

**Minutes of the Plan Commission Meeting
May 16, 2016 at 5:30 p.m.
Village Hall Board Room**

Call to Order Plan Commission Chairman Burt McIntyre called the meeting to order at 5:30 p.m.

Roll Call Present: Plan Commission members President Burt R. McIntyre, Mike Berg, Ellery Gulbrand, Trustee Bob Strazishar, Natasha Gwidt, Jim Prieue

Excused: Randy Smith

Also (staff): Dave Wiese, Geoff Farr, Leigh Ann Wagner Kroening

The Commission recited the Pledge of Allegiance.

Approve Agenda E. Gulbrand moved to approve the agenda. M. Berg seconded. **The motion carried unanimously.**

Action on 04/18/16 Meeting minutes N. Gwidt moved to approve the minutes from the April 18, 2016 Plan Commission meeting. E. Gulbrand seconded. **The motion carried unanimously.**

PUBLIC HEARING

For VC Development

Residential project

D. Wiese discussed the request from VC Development to rezone Parcels VH-446 and VH-447-4 from R-2 Single-Family Duplex by Subdivision to Final Planned Development District to construct 12 single-family homes, nine 2-unit townhomes, and one 4-unit building in the 700 block of Cardinal Lane.

John LeRoy of Mau & Associates came forward to explain the project in detail, including the changes from the preliminary design.

B. McIntyre opened the public hearing. Nobody spoke. B. McIntyre closed the public hearing.

ACTION on rezoning

VH-446 & VH-447-4

J. Prieue moved to approve the rezoning of Parcels VH-446 and VH-447-4 from R-2 Single-Family Duplex by Subdivision to Final Planned Development District. M. Berg seconded. **The motion carried unanimously.**

PUBLIC HEARING

Amending Ch. 50 for

miniwarehouses

D. Wiese discussed the proposal to amend Chapter 50 – Zoning Article IV. – Districts and District Regulations Division 10. General Industrial (I-1) Zoning District. Sec. 50-561 Permitted Uses and Sec. 50-562 Conditional Uses to require Miniwarehouses (self-service storage facilities) as a conditional use.

B. McIntyre opened the public hearing. Nobody spoke. B. McIntyre closed the public hearing.

ACTION on amending

Ch. 50 for self-storage

E. Gulbrand moved to approve an ordinance amending the zoning code to make mini-warehouses a conditional use in the I-1 zoning district. M. Berg seconded. **The motion carried unanimously.**

PUBLIC HEARING

PDD for VH-3152

And VH-3153

D. Wiese discussed the request for Preliminary and Final Planned Development approval to create a zero lot line Duplex Condominium Development at 2290-2292 Southern Cross Drive, VH-3152 and VH-3153.

B. McIntyre opened the public hearing. Nobody spoke. B. McIntyre closed the public hearing.

ACTION on PDD for

VH-3152 & VH-3153

N. Gwidt moved to approve the preliminary and final PDD for a zero lot line Duplex Condominium, contingent on separate water/sewer utilities for each unit. J. Prieue seconded. **The motion carried unanimously.**

Site plan for Taco

Bell remodel

D. Wiese discussed the site plan for a remodel at the Taco Bell at 1897 Velp Ave. David O'Brien of Bayland Buildings came forward to explain the project. B. McIntyre moved to approve the site plan. M. Berg seconded. **The motion carried unanimously.**

Site Plan for Red

Lantern patio

D. Wiese discussed the site plan for Red Lantern to add an outdoor patio at 1642 Velp Ave. Carl Schuelke, the owner of Red Lantern, came forward to explain the project in detail. M. Berg moved to approve the site plan for the outdoor patio at Red Lantern. N. Gwidt seconded. **The motion carried unanimously.**

Action on Phillips

PDD

D. Wiese discussed the request from Doreen Phillips to rezone parcels VH-237-3, VH-236-1, VH-237-13, VH-237-14, VH-237-15 and VH-237-16 from R-5 Rural Estate Residential to a Preliminary Planned Development District to construct a Single Family Residential development on a private drive on Westhill Drive.

Michael Soletski, the surveyor for the project, came forward to discuss the project in detail and to answer questions from the commission.

B. Strazishar moved to suspend the rules to hear from the audience. J. Prieue seconded. *The motion to suspend the rules carried unanimously.*

- Robert Lytie, 822 Canterbury Castle Lane, said he is concerned about the steepness of the driveway and the impact on the environmentally sensitive area.
- Diane Clemens, 3350 Windover Road, said the proposed driveway is extremely hazardous.

- Greg Belanger, 796 Canterbury Castle Lane, said he is worried about the headlights and disruption to the homes to the west of the project, as well as safety issues with the steepness of the driveway.
- Jack Pederson, 940 Canterbury Castle Lane, said he doesn't think the development adheres to the neighborhood covenants.
- Kevin Durkin, 711 Westhill Drive, said the intersection at Westhill and Windover is extremely hazardous during the winter, and adding extra cars in an area with two steep roads is not a good idea.
- Rena Kyles, 920 Canterbury Castle Lane, said the village had already determined a new road would be too steep to be safe, and that doesn't change if it now is a private driveway being proposed.
- Kathleen Luedke, 862 Canterbury Castle Lane, said the developer is trying to "wedge a development into an area where it doesn't belong." She expressed an interest in buying the land back to prevent it from development.
- Robert Lytie came forward again to address the petition that the neighbors had previously submitted.

E. Gulbrand moved to return to regular order. B. Strazishar seconded. *The motion to return to regular order carried unanimously.*

M. Berg moved to table the item to allow for additional analysis and information from the village engineering staff. E. Gulbrand seconded. **The motion to table carried unanimously.**

Ellis Hill Final Plat

D. Wiese discussed the final plat for Ellis Hill. N. Gwidt moved to approve the final plat for Ellis Hill. J. Prieue seconded. **The motion carried unanimously.**

Future Agenda Items/Other

N. Gwidt complimented the plans that were submitted for the Ellis Hill project and suggested that they be distributed to developers as an example of what should be submitted with such applications.

Adjournment

J. Prieue moved to adjourn. E. Gulbrand seconded. **The motion carried unanimously, and the meeting was adjourned at 6:45 p.m.**

Leigh Ann Wagner Kroening
Administrative Assistant