

**Minutes of the Plan Commission Meeting
March 16, 2020 at 5:30 p.m.
Village Hall Board Room**

Call to Order

B. McIntyre called the meeting to order at 5:30 p.m.

Roll Call

Present: Plan Commission members Burt R. McIntyre, Mike Soletski, Randy Smith, Mark Semrau, Natasha Gwidt, Daniel Kussow

Excused: Ellery Gulbrand

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

The Commission recited the Pledge of Allegiance.

Approval of agenda

M. Soletski moved to approve the agenda. M. Semrau seconded. **The motion carried unanimously.**

Action on 01/20/20 meeting minutes

R. Smith moved to approve the minutes from the Plan Commission meeting on Jan. 20, 2020. M. Soletski seconded. **The motion carried unanimously.**

Public hearing to Rezone VH-389 and VH-389-1 to R-4

D. Wiese reviewed the request from Duquaine Development to rezone the west 3.98 acres of Parcel VH-389 and the west 55 feet of Parcel VH-389-1 from R-1 Single-Family Residential and R-2 Residential Single-Family Duplex by Subdivision to R-4 Residential Multi-Family. B. McIntyre opened the public hearing. The following people spoke:

- Mark Western, 616 Maywood Ave., handed out a list of issues and concerns, including potential drainage issues the development could cause to the already wet area, the loss of privacy to his own home, and the location of the utilities.
- Patricia Alicea, 2018 Elmwood Court, said she is concerned about adding as many as 300 additional residents and 90-plus additional vehicles to a very small neighborhood. She said Elmwood Court is not wide enough to handle increased two-directional traffic.
- Sharon Lindberg, who resides with the homeowner of 524 Maywood Ave., said he uses and maintains a portion of the property that is planned for development, and they have started a legal process to try to obtain that property.

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

Steve Bieda of Mau and Associates, which represents the developer, explained the desire to rezone the property to finish the multi-family project that was started. He discussed the stormwater pond that will handle the development's runoff and the separate access road that will serve it.

Action on the rezoning request

N. Gwidt moved to approve the request to rezone the west 3.98 acres of Parcel VH-389 and the west 55 feet of Parcel VH-389-1 from R-1 Single-

Family Residential and R-2 Residential Single-Family Duplex by Subdivision to R-4 Residential Multi-Family. R. Smith seconded. **The motion carried unanimously.**

**Public hearing for
Conditional use at
2036 Elmwood Ct.**

D. Wiese reviewed the request from Duquaine Development for conditional use approval to construct three 20-unit apartment buildings and two 16-unit apartment buildings for a total of 92 units on the west 3.98 acres of Parcel VH-389, the west 55 feet of Parcel VH-389-1, and on Parcel VH-408-6, located at 2036 Elmwood Court. B. McIntyre opened the public hearing. The following people spoke:

- Jacob Rogers, 2813 Baylite Drive, said he has concerns with the potential traffic impact of the development. He said Riverview is in a floodplain, and there is no viable alternate route out of the development in an emergency. He said he also questions whether Velp is equipped to handle the additional cars.
- Sara Smits, 628 Maywood Ave., said she is concerned about the extra people and cars that 90 additional units will bring to a very small area.

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

Steve Bieda of Mau and Associates, which represents the developer, came forward to explain the project in detail, including traffic counts, the location of the access road, and other design elements. The Plan Commission discussed in length.

**Action on the request
for conditional use**

R. Smith moved to approve the request for conditional use approval to construct three 20-unit apartment buildings and two 16-unit apartment buildings on the west 3.98 acres of Parcel VH-389 and the west 55 feet of Parcel VH-389-1, and on Parcel VH-408-6, located at 2036 Elmwood Court with the following conditions:

1. Install appropriate hydrants and roads per Fire Department requirements.
2. Install sewer and water mains, services and fire hydrants on site.

M. Semrau seconded. **The motion carried unanimously.**

**Public hearing for
a PDD at 3990
Evergreen Avenue**

D. Wiese reviewed the request from Heat Properties LLC for Preliminary Planned Development approval for a condominium development for 17 new single-family residential buildings and one existing single-family residence, located at 3990 Evergreen Drive, Parcels VH-18-2 and VH-18-1.

Steve Bieda of Mau & Associates came forward to describe the project in detail, including how the layout of the development accounts for the wetland, pond, and other natural features in the area. He explained the services the condominium association will provide and how the stormwater will be managed.

B. McIntyre opened the public hearing. The following people spoke:

- Dave Suemnick, 4020 Linden Lane, said the existing neighborhood is large lots, so the higher-density development isn't a good fit. He also said he's concerned about drainage issues that the new development will bring.
- Jim Cherney, 3951 Evergreen Ave., said the properties in the area are zoned R-5 with minimum 1.5-acre lots, and he strongly objects to adding 18 units on 9.5 acres. He said he would support development that fits the character of the existing neighborhood.
- Mark Prust, 3834 Evergreen Ave., said recent utility construction already has caused additional drainage issues in the neighborhood, and he's worried the proposed development will exacerbate the problem.
- William Dufresne, 4007 Evergreen Ave., said he is strongly opposed to the development because the lots are just too small to fit in with the existing properties.
- Craig McAllister, 4407 Milltown Road, said the proposed private street doesn't match Village of Howard standards, the area doesn't have the infrastructure and amenities to support a high-density development, and the plan to fill part of the wetland and build on it isn't sound design.
- Vickie Dufresne 4007 Evergreen Ave., said the if the village allows this development, it may as well allow a tiny home community.

Nobody else spoke. B. McIntyre closed the public hearing. The commission discussed at length.

**Action on the PDD
For 3990 Evergreen**

N. Gwidt moved to table the request for Preliminary Planned Development approval for a condominium development with a suggestion to meet more of the R-1 or R-5 density criteria. D. Kussow seconded. **The motion to table carried unanimously.**

**Future Agenda
Items/Other**

None.

Adjournment

M. Soletski moved to adjourn. B. McIntyre seconded. **The motion carried unanimously, and the meeting was adjourned at 7:41 p.m.**

Leigh Ann Wagner Kroening
Administrative Assistant