

Planning and Zoning Committee
Village Board Room
Thursday, January 16, 2025, 7:00 p.m.

Present: Chairman Phil Nawrocki
Member Jim Tyrrell
Heidi Rudolph, Village President
Ellen Baer, Village Manager
Heather Valone, Community Development Director
Jeff Koza, Director of Engineering Services
Kelsey Fawell, Senior Planner
John Barry, McNaughton Development, LLC
Javier Millan, KLOA, Inc.
Joe Maschek, BSB Design, Inc.
Scott Schnieder, DesignTek Engineering, Inc.

Call to Order: Chairman Nawrocki called the meeting to order at 7:00 pm.

Approval of Minutes: Member Tyrrell made a motion to approve the meeting minutes for January 9, 2025. Chairman Nawrocki seconded the motion to approve. A voice vote was conducted, and the minutes were approved with both Trustees voting aye.

Public Comment:

Chairman Nawrocki stated that this portion of the meeting is for public comment. If a member of the public was present to comment on the 5600 Wolf Road application they can do so later in the agenda where the item is being discussed. If someone was present to speak on another topic should speak now. There were no public comments.

PC-2024-02 – A Comprehensive Plan Amendment to the Long-Range Land Use Map, Conditional Use for a Planned Development, Variations, and Subdivision – 5600 Wolf Road, McNaughton Development, LLC

John Barry of McNaughton Development, LLC, the Applicant, provided a presentation summarizing the application. The presentation included a brief overview of the proposed site plan, engineering plan and improvements, proposed architecture, and floor plans. Director Valone then provided a summary of the application PC-2024-02 at 5600 Wolf Road and its process, as well as discussed the plans recommended for approval by the Plan Commission. Director Koza provided a summary of the existing and proposed stormwater facilities proposed on the site, and engineering components. Chair Nawrocki asked questions of both the Applicant and staff related to proposed stormwater management on the site and flooding issues near to the site, the proposed number of household occupants and their impacts on schools and traffic, proposed development signage and the development's number of requested relief from the code. Trustee Tyrrell asked questions related to potential construction impacts, routing, and phasing, proposed impervious surface on the site and proposed stormwater improvements to the site.

Chairman Nawrocki asked if there were any members of the public who wished to provide public comment on the matter.

Deb David of 903 Place provided comments related to stormwater management and the development's potential impacts to nearby properties. Ms. David has experienced flooding issues at her property and has concerns of this development's impacts potential impacts in the future. Ms. David also expressed concerns at the proposed number of units on the site.

George Rodgers provided comment stating concerns with potential stormwater impacts of the project. Mr. Rodgers explained that he has experienced flooding issues at his property and within the surrounding neighborhood. Mr. Rodgers expressed the importance that stormwater impacts are closely evaluated, and that the site be used to make improvements to stormwater facilities when available.

Renee Rowley stated concerns about the proposed development's potential impacts on home values in the surrounding area, due to the proposed building heights. Ms. Rowley also questioned potential lighting impacts from the proposed development homes onto neighboring properties. Ms. Rowley also expressed concerns related to stormwater issues and proposed density, as well as the development's proposed street and guest parking. Ms. Rowley also stated the importance of the proposed development having a secure construction site with fencing to avoid trespassers.

Jim Kaiser provided comments related to flooding concerns experienced in the neighborhood.

Anthony J Parrino provided comments related to flooding issues, emphasizing the importance the project is adequately reviewed to stormwater concerns. Mr. Parrino asked questions of Village Attorney Mike Jurusik and Village Engineer Jeff Koza related to proposed stormwater facilities. Mr. Parrino stated that smaller housing types with elevators, as the development proposes, are a much needed addition to the Village. Mr. Parrino expressed concerns with fire truck access to the development, and also stated the proposed gate in the development is a good safety measure. Mr. Parrino stated that while there may be concerns with issues about guest parking, the development shouldn't be delayed. Mr. Parrino stated the development should provide valuable tax revenue to the Village.

Renee Rowley provided additional comments related to the potential pricing of the homes and development. Ms. Rowley also stated concerns of the potential of residents of and visitors to the development parking on Park Place.

Chairman Nawrocki stated that the Planning and Zoning Committee's vote on this matter will not be in favor of or against the development, only whether or not to advance the item onto the Village Board of Trustees for their review and discussion.

Member Tyrell made a motion to advance application PC 2024-02 at 5600 Wolf Road onto the Village Board of Trustees for their review and discussion at their upcoming January 27 meeting. Chairman Nawrocki seconded the motion to approve. Director Valone then conducted a roll call, with Chairman Nawrocki responding "Aye" and Member Tyrell also responding "Aye."

General updates and future meeting: If there are eligible applications for review, the next Planning and Zoning meeting will be February 6 at 7:15pm.

Other Business: There is no other business to discuss this evening.

Adjournment: Trustee Tyrell made a motion to adjourn the meeting. Chairman Nawrocki seconded the motion. A voice vote was conducted with both Trustees voting aye. Meeting is adjourned at 8:48 p.m.