Mr. Frank Salathe, Jen Land Design, were in attendance.

It was explained that the property in question consists of 60.5 acres located directly east of the Kingsport property, on the north side of Washington Street.

Cambridge is proposing to continue the road network through their site to connect to Kingsport to the west and Bittersweet Woods to the north. Stubs will be provided to the property to the east so that connections can be made when this property develops. The entrance to the subdivision is intended to align with that of the Oakwood Subdivision on the south side of Washington Street.

There are a few low quality wetlands on this site; however, Cambridge is not intending to build in these areas. Detention is contemplated at the northeast corner of the parcel.

The proposal calls for 120 single-family lots, with a density of 1.95 du/ac. This is consistent with the Village's Comprehensive Plan.

The minimum lot size is 10,000 square feet with a minimum lot width of 80 feet. The average lot size is 13,290 square feet. Mr. Salathe stated that approximately 16% of the lots have a 95 foot lot width. Front yard setback is at 30 feet and the corner yard setback is proposed to be 25 feet. The lots along Washington Street will have a 50-foot building setback and within this building setback will be a 25-foot landscape easement.

Mr. Salathe reported that a tree survey has been done for this site. There is a strong hedgerow along the easterly 300 feet of the parcel. Most of the trees fall within the wetland area, which will be preserved.

* Mr. Cepon arrives at 7:45 P.M.

Mr. Shaxted stated the following in regards to the type of homes to be constructed:

- Five different models available with 4-5 different elevations per model;
- Four bedroom homes with a 5 bedroom option;
- Two or three car garages; 20% are three-car side loaded garages and 20% are front loaded garages;
- The two car garages are actually 2.5 cars for extra storage space;
- Price range of \$250-290,000; and
- Asphalt roofs; painted cedar trim; siding; masonry fronts, sides and corners, are available.

Mr. Smith stated concern with the setback along Washington Street and commented that he would like to see landscaping and possibly a berm installed within the setback area.

Ms. Einspanjer stated that, as with all Village developments that abut to Washington Street, this development will be required to provide significant amount of landscaping and a 3-4 foot high berm (measured from the adjacent property elevation and the centerline of Washington Street) within the 25-foot landscape easement along Washington Street. In addition, we will require the developer to commit to only one fence style along Washington Street and require fences to be placed so that the landscape material is on the road side of the fence.

In response to the Commission, Mr. Goodman replied that the subdivision will have a monotony code. Typically, their monotony codes have stipulated that there can't be two like elevations within two homes of each other or across the street from each other. There is also a similar stipulation with house color.

The Commission stressed concern for the appearance of the subdivision if three-car front loaded garages are the norm.

Concern was expressed for buildable area of lots along the wetland areas. It was explained that the setbacks required will depend upon whether the wetlands are high quality or low quality. Until the Village receives the developer's wetland report, it is impossible to determine what the setback requirements will be. Ms. Einspanjer stressed that the developer should provide the Village's Engineering Department with the wetland information so that the Village can determine if there is a problem with buildable area of lots adjacent to the wetlands.

In response to the Commission, Mr. Salathe stated that they will work with the Village's Engineering Department as to making some of the stub roads temporary cul-de-sacs, if so desired.

Sidewalks will be installed on both sides of the street.

Mr. Robison stated that the plan looks good. He noted to keep in mind varied lot depths and locations of three-car front loaded garages. He stated that verification should be made on the wetlands for setback requirements and a landscape plan for the lots along Washington Street should be designed.

3. Mr. Smith moved, seconded by Mr. Cepon, to appoint Mr. Robison as Chairman Pro-Tem at 8:10 P.M., for this meeting.

Roll Call Vote:

Ayes: Robison, Cepon, Hellstern & Smith

Nays: None

Motion Carried 4-0

4. Minor Amendment to the Southridge Commercial PUD - Riedel

Mr. Dan Riedel, property owner, and Mr. Dan Robison, Architect, were present.

It was explained that in 1992, Mr. Riedel received final plat PUD approval to construct a 29,000 square foot addition to the Montessori School located on Cemetery Road in front of the Southridge Subdivision. The plans called for the addition to have a 39-foot setback from the east property line. Within the 39-foot setback, there was also approval for a 24-foot wide circulation road and a 5 and 10-foot wide landscaped area on either side of the road.

Upon final inspection, it was discovered that the east foundation wall was 31 feet from the east property line. The survey of the property was incorrect and reflected a width of 427

feet. However, the property is actually 419 feet in width. Thus, the need for an amendment to the PUD to show a 31-foot setback from the east property line.

The circulation road will be cut down to one lane (north to south) in order to keep the extensive landscaping to soften the view of the building. Additional landscaping, in the form of 3 additional Austrian Pine trees and 10 Redtwig Dogwoods, will be installed along the east property line.

A second curb cut will be provided onto Cemetery Road to allow the Fire Department to maneuver to the back of the building. The second curb cut has been approved by the Village's Engineering Department.

The height of the building tapers down, from the existing barn to the portion of the addition that abuts to Cemetery Road, by six feet.

It was noted that under straight C/B-2 zoning, the setback is 30 feet, so the addition is still in conformance with the underlying zoning setback requirement.

Mr. Smith moved, seconded by Mr. Cepon, to forward a favorable recommendation to the Village Board on the minor amendment to the Southridge Commercial PUD Plat to allow a 31-foot building setback from the east property line.

Roll Call Vote:

Ayes: Cepon, Hellstern & Smith

Nays: None

Abstain: Robison

Motion Carried 3-0-1

Mr. Cepon moved, seconded by Mr. Smith to adjourn the meeting at 8:20 P.M.

Voice Vote: All Ayes

Respectfully submitted,

Connie S. Dinsmore, Secretary
Plan Commission