

PLAN COMMISSION
MARCH 20, 1991

Members Present: Dan Robison, Ken Hellstern, Carl Cepon, Bob Amaden & Chairman Rudny (Dave Barnett arrived at 7:42 p.m.)

Members Absent: None.

Other Officials Present: Jon Wildenberg, Director of Building & Zoning; Bud Reed, Village Engineer; and Barbara Rominski, Village Attorney.

1. Meeting was called to order by Chairman Rudny at 7:35 p.m.
2. Mr. Hellstern moved, seconded by Mr. Cepon, to approve the minutes of March 6, 1991 as presented.
Roll Call Vote:
Ayes: Robison, Cepon, Hellstern, Amaden & Rudny
Nays: None.
Motion Carried 5-0

3. Final Plat: Resubdivision of Lot 13 of Delany Business Center.

Mr. Don Manhard, Engineer from Donald Manhard & Associates was in attendance to present testimony on the petition.

This site is located at the southeast corner of Delany Road and Sunset Avenue, containing 3 lots (2-Buildable/1-Detention) under the I-3 zoning district. This parcel is being developed by Ludwig, Inc. and consists of approximately 2.35 acres.

Mr. Manhard explained that the Army Corp of Engineers required a larger detention basin and the entire subdivision had been built around a sliver lot concept. Lot 13 is adjacent to the detention basin and could be resubdivided and will still maintain the minimum frontage requirement of 150 feet.

Engineering finds the Resubdivision to be in general conformance with the Village Subdivision Ordinance and recommended for approval.

Mr. Amaden moved, seconded by Mr. Cepon, to forward a favorable recommendation to the Village Board with regards to the Resubdivision of Lot 13 of the Delany Business Center.

Roll Call Vote:
Ayes: Robison, Cepon, Hellstern, Amaden and Rudny.
Nays: None
Motion Carried 5-0

*David Barnett arrived at 7:42 p.m.

4. Final Plat: Oakstream Phase II Resubdivision.

The Board reviewed the Final Plat for Lidstrom Oakstream Phase II Resubdivision. This plat consists of approximately 2.3 acres located on Harper Avenue between Estes and Ferndale. Lidstrom Construction is proposing to subdivide the property into 8 R-3 lots, all of which meet or exceed the Zoning Ordinance requirements. All required public improvements are proposed. Harper Avenue is proposed to be a cul-de-sac due to the presence of a creek to the west of this subdivision. Flood plain area adjacent to the creek are to be dedicated to the Village for custody and maintenance. Bud Reed has reviewed this plat and recommends its approval.

After a brief discussion, Mr. Amaden moved, seconded Mr. Hellstern, to forward to the Village Board on the Final Plat for Lidstrom's Oakstream Phase II Resubdivision.

Roll Call Vote:

Ayes: Robison, Cepon, Hellstern, Barnett, Amaden & Rudny

Nays: None.

Motion Carried 6-0

5. Continued Public Hearing: Petition of Lidstrom Construction for a Preliminary Planned Unit Development Plat, encompassing 5 acres at the southeast corner of Greenleaf Street and Blackstone Avenue.

Ms. Gail Lidstrom, owner; and Mr. Derrick Lidstrom, Lidstrom Construction; Jerry Estes, Architect and Planning Consultant; and Don Manhard, Engineering Consultant, were in attendance to present testimony on this petition.

Mr. Lidstrom stated that the previous plan allowed for 16 units and has since been revised. Three (3) townhome units near the northwest corner of the lot have been removed from the plan in an effort to preserve some of the developed trees. The total unit count is now 13 including the existing two (2) unit duplex on Blackstone. Density is roughly 3.7 units per acre which is comparable to single-family density of 3.0 units per acre and typical townhome density of 6.0 units per acre.

Mr. Estes stated he completed an updated tree survey and found a high percentage (70-80%) of the plant material to be 1" to 3" in diameter "undergrowth". Many of the significant species (6" and over) are being preserved by virtue of the land plan. He pointed out the plan proposed consists of 44 replacement trees in various locations (driveways, wooded area, along Greenleaf, floodplain fringe and existing berms and adjacent property). The proposed plan meets the Village's landscaping replacement ordinance.

Mr. Manhard stated the proposed plan has flood plain that will be dedicated to the Village. Outlots on the plan will be proposed as a conservancy area that will be given to the homeowners association for their care and maintenance.

Streets will be private and maintained by the homeowners association. Streets proposed are 24' face to face which are slightly smaller than village standard streets. The Fire Department has reviewed the street layout and has no problem with access for their apparatus. Streets will be installed to Village construction standards.

Storm water detention will be handled by a monetary donation to the Village in lieu of constructing a facility on site, in accordance with the Village Subdivision Ordinance.

Mr. Manhard stated there is an existing sanitary sewer and watermain located on the north side of Blackstone and would be tied in to service all of the units.

Mr. Hellstern questioned the photographs given to the Commission back in September of 1990, and if the units would still have a similar architecture. Mr. Lidstrom responded the photo is exactly what the units would look like.

Mr. Rudny questioned the time construction schedule.

Mr. Lidstrom stated that the economic situation would control the construction. He feels right now is not a good economic time, however, if able to pre-sell and guarantee success he would push forward now. Reasonably he plans within the next three years to start construction. If and when the market opens up he will construct in phases. Presently the plan is to leave property as is until the market has improved.

Floor was then opened to the Public.

Debra Chase, 190 Greenleaf, stated concerns with sidewalks, traffic, size of townhomes, price, school district donations, and if the property is sold will the plan change and return to the Plan Commission again. She questioned why not single-family home construction instead of townhomes?

Dempsey Leith, 3924 Blackstone questioned if property is sold once the PUD Agreement is approved will the plan have to return to the Plan Commission for another approval. Questioned where the drainage creek empties into?

Carol Lemonier, 220 Greenleaf, commented that neighbors have no dissatisfaction with the quality of Lidstrom Construction, but she is concerned with drainage and the selling of the property and traffic in this area.

Carl Majestic, 3946 Blackstone, concerned with traffic, drainage on property, water in creek stays higher for a longer period of time and is concerned about units being rented causing neighborhood deterioration. He also stated that Greenleaf and Blackstone need sidewalks on both sides.

Nancy Springer, 296 Greenleaf corner of Greenleaf and Blackstone. She is concerned about traffic and damage to her front yard.

The meeting was then closed to the Public.

Mr. Manhard commented on sidewalks proposed for this development are along the entire frontage on Blackstone to Greenleaf and from Blackstone southerly on Greenleaf on one side.

Mr. Wildenberg & Mr. Reed responded to the major concerns as follows:

Sidewalks: Mr. Wildenberg stated when development is proposed along the east side of Greenleaf, each private developer will be obligated to install sidewalks along their frontage, and it will eventually become a network of sidewalks. On the west side property is developed, and at the time of development the Village did not require the developer to put sidewalks in. He stated the Village is aware of the sidewalk need and the heavy traffic pattern in the area.

Price of Units & Size: The developer is shooting for the empty nest concept \$225,000 to \$275,000 range. Size of townhome ranges from ranch size of 2350 sq. ft to a two-story size of 2500 sq. ft.

Sale of property: If the owner chooses to sell the property, the Planned Unit Development remains in force. If purchaser wants a change, another Public Hearing would be required before the Plan Commission and Village Board.

Homeowners Association function: Homeowners Association is a typical vehicle to take care of the common areas, lawns, and maintenance on buildings and etc. Covenants are drawn up by the developer and when the development is somewhat completed, the developer turns the association over to the homeowners, who in turn nominate a board of directors for the association.

Greenleaf being a thru street: Mr. Wildenberg stated there is a right-of-way platted all the way to Grand. The problem is Greenleaf in the northern area has a lot of marsh, swamp area, creek beds and it is very difficult and costly to cross floodplain areas without a great degree of construction and expense. Greenleaf is an arterial street. Blackstone is also a traffic thru street.

Why multi-family and not single family dwellings: Mr. Wildenberg explained this property is zoned R-5. Owner can develop multi-family buildings, townhomes, duplexes or single-family dwellings. This property was zoned in 1960 - 1970's for R-5. Owner has guaranteed rights and has certain abilities to construct multi-family homes. This multi-family plan keeps more open space and preserves more trees.

Drainage: Bud Reed reviewed the detention plan along the tributary. He stated in 1988 a study had been done, and upon completion, it eliminated the stormwater detention facility along this tributary because the problem associated with the flood were principally created by water coming back up the river instead of down the creek. Stormwater management was looked at very critically and as the best method to alleviate stormwater flooding was to take fee in lieu of and maintain drainage systems that are already there. Small detention facilities would not assist problems that occurred in 1986.

After a lengthy discussion, Mr. Robison moved, seconded by Mr. Amaden, to forward a favorable recommendation to the Village Board with regards to the petition of Lidstrom Construction for a Preliminary Planned Unit Development Plat, encompassing 5 acres at the southeast corner of Greenleaf Street and Blackstone Avenue subject to cash in lieu of public improvements on the east side of Greenleaf.

Roll Call Vote:

Ayes: Robison, Cepon, Hellstern, Barnett, Amaden and Rudny

Nays: None.

Motion Carried 6-0

Mr. Cepon moved, seconded by Mr. Hellstern to adjourn the meeting at 10:00 p.m.

Voice Vote: All Ayes.

Respectfully submitted

Mary Dostalek, Secretary