

VILLAGE OF WESTERN SPRINGS, ILLINOIS

PLAN COMMISSION

November 18, 2024 - 7:00 P.M.

REPORT OF MEETING taken at the Western
Springs Village Hall, 740 Hillgrove Avenue, Western
Springs, Illinois, reported by Stephanie A. Battaglia,
Illinois CSR License No. 084-003337.

BOARD MEMBERS PRESENT:

CHAIRPERSON PETER GLIMCO
COMMISSIONER MICHELE JOHANN
COMMISSIONER PATRICK TURNER
COMMISSIONER PETER HANSON

ALSO PRESENT:

MICHAEL JURUSIK, Village Attorney
HEIDI RUDOLPH, Village President
HEATHER VALONE,
Director of Community Development
JEFFREY KOZA, Village Engineer
KELSEY FAWELL, Senior Planner
RORY FANCLER-SPLITT,
Kimley-Horn Engineering Planning and
Design Consultants
ELLEN BAER, Village Manager

ON BEHALF OF THE APPLICANT:

JOHN BARRY, McNaughton Development
SEAN DUDAK, DesignTek Engineering

COMMUNITY MEMBERS WHOM SPOKE:

1 CHAIRPERSON GLIMCO: We are going to get
2 started.

3 Thank you, everyone, for coming out
4 tonight to the Plan Commission.

5 On our agenda tonight we are going to
6 call to order, I have to call to order, probably
7 should do that, calling the meeting to order.

8 Do you want to take a rollcall? Let's do
9 that.

10 Heather?

11 DIRECTOR VALONE: Commissioner
12 DeProsperis? Absent.

13 Commissioner Hanson?

14 COMMISSIONER HANSON: Here.

15 DIRECTOR VALONE: Commissioner Johann?

16 COMMISSIONER JOHANN: Here.

17 DIRECTOR VALONE: Commissioner Turner?

18 COMMISSIONER TURNER: Here.

19 DIRECTOR VALONE: Commissioner Winegar is
20 absent.

21 Chairman Glimco?

22 CHAIRPERSON GLIMCO: Here.

23 DIRECTOR VALONE: You have a quorum.

24 CHAIRPERSON GLIMCO: The agenda tonight

1 includes the approval of the minutes from the last
2 meeting, September 24, 2024.

3 We are going to have a period of public
4 comment for matters not related to the issue at hand
5 tonight.

6 We are going to have one matter for
7 consideration, we are reopening the public hearing on
8 the continued PC-2024-02, Comprehensive Plan Amendment
9 to the Long-Range Land Use Map, Conditional Use for a
10 Planned Development, Variations, and Subdivision, 5600
11 Wolf Road, McNaughton Development.

12 We have one item after that, we will
13 consider approval or denial of the recommendation
14 perhaps with conditions, we will move on to a general
15 update for future meetings, new business, other
16 business, and then we will adjourn.

17 With that I would move on to the minutes
18 from the September 24, 2024 meeting.

19 Is there a motion?

20 COMMISSIONER TURNER: Motion.

21 COMMISSIONER HANSON: Second.

22 CHAIRPERSON GLIMCO: All those in favor
23 of approval of the minutes?

24 (Chorus of ayes.)

1 CHAIRPERSON GLIMCO: I am moving on to
2 the public comment section of the meeting. This is
3 public comment on anything other than the McNaughton
4 Development.

5 Hearing none, I would move on to the
6 matter under consideration tonight.

7 Is there a motion to reopen the public
8 hearing on the McNaughton Development?

9 COMMISSIONER JOHANN: Motion to reopen.

10 COMMISSIONER TURNER: Second.

11 CHAIRPERSON GLIMCO: All in favor?

12 (Chorus of ayes.)

13 DIRECTOR VALONE: Before we get started
14 if I can remind everyone the mics are on and please
15 lean to them so we can have the court reporter hear.

16 Additionally, both screens are up, but if
17 any of the commissioners' screens are not currently
18 live on the iPad, please let me know.

19 CHAIRPERSON GLIMCO: We are going start
20 with swearing in the witnesses.

21 If anyone plans to address the Commission
22 tonight, even if you think you might, if you could
23 rise at this time and the court reporter will swear
24 you in.

1 (Certain members of the audience were
2 sworn.)

3 CHAIRPERSON GLIMCO: Heather, does the
4 Village have anything to present tonight before we get
5 started?

6 DIRECTOR VALONE: There are three items
7 on the dais and also over on the white table that are
8 from the packet that was posted on Friday.

9 We received two public comments since the
10 posting of the packet, both are on the counter, the
11 counter over here and up on your dais.

12 Additionally, the recommendation that was
13 included in Friday's packet referenced that the
14 conditions from the staff report were also applicable
15 in the draft recommendation.

16 On the table over here and on your dais
17 there is a document that just combines them all in one
18 for ease of having to go between the two.

19 CHAIRPERSON GLIMCO: That's it?

20 DIRECTOR VALONE: Those are the only new
21 documents since the publishing of the packet on
22 Friday.

23 CHAIRPERSON GLIMCO: At this time should
24 we hear from the developer?

1 DIRECTOR VALONE: Staff was going to give
2 a brief presentation on the revised -- on the revised
3 site plan.

4 CHAIRPERSON GLIMCO: That is what I was
5 looking for.

6 ASSISTANT FAWELL: Thank you, Chair.

7 You will notice on the screen is a
8 comparison of the original site plan that was proposed
9 at the August Plan Commission compared to the revised
10 current proposal for this November Plan Commission. I
11 will be discussing those differences a little more in
12 depth later in my presentation.

13 McNaughton Development has submitted an
14 application requesting a comprehensive plan amendment,
15 map amendment, conditional use permit for a planned
16 development, variations, and subdivision.

17 The Village's Zoning Code referred to as
18 the Development Control Ordinance, I will be referring
19 to that as the DCO through this presentation.

20 So once a completed application is
21 submitted to the Village, a public hearing and review
22 by the Plan Commission is then scheduled. The Plan
23 Commission will hear public comments, review the
24 application, and the standards related to the type of

requests to make a recommendation on the application to the Village Board.

This is where we are currently at in the process.

That recommendation from the Plan Commission can be for or against an application with or without conditions.

Once the Plan Commission has provided a recommendation, then the application and recommendation is forwarded on to the Planning and Zoning Committee for review.

The Planning and Zoning Committee is comprised of two trustees and Village President is an ex-officio member.

The Planning and Zoning Committee reviews the application and recommendation and then recommends to forward the application on to the Village Board for discussion.

The Village Board reviews the application and previous recommendations and discusses the application of the workshop meeting. At a subsequent Village Board meeting the Village Board would take action on the application.

So some background on this application.

1 This was first heard by the Plan
2 Commission on August 13, 2024. At that meeting it was
3 continued to September 24, 2024, and ultimately
4 continued to tonight, November 18, 2024.

5 So a little bit about this site.

6 The site is roughly 2.42 acres located at
7 5600 Wolf Road at the northwest corner of Park Place
8 and Wolf Road. It is bounded by townhomes on the
9 north, which we will refer throughout the presentation
10 as Heritage Springs, Park Place on the south, Wolf
11 Road on the east, and single-family houses on the
12 west. The subject property is currently developed
13 with a multi-tenant office building and associated
14 parking facilities. Access to the site is currently
15 provided via Wolf Road. An existing detention basin
16 abuts the northwest corner of the subject property.
17 It is located within the Village's right of way. It
18 is about .34 acres.

19 That basin I am talking about is right
20 here.

21 So the existing zoning of the site is 0 -
22 limited office. The applicant is requesting it to be
23 rezoned to R4 multiple family.

24 The Comprehensive Land Use Plan

1 designates this property long range use as office as
2 well.

3 This is the site design. The applicant
4 is proposing a development comprised of only
5 townhomes. There are a total of nine buildings
6 proposed, two of which are four-unit buildings, which
7 we will talk about in a bit.

8 This is the site design, the road is --
9 there is a proposed road through the development is to
10 continue Heritage Court to the north and then access
11 out to Wolf Road.

12 The connection between Heritage Springs
13 and Heritage Crossing proposed is separated via a
14 gate, which both residents of each residential site
15 will have access to, and there will be an Opticom
16 sensor for emergency services.

17 There is also guest parking proposed
18 throughout the site. There are two parallel parking
19 spaces proposed where you can see my pointers and then
20 seven proposed along the southwest corner of the site.

21 Now, these highlighted in red are the
22 three-unit buildings, there are seven of them
23 proposed. And highlighted in blue are the two
24 four-unit buildings that are proposed.

1 The applicant is also proposing
2 residential cedar style fencing on the southwest and
3 southeast sides of the property, along with a 30-inch
4 tall retaining wall.

5 Now, I want to go over a little bit what
6 has changed from the August site plan that was first
7 proposed, the biggest difference being the access has
8 shifted. Original access was proposed off of Park
9 Place to the south, it has now shifted to Wolf Road to
10 the east.

11 There is the additional guest parking
12 spaces. Originally there were only six proposed and
13 they were only proposed in a corner kind of collected
14 together. Now there are two parallel spots proposed.

15 The detention basin along the Lawn Avenue
16 road has enlarged just a little bit between these
17 two-unit townhomes. And you can see that there is now
18 more space in between the buildings and the north
19 property line. There is also a vehicle turnaround
20 area that is there as well.

21 This redesign was done due to potential
22 flooding in the streets, which we will discuss later
23 on in our presentation with our village engineer.

24 And then here along that southwest

1 property line is where that retaining wall is going to
2 be located. It is 30 inches behind the six-foot cedar
3 fence.

4 The applicant is proposing exterior
5 materials that are generally considered higher
6 quality. The materials board indicate brick veneers,
7 fiber cement board, asphalt shingles for the majority
8 of the building elevations. There are Juliet
9 balconies which will be proposed, standing seam metal
10 roofs.

11 The applicant is also proposing, which
12 you can see kind of in the bottom right-hand corner,
13 the materials throughout the development will be
14 shifted on each home to add some variety as well as
15 each front door will -- not each front door, each
16 front door on one building will be a different color
17 from the other.

18 The applicant is requesting a variation
19 from the maximum height standard, the maximum being
20 the 35 feet. The applicant is requesting a variation
21 for a proposed height of 36'4". All of the buildings
22 are to be the same height, there is no difference
23 between the three-unit building and the four-unit
24 building.

1 The proposed grade of the site plays into
2 the height of the proposed buildings. So this is
3 looking at the south end of the property. The
4 foundation of the buildings you can see are of an
5 elevation of 663 and 661. If you are standing in the
6 middle of the street the elevation is 666 feet, and
7 then if you are standing at the top of the driveway of
8 those southern properties it is 669 feet. So you are
9 looking at about an eight-foot difference in height,
10 whereas the proposed townhomes would be eight feet
11 lower than the height of where these driveways are.

12 And then looking at the southwest corner,
13 similar conditions, not as stark. The foundation of
14 the buildings from 21 to 23 are at 659 feet, which is
15 two feet above the property to the west. However, it
16 must be noted that the site grade is changing and it
17 will be lower than what it is today. And then if you
18 are looking at the property a little bit to the
19 southwest there an elevation of 666 feet so they are
20 about seven feet higher than these homes, than these
21 townhomes.

22 And similar to, we are going to take a
23 look at the northeast portion of the site where the
24 elevation is 659 feet. We tried to get it as close to

1 that building back there as possible that the
2 elevation listed, and then looking at the proposed
3 townhomes at an elevation of 658 and 661, so you are
4 looking at about a two-foot difference taller on this
5 side and then a one-foot difference shorter on this
6 side of the property.

7 Now I will pass the presentation off to
8 Jeff Koza who is our village engineer to talk more
9 about the stormwater conditions.

10 VILLAGE ENGINEER KOZA: Thank you,
11 Kelsey. I am Jeff Koza, village engineer for the
12 Village of Western Springs.

13 A brief overview of some of the
14 stormwater concerns or existing conditions. This was
15 an inundation map provided by the engineer based on
16 modeling that concluded within the last two months.

17 These are existing conditions, the gray
18 area outlined by the purple line, it is what we
19 considered the worst-case scenario for current site
20 flooding. As you will note, most of the existing
21 parking lot is inundated with some water and then the
22 existing street to the north for Heritage Springs also
23 is inundated with water.

24 The developer since the last Plan

1 Commission meeting has adjusted the grading plan for
2 the site. Essentially they have raised the proposed
3 ground by the units themselves.

4 The prior proposed conditions modeling
5 showed some of this worst-case flooding scenario of
6 stormwater encroaching upon some of the lower end
7 units impacting the driveway access. They have since
8 elevated the site, shifted the units to build green
9 space, but elevated the sites to keep stormwater away
10 from the units, so these folks will have access to the
11 street and to Wolf Road.

12 Generally speaking, the site where it
13 leaves at Wolf Road is much higher than the bottom of
14 the north end of the site, it is a pretty substantial
15 grade difference, but this proposed design would also
16 not impact the development to the north because they
17 are already lower. There is some street flooding
18 still shown, but that is inherent to the existing
19 conditions.

20 To maintain that street connection would
21 be to the benefit of both developments, they'd have to
22 bring the road back down to existing elevation, so it
23 is unavoidable to not have this, but this is what we
24 consider a worst-case scenario for the flooding

1 conditions.

2 And they also have added to the capacity
3 of this existing Lawn Avenue detention basin, they
4 added since the last submittal additional stormwater
5 in between Units 20 and 21, but this basin here is
6 being dug out deeper to store additional stormwater.

7 There was an analysis done to compare the
8 existing conditions, existing worst-case conditions
9 versus the proposed worst-case conditions as far as
10 net storage, and we are, I believe, .88 acre feet more
11 storage than the current existing conditions, and that
12 is mostly due to the deepening of the basin here and
13 extension here.

14 There was a little bit of loss of
15 overflow in the parking lot of the far slide, but the
16 detention basin far outweighs that.

17 Overall the stormwater to the site is not
18 the condition, it is the offsite flow that comes on to
19 the site that must be handled properly. There is a
20 significant over 180 acres of drainage area that heads
21 towards the site to a culvert on Wolf Road, and they
22 have proposing to essentially direct that water via
23 two culverts, the rear yard here buried underground
24 and out here to this detention basin mimicking the

1 existing conditions. Currently there is a low-flow
2 pipe, but heavy rain events it will flow over from
3 Wolf Road along to the detention basin.

4 This is the proposed grading plan.
5 Again, I say the biggest change here is the shift
6 itself and elevating here so that the new development
7 would not be inundated with water in the worst-case
8 storm event while at the same time maintaining the
9 overflow valve to not impact the existing development.

10 As mentioned there is a --

11 MS. REPORTER: Can you speak up?

12 VILLAGE ENGINEER KOZA: As mentioned
13 previously, there is a storage volume gain to work in
14 the detention basin that expands capacity.

15 I will pass it back.

16 ASSISTANT FAWELL: Thank you.

17 Okay, so on to the zoning relief further
18 requested for the development. These are from the DCO
19 as it relates to setbacks, building height, and
20 minimum development size.

21 You can compare the proposed setbacks to
22 what was originally proposed back in August as well as
23 to the requirement.

24 I do want to note that this is not a

1 typical single-family home development with typical
2 setbacks. This is a multifamily development
3 consisting of townhomes, so not all of the proposed
4 buildings have the same setbacks, some more than
5 others. This table is meant to provide you with the
6 greatest possible relief/encroachment needed.

7 So kind of looking as an example that I
8 want to call to your attention the proposed 6.67 foot
9 minimum interior side yard, which is a deviation from
10 30, so that is actually -- that setback is proposed
11 right here from the wall of this building to the
12 detention, the proposed detention basin, whereas all
13 of the setbacks between the actual buildings from each
14 other are 12 feet.

15 And I do want to point out this is -- the
16 30-foot is a considerable difference from the single
17 family properties within Ridgewood that have a
18 requirement for 10 feet or 10%. So the proposed
19 setbacks are a little bit more inline with what is
20 within the surrounding area.

21 And then looking at the Park Place, I
22 just want to point out that these two buildings have
23 shifted five feet to the north so they are --
24 actually, sorry, forgive me. Let me correct myself.

1 These two townhome buildings are five
2 feet north of where the existing building on the
3 property is today, so they are a little bit more set
4 back than what is existing.

5 And then I am more than happy to go
6 through setbacks and which buildings if the Plan
7 Commission wants to request later along this west
8 property line, that's where you get the minimum rear
9 yard of 12 feet.

10 Yeah, so I just wanted to point out that
11 these kind of front setbacks are going to the street,
12 the side setbacks are both including from the
13 buildings as well as the other structures, so there is
14 a lot of variations -- poor choice of words. There is
15 a lot of differences between the buildings and the
16 setbacks that they need.

17 The applicant is also seeking relief from
18 other sections of the DCO as it relates to street
19 design, stormwater and sidewalk installation. The
20 proposed street width is substandard, but it is
21 connecting to the existing street, Heritage Court, and
22 is proposed to match that existing street in width.
23 The proposed street is also substandard in horizontal
24 curve radius and vertical curves.

1 And then, as Jeff previously mentioned in
2 his stormwater presentation, that the development is
3 requesting a variation as it relates to standing water
4 in the street.

5 Finally, the developer is requesting a
6 variation to deviate from the Village's sidewalk
7 installation policy that requires new development
8 provide sidewalks within right-of-ways upfront on
9 public streets. The applicant is not proposing a
10 sidewalk on Park Place, although original plans did
11 show that.

12 Village staff, as you have read in the
13 staff report, is not recommending approval of this
14 variation for sidewalks, and is, however, recommending
15 that the applicant do install a sidewalk along Park
16 Place.

17 Public comment, so we have received at
18 least public comment from at least 32 members of the
19 public and have about nine pages of total public
20 comment. All of the public comment that's been
21 received throughout this package or throughout this
22 process was attached and included in the development's
23 recommendation.

24 There were a couple public comments that

1 we received since the packet has been posted, which we
2 did put up on the counter and passed out on the dais.

3 ATTORNEY JURUSIK: Those will also be
4 included in the recommendation.

5 ASSISTANT FAWELL: Yes. All comments we
6 receive, whether before tonight's meeting or after we
7 publish the package, they will all be included in the
8 recommendation for this case.

9 Now, the Plan Commission, and ultimately
10 the Board, the Plan Commission will be reviewing the
11 planned development proposal to standards and
12 guidelines within the DCO and it relates to all of the
13 requests that the applicant is making.

14 So the Plan Commission has a number of
15 options in recommending approval or denial of the
16 application I have listed in the staff report, which I
17 did want to touch upon.

18 The staff report mentioned some
19 suggestions or some staff-recommended suggestions for
20 conditions, as Heather mentioned in the beginning.
21 These are very technical in nature, whereas some of
22 the -- we are not going to list all, I think it is
23 upwards of 70 or --

24 CHAIRPERSON GLIMCO: 84.

1 ASSISTANT FAWELL: 84. We are not going
2 to list all of those.

3 However, there are some big ones that we
4 did just want to point out, such as the removal of
5 those two parallel parking spaces on the site plan due
6 to poor visibility as well as --

7 DIRECTOR VALONE: The proposed sidewalk
8 on Park Place and then additionally some
9 recommendations related to the connection, the
10 Heritage Springs.

11 The connection to Heritage Springs, as
12 Jeff mentioned, because they have to lower the road to
13 meet the existing condition does have some water that
14 is proposed to pool in it. The developer is proposing
15 to essentially use a bit of I am going to use -- a
16 depressional area in between the two to make sure the
17 water does not then flow back on to Heritage Springs,
18 it flows into the detention basin. That is proposed
19 to be shifted south on to Heritage Crossings property
20 as it is more directly a representation of where it
21 would maintain.

22 Additionally, there are two inlets that
23 are also proposed, stormwater inlets, that will help
24 channel the water from that area into the detention

1 facility. Those are proposed also to be moved south
2 as the staff's condition again to represent more
3 geographically who will maintain them and what
4 property they should be on.

5 Those are the main three we wanted to
6 call out that are more impactful and some of the more
7 technical conditions.

8 Again, as I mentioned earlier in the
9 meeting, on the dais and also on the counter the
10 recommendation included a number of suggested
11 conditions. It also referenced the staff report, that
12 document that was placed on the dais and also on the
13 counter is just one document that lists all of them
14 together so you don't have to look between the two
15 documents.

16 We can take any questions that you have
17 at this time or we can bring the developer up to make
18 their presentation.

19 CHAIRPERSON GLIMCO: Commissioners, any
20 questions at this time?

21 COMMISSIONER HANSON: No.

22 ATTORNEY JURUSIK: Just real quick, in
23 terms of the conditions, as the chair indicated, there
24 are 84 at this time, those can be either added to or

1 reduced. Staff's recommendation is those conditions
2 be incorporated into this recommendation.

3 If the recommendation ultimately approved
4 those would be part and parcel to conditions of
5 approval and also ongoing conditions for this
6 development if it ultimately gets approved by the
7 board.

8 The draft recommendation, just for the
9 public's benefit that's being talked about and for our
10 members here, it's the typical recommendation that you
11 have seen each time we have these types of public
12 hearings.

13 We draft a recommendation because staff
14 and the attorney does the legwork, the background work
15 to help in our boards and commissions with their
16 duties. We take the information from an application,
17 we take information from staff, any comments that are
18 received from both staff, the public, and the
19 applicant and we incorporate that into a draft
20 document.

21 It does not make any assumptions as to
22 how the board is ultimately going to rule. Everything
23 is phrased as an approval or denial. And ultimately
24 that draft document is worked through by this board to

1 reach a final decision.

2 With respect to the 84 conditions, we
3 will --

4 DIRECTOR VALONE: I apologize for
5 interrupting. Can you lean into the mic? We are
6 having trouble hearing.

7 ATTORNEY JURUSIK: We will work through
8 the recommendation, each of the standards, in summary
9 later tonight, and then we will also touch upon -- we
10 won't hit all 84 conditions, but we will deal with
11 them generally, hit the groupings of them to give
12 everybody an idea or an understanding of the type of
13 things they cover.

14 Many of the conditions are very similar
15 to the same type of conditions that applied to LT,
16 Timber Trails, 17 West Ogden, townhome development, we
17 are not reinventing the wheel. All those types of
18 conditional use, planned development-type approvals
19 that needed exceptions or variations, we reuse those
20 conditions because they are typically uniform,
21 universal to these types of developments.

22 CHAIRPERSON GLIMCO: Thank you.

23 Hearing no commissioner questions, I say
24 we move on and hear from the developer.

1 DIRECTOR VALONE: If we can have one
2 minute to switch to the developer's presentation.

3 CHAIRPERSON GLIMCO: As a reminder,
4 anyone stepping up to the mic tonight, if you can
5 state your name and spell your last name for the court
6 reporter, keep a clear record, that would be very
7 helpful.

8 JOHN BARRY: Thank you again for having
9 us, we appreciate your time and consideration again.
10 The.

11 CHAIRPERSON GLIMCO: Your name?

12 JOHN BARRY: John Barry, McNaughton
13 Development.

14 I appreciate the staff report, quite
15 honestly hit a lot of the things that I had to say, so
16 I am going to try to be very brief here.

17 Obviously the big changes in the site
18 plan, probably the biggest is Wolf Road access. The
19 second is the rearranging of the units to accommodate
20 the stormwater.

21 We are proposing to increase the parking
22 spaces to eight spaces. We proposed turnaround at the
23 very north end for vehicle traffic. We have
24 eliminated the five- and six-unit building proposals

1 and limited to three and fours.

2 The proposed building on the south side
3 of our entry road has been moved five feet north from
4 previously approved also proposed.

5 There is also noted in the staff report
6 that the grading differences are buildings along that
7 south area are approximately six to up to ten feet
8 lower than the existing foundations along Park Place.

9 As far as the engineering plan, since our
10 last presentation to your board we have submitted the
11 appropriate traffic study and site distance analysis
12 along with the engineering plan to the Cook County
13 Highway Department. That review is ongoing. We
14 anticipate that review going for just a bit longer and
15 we would -- we accept the condition that if there is a
16 recommendation by the Plan Commission and approval by
17 the Board prior to the County's ultimate approval that
18 that approval condition is on the County permit.

19 As it was noted again in the staff
20 report, the engineering plan does accommodate the
21 request to get the water off the north driveways in
22 front of those units.

23 Again, also noted, we have doubled the
24 volume in the detention pond and we have done that at

1 an expense of approximately \$500,000. That pond will
2 also be turned over to our association for its
3 perpetual maintenance.

4 We submitted all the necessary plats for
5 the Village review. We have also shared a draft set
6 of covenants which have been through one review by the
7 Village attorney, we have responded. I assume we will
8 kind of finish those up as we move forward in the
9 process.

10 The same with the construction schedule
11 and exhibit to go along with the development plan, and
12 we anticipate working on the development agreement at
13 some point in the near future also.

14 The architecture was touched on briefly,
15 we provided the Village with a full binder of
16 renderings, elevations, floor plans, and a master
17 board of materials will be used to construct it.

18 As it was noted, we have seven of the
19 nine buildings will be tri-plexes and just two will be
20 floor-wide units.

21 We think we have made a lot of progress
22 on these elevations with the main objective of the
23 Village requesting us to make each individual unit
24 have its own identity, and we believe we have

1 accomplished that.

2 I guess just in conclusion, we believe
3 that these plans, both architecturally and
4 engineering, address the concerns that have been
5 raised in the previous meetings with obviously the
6 biggest being the access and stormwater.

7 We feel that the use fits the trend of
8 development that's occurred here at this portion of
9 the village. The zoning request actually reverts the
10 property back to its original residential use as it
11 was foreseen in the past.

12 The plan is a creative design to
13 accommodate a market-demand product.

14 The development is an aesthetic upgrade
15 from the current use. It will have a positive impact
16 on the taxing districts and we are completing better
17 infrastructure connectivity at this corner of the
18 village, and with the additional green space and
19 enhanced landscaping it will all be a very positive
20 for this neighborhood. The plan will be a very -- it
21 will be positive for Western Springs as a whole.

22 Again, we appreciate your time, your
23 consideration, and we would ask for your positive
24 recommendation tonight. Thank you.

1 CHAIRPERSON GLIMCO: Thank you.
2 Before you go, Commissioners, questions?
3 I have one.
4 Are you guys willing to install the
5 sidewalk then on Park Boulevard?

6 JOHN BARRY: We will install the sidewalk
7 on Park, yes.

8 CHAIRPERSON GLIMCO: I appreciate that.
9 That requires a sign relocation as well,
10 is that correct?

11 JOHN BARRY: You know --

12 CHAIRPERSON GLIMCO: Maybe to touch on
13 that a little bit.

14 JOHN BARRY: I think we can probably get
15 the sidewalk in at the location the Village prefers
16 along the right-of-way line maybe with a little tweak
17 of the sidewalk at the corner we can probably avoid
18 that sign and just maybe we can keep the sign where it
19 is and maybe not risk damaging the sign, the limestone
20 sign itself, relocating the electricity that is in the
21 sign. I would say that we could probably get 95% of
22 that sidewalk in the location that the Village
23 prefers, but with just a little curve there around the
24 intersection.

CHAIRPERSON GLIMCO: Did you guys want to address that? I am not familiar with the site enough. I know you wanted a compliant sidewalk installed.

VILLAGE ENGINEER KOZA: I am not necessarily prepared to talk specifics on that right now, we can work through it.

Ultimately we want the sidewalk to go in the same time as -- not looping around the circle, it would make sense.

JOHN BARRY: That's fine.

CHAIRPERSON GLIMCO: Any other questions? Mike, you have a question?

ATTORNEY JURUSIK: Director Valone, can you put up the original slide that we started with, the side-by-side site plan slides --

DIRECTOR VALONE: Give us a moment.

ATTORNEY JURUSIK: -- for the public's benefit.

And so the developer -- I would like the developer to kind of clarify, just emphasize the stormwater drainage improvements.

Part of this development involves the potential vacation of the Lawn Avenue right-of-way. That is shown where the arrow is on the west side,

1 that west side green space. That will be vacated by
2 the Village Board, title will go to the developer
3 assuming they approve that.

4 Our right-of-way policy does require
5 payment, cash payment, for rights-of-way, vacations,
6 it's priced at \$27 a square foot, there is no
7 encumbrances, that is what this one is valued at.

8 There is the ability to grant exception
9 of payment of dollars for the vacations of rights of
10 way when you are dealing with plan unit developments
11 and residential developments of this nature. The
12 staff is recommending and the board has had some
13 preliminary conversation about this that if this
14 development were to move forward that the payment
15 would not be cash from the developer to the village,
16 that the payment would be in kind stormwater drainage
17 improvements, and you will see that in the draft
18 recommendation.

19 So as we heard the developer indicate
20 that the stormwater drainage improvements are
21 estimated to be over \$500,000, that's over \$100,000
22 beyond the value of the right-of-way under the policy,
23 and so there is a condition in there that addresses
24 the vacation of the right-of-way in exchange for the

1 developer making at least \$500,000 of like kind
2 stormwater drainage improvements.

3 John, if you could just highlight, you
4 have removed units to the north of the property, you
5 have relocated those to the south, and you have
6 actually created where those two green lots are that
7 are on the border of Heritage Springs and Heritage
8 Crossing, you have created additional stormwater
9 drainage in those areas as well, correct?

10 JOHN BARRY: Yes, that's correct.

11 ATTORNEY JURUSIK: So, you know, you can
12 see there is additional stormwater drainage on the
13 north two lots that border the Heritage Court. There
14 is a deeper stormwater basin in the Lawn Avenue basin
15 that currently exists, and then they have added
16 additional depth or capacity in that little basin that
17 they have created to the south of the Lawn Avenue.
18 All of that was something that was discussed with the
19 developer in exchange for vacating the right-of-way
20 and making sure that the Village and the community got
21 like value, like kind value for its vacation in
22 exchange for -- instead of taking the cash value that
23 the dollar value would be put into the stormwater
24 improvements on site.

1 And there is no objection to that, that
2 arrangement?

3 JOHN BARRY: That is correct, yes.

4 ATTORNEY JURUSIK: That's all.

5 COMMISSIONER JOHANN: Is that improvement
6 done during the building process, the additional --

7 DIRECTOR VALONE: I apologize, can you
8 move in?

9 COMMISSIONER JOHANN: Sure.

10 The adjustments to the stormwater, is
11 that done during the building process or is it done
12 after?

13 ATTORNEY JURUSIK: That will be done
14 during the building process.

15 If this project receives a favorable
16 recommendation here and by the board, the development
17 plans that are really in progress will be refined to
18 match the conditions. And, as the developer indicated
19 and I think our village engineer indicated, the
20 drainage capacity is being increased two times to a
21 level that's twice as much as currently being
22 provided.

23 Is that correct, Jeff?

24 VILLAGE ENGINEER KOZA: Yes. The catch

1 basin itself is essentially being doubled in size.

2 ATTORNEY JURUSIK: Plus they are adding
3 the other two basins, correct?

4 VILLAGE ENGINEER KOZA: That is in that.

5 ATTORNEY JURUSIK: With that extra
6 drainage capacity that's going to be reflected on
7 engineering building plans, that will be implemented
8 when they do their site development work here.

9 VILLAGE ENGINEER KOZA: To answer the
10 question, that would be essentially done at the start
11 of the project and they will have the considerations
12 for ensuring the system as it currently stands can
13 function in case a rain event occurs, but typically
14 that type of work is done and then they will file suit
15 with the building of the actual buildings.

16 ATTORNEY JURUSIK: There is actually a
17 number of conditions that address sequencing of
18 construction, making sure that the stormwater drainage
19 that exists there today continues to function and
20 isn't reduced in any way during the construction
21 process. All of that will be managed by the developer
22 and oversight by -- overseen by the village staff to
23 make sure that everything functions as is during the
24 construction process and that the drainage

1 enhancements are completed and those enhancements will
2 be part of the as-built plans, so they will be
3 reflected and confirm that they actually were built
4 and installed as part of this project.

5 CHAIRPERSON GLIMCO: I am just looking at
6 some of the conditions. There is a \$100,000 bond
7 required to make sure that is maintained throughout.

8 ATTORNEY JURUSIK: Correct.

9 And not to get too deep in the weeds,
10 let's just talk about there is a condition that has
11 the Village creating what is called a dormant special
12 service area, and we do have special service areas
13 throughout the community. They are a special funding
14 district created from time to time to help with
15 improvements of infrastructure. We have done those
16 probably four or five of them over the years to help
17 residents in certain areas with flooding issues.

18 This particular project, similar to
19 Timber Trails, is going to have a special service area
20 created, assuming the board approves it, and that
21 special drainage district will sit as kind of an
22 overlay district and will give the Village Board
23 special taxing authority to levy a tax against this
24 particular property and those particular property

1 owners if the homeowner's association fails to
2 maintain the improvements, the public improvements,
3 and the stormwater drainage improvements onsite.

4 The Village will have the ability to send
5 a notice to the owners/homeowner's association if they
6 are somehow not maintaining the development and the
7 stormwater facilities consistent with the plan
8 development ordinance and the approved engineering
9 plans.

10 The Village will be able to if the
11 homeowner's association doesn't make the necessary
12 repairs maintenance in a timely manner then the
13 Village will have the authority to go on and under an
14 easement authority make whatever improvements are
15 required and then basically back-charge the
16 homeowner's association and the residents of this
17 development for the costs of those improvements.

18 The rest of the community will not be
19 impacted by the ongoing maintenance of this system and
20 this development.

21 And the developer has no objection to
22 that, it's a very typical --

23 JOHN BARRY: It is a typical arrangement,
24 we have no objection.

1 ATTORNEY JURUSIK: All right.

2 CHAIRPERSON GLIMCO: Hearing no questions
3 from the commissioners, at this time I would move on.
4 Did you have anything else?

5 ATTORNEY JURUSIK: No.

6 COMMISSIONER JOHANN: One more.

7 The material that is used for the street,
8 would there be any benefits or is it a possibility
9 that it would be a permeable surface such as pavers so
10 it would help with any of the drain?

11 JOHN BARRY: The permeable paver would
12 not help with the overall retention in critical
13 duration storms.

14 DIRECTOR VALONE: Sean, can come up to
15 the mic and speak?

16 SEAN DUDAK: Sean Dudak, D-U-D-A-K,
17 DesignTek Engineering.

18 There really is no benefit to using the
19 impermeable pavers in the street. That's usually for
20 like a smaller storm, it is to filter out the
21 contaminants and stuff in the stormwater. It doesn't
22 really give you any capacity or slow down the flow of
23 water through the system.

24 Anything else?

1 COMMISSIONER JOHANN: No.

2 CHAIRPERSON GLIMCO: If there is anyone
3 in the audience that would like to ask a question, now
4 would be the time to come up to the podium, state your
5 name, grab the mic?

6 No? There were a lot of y'all sworn in.

7 Okay, I think maybe we can move on to
8 some of the considerations, Mike.

9 ATTORNEY JURUSIK: Yes, sir.

10 CHAIRPERSON GLIMCO: Before we do that I
11 guess I would just like to thank both the members of
12 the public and the developer for working so cohesively
13 together.

14 I think this is our third meeting and I
15 think a lot has changed in the developer's plan, you
16 have been willing to bend to a lot of the wishes of
17 the neighbors, and I think that's really helped the
18 process quite a bit. So thank you.

19 JOHN BARRY: Thank you.

20 CHAIRPERSON GLIMCO: We have to consider
21 a lot of things with all the variations being
22 requested tonight.

23 We have the approval or the denial of the
24 map amendment to rezone the property from 0 limited

1 office to R4 multifamily residence district.

2 Does the Commission have any thoughts on
3 that?

4 We don't have to move for each of these,
5 do we?

6 ATTORNEY JURUSIK: Tonight it would be
7 good to address each of them.

8 If you want to take the way that they are
9 listed in order and just after you read the
10 approval/denial say do we feel that there is adequate
11 evidence submitted to meet each of the standards set
12 forth in the recommendation, you could get through it
13 in an efficient manner that way, if you could just
14 take a look at the first --

15 CHAIRPERSON GLIMCO: There are standards
16 --

17 ATTORNEY JURUSIK: There are standards
18 set forth for the map amendments for rezoning.

19 CHAIRPERSON GLIMCO: Can you draft
20 attention to the rezoning?

21 DIRECTOR VALONE: Would you like to use
22 the recommendation or the staff report?

23 ATTORNEY JURUSIK: Everybody has got the
24 recommendations so let's just roll through.

1 If you go Page 9 of the recommendation.

2 COMMISSIONER HANSON: We start on 21.

3 DIRECTOR VALONE: It might be helpful as
4 a number of the audience members have the staff
5 report.

6 CHAIRPERSON GLIMCO: We can go through
7 the staff report.

8 So if you are holding the staff report,
9 we are going to Page 4 of 26, which where we start
10 with the standards for the map amendment to the
11 long-range land use map, the comprehensive plan map.

12 ATTORNEY JURUSIK: Can you pull that up
13 on the screen?

14 DIRECTOR VALONE: Yes.

15 CHAIRPERSON GLIMCO: Heather, since the
16 commission is somewhat familiar with these standards
17 at this time, I wasn't going to go through each one.
18 I was going to ask them to review them, ask if we want
19 to touch on any in particular.

20 Do you have the staff recommendation?

21 COMMISSIONER TURNER: I have one I
22 believe we can get by.

23 CHAIRPERSON GLIMCO: Can we get another
24 copy? Do you have the staff recommendation in front

1 of you?

2 COMMISSIONER HANSON: We have conditions.

3 DIRECTOR VALONE: We may have some staff
4 reports left over here.

5 While everyone is getting situated again
6 it will be Page 4 of the staff report which starts
7 listing the conditions for the long-range map
8 amendment.

9 ATTORNEY JURUSIK: Let's do this, we will
10 work through each approval or denial, I will take you
11 through each of them, and then you can turn your
12 attention to the relevant standards that are in the
13 staff report.

14 So the first zoning consideration is
15 approval or denial of the map amendment to rezone the
16 below described property from O limited office zoning
17 district to the R4 multiple family district to
18 construct a townhome development referred to as
19 Heritage Crossing.

20 You see the standards that are in the
21 staff report, Page 4, carry over to Page 5.

22 CHAIRPERSON GLIMCO: Are you going to
23 bring those up, Heather, as well?

24 ATTORNEY JURUSIK: These are standards

1 that I know the Commission is very familiar with.

2 Do you feel that out of these standards A
3 through O that there was adequate evidence
4 submitted/produced during this public hearing from the
5 developer and staff and the public that each of those
6 standards have been met to the satisfaction of the
7 Commission in order to approve the requested map
8 amendment?

9 CHAIRPERSON GLIMCO: I would just like to
10 pause at this point and ask the commissioners if there
11 is any particular standard A through O that you had a
12 question on or would like to discuss.

13 Hearing none, Mike, I would suggest we --

14 ATTORNEY JURUSIK: Move to the next? Or
15 do you want to take a vote on that right now?

16 CHAIRPERSON GLIMCO: I say we knock it
17 out right now.

18 ATTORNEY JURUSIK: Go ahead. Make a
19 motion.

20 CHAIRPERSON GLIMCO: Is there a motion to
21 approve or deny a map amendment to rezone the property
22 at issue from O limited office zoning district to the
23 R4 multifamily residence district to construct a
24 townhome development referred to as Heritage Crossing?

1 COMMISSIONER HANSON: I move that we
2 rezone from office to multifamily residential.

3 COMMISSIONER TURNER: Second.

4 CHAIRPERSON GLIMCO: Do you want to do a
5 -- would you like me to conduct the vote or do you
6 want to poll the commission, Heather?

7 DIRECTOR VALONE: I can poll.

8 So Commissioner Hanson.

9 COMMISSIONER HANSON: Aye.

10 DIRECTOR VALONE: Commissioner Johann?

11 COMMISSIONER JOHANN: Aye.

12 DIRECTOR VALONE: Commissioner Turner?

13 COMMISSIONER TURNER: Aye.

14 DIRECTOR VALONE: And Chairman Glimco?

15 CHAIRPERSON GLIMCO: Aye.

16 DIRECTOR VALONE: That is four.

17 CHAIRPERSON GLIMCO: The next approval or
18 denial is for a conditional use permit for a planned
19 development with exceptions from district regulations
20 applicable only to the development in accordance with
21 Chapter 8 plan developments of the DCO to construct
22 the development.

23 Mike, where in Heather's --

24 DIRECTOR VALONE: I want to back up.

1 Where we started on the staff report was
2 the long-range map amendment, I believe you started
3 with the zoning map. Can we back up to the long-range
4 map amendment? The long-range map amendment has
5 office, they are requesting to rezone as multifamily.

6 ATTORNEY JURUSIK: This is a change to
7 the comprehensive plan, I would take a motion on this,
8 it is consistent with the motion you just took.

9 CHAIRPERSON GLIMCO: So there is a
10 comprehensive plan for the village, we are also
11 changing the comprehensive plan.

12 Is there a motion to do that?

13 COMMISSIONER HANSON: We amend the
14 comprehensive plan as well.

15 COMMISSIONER TURNER: Second.

16 CHAIRPERSON GLIMCO: All those in favor?
17 (Chorus of ayes.)

18 DIRECTOR VALONE: Now we would be on to
19 the conditional use.

20 CHAIRPERSON GLIMCO: Now we are on to the
21 approval or denial of the conditional use permit for
22 the plan development as previously discussed.

23 Those conditions, Mike, are found in the
24 plan staff recommendation --

1 ATTORNEY JURUSIK: At Page 8 and they
2 carry over to Page 11, 8 to 11.

3 CHAIRPERSON GLIMCO: Commissioners, if
4 you would focus your attention, I know Heather has
5 this on the screen as well, on the 11 typical
6 standards that we considered at these meetings and I
7 am going to give you a minute and if we can discuss
8 any of those that you would prefer to at this time
9 that would be great.

10 General welfare, not injurious to the
11 enjoyment or impairing --

12 Any discussion on those seven standards
13 for conditional use permit?

14 COMMISSIONER HANSON: No.

15 COMMISSIONER TURNER: No discussion.

16 CHAIRPERSON GLIMCO: I would entertain a
17 motion to approve or deny the conditional use permit
18 for the plan development with exceptions from district
19 regulations in accordance with Chapter 8.

20 COMMISSIONER TURNER: So moved.

21 COMMISSIONER HANSON: Second.

22 DIRECTOR VALONE: Commissioner Hanson?

23 COMMISSIONER HANSON: Aye.

24 DIRECTOR VALONE: Commissioner Johann?

1 COMMISSIONER JOHANN: Aye.

2 DIRECTOR VALONE: Commissioner Turner?

3 COMMISSIONER TURNER: Aye.

4 DIRECTOR VALONE: Chairman Glimco?

5 CHAIRPERSON GLIMCO: Aye.

6 DIRECTOR VALONE: That is four ayes.

7 CHAIRPERSON GLIMCO: The next item for
8 the consideration are the approval or denial of
9 variations from district regulations applicable to the
10 development.

11 There are several, they are listed in
12 your recommendation, we have gone through most of them
13 tonight.

14 DIRECTOR VALONE: To clarify, the
15 sidewalk on Park Place is listed as a deviation. If
16 you are not recommending that they be released from
17 having to put the sidewalk on Park Place the motion
18 would need to exclude that variation.

19 CHAIRPERSON GLIMCO: Where is that one,
20 Heather?

21 DIRECTOR VALONE: That is listed as.

22 No. 8.

23 CHAIRPERSON GLIMCO: I would like the
24 sidewalk, I would not like to approve that exception.

1 DIRECTOR VALONE: We are --

2 COMMISSIONER TURNER: Agree.

3 COMMISSIONER HANSON: Agree.

4 DIRECTOR VALONE: We are on page -- we
5 are looking at Page 16 of the staff memorandum. That
6 would need to be excluded in the motion, and I will
7 let Attorney Jurusik call for comment on this motion
8 would be to recommend granting of the variations
9 except for the variation related to the sidewalk on
10 Park Place.

11 ATTORNEY JURUSIK: That covers it.

12 And I will refine the recommendation to
13 write it in a way that the developer has a positive
14 obligation to put the sidewalk in.

15 COMMISSIONER TURNER: Motion to approve
16 the variations with the exception of the sidewalk.

17 COMMISSIONER JOHANN: Second.

18 DIRECTOR VALONE: Commissioner Hanson?

19 COMMISSIONER TURNER: Aye.

20 DIRECTOR VALONE: Commissioner Johann?

21 COMMISSIONER JOHANN: Aye.

22 DIRECTOR VALONE: Commissioner Turner?

23 COMMISSIONER TURNER: Aye.

24 DIRECTOR VALONE: Chairman Glimco?

1 CHAIRPERSON GLIMCO: Aye.

2 DIRECTOR VALONE: Four ayes.

3 CHAIRPERSON GLIMCO: I am moving down,
4 the next we have to consider is the approval or denial
5 of a combined preliminary plan, final plan for the
6 development subject to compliance with the plan review
7 requirements of Section 10-8-5C, final plan of the
8 DCO.

9 DIRECTOR VALONE: This would be putting
10 the subdivision under a plan development, that would
11 mean all of the conditions, all of the architecture,
12 all of the site plans, all of those things are a
13 package that overlays with the conditional use on the
14 property.

15 CHAIRPERSON GLIMCO: The standards you
16 are going to direct our attention to?

17 ATTORNEY JURUSIK: It is without
18 standards, it is an approval or denial.

19 CHAIRPERSON GLIMCO: With that I would
20 entertain a motion as I have described for approval or
21 denial of combined preliminary plan final plan for the
22 development subject to compliance with plan review
23 requirements of the DCO.

24 COMMISSIONER JOHANN: Motion to approve.

1 COMMISSIONER TURNER: Second.

2 DIRECTOR VALONE: Commissioner Hanson?

3 COMMISSIONER HANSON: Aye.

4 DIRECTOR VALONE: Commissioner Johann?

5 COMMISSIONER JOHANN: Aye.

6 DIRECTOR VALONE: Commissioner Turner?

7 COMMISSIONER TURNER: Aye.

8 DIRECTOR VALONE: Chairman Glimco?

9 CHAIRPERSON GLIMCO: Aye.

10 DIRECTOR VALONE: Four ayes.

11 CHAIRPERSON GLIMCO: Next we consider the
12 approval or denial of final plat of subdivision to
13 construct a 29-unit townhouse development referred to
14 as the final plat of Heritage Crossing as part of the
15 Village conditional use permit for a planned
16 development in accordance with Chapter 8 of the
17 Village's DCO of a combined preliminary plan, final
18 plan of the development subject to compliance with
19 plan review requirement of Section 10-8-5C of the DCO.
20 Are the conditions --

21 ATTORNEY JURUSIK: There are some
22 conditions that address this issue that the developer
23 is going to submit a refined final plat of subdivision
24 that addresses these variations and make sure it meets

1 all the engineer and the village attorney comments.
2 There will be a plat of abrogation, an easement that
3 bisects the property, that will be also provided.
4 There will also be a plat of vacation to deal with the
5 Lawn Avenue.

6 So this approval will be subject to the
7 84 conditions that are at the end of the document.

8 CHAIRPERSON GLIMCO: Definitely
9 conditions associated with this approval.

10 ATTORNEY JURUSIK: Correct.

11 CHAIRPERSON GLIMCO: Is there a motion?

12 COMMISSIONER TURNER: I would like to say
13 so moved, but there is a lot going on there, is that
14 sufficient?

15 DIRECTOR VALONE: Commissioner Turner,
16 can I have you pull your mic closer?

17 CHAIRPERSON GLIMCO: We will go through
18 some of the conditions. This one just has some
19 follow-on requirements that the developer has to
20 comply with for this to go through for us tonight. We
21 have the conditions already addressed in our
22 recommendation.

23 COMMISSIONER TURNER: Motion to approve?

24 CHAIRPERSON GLIMCO: Subject to

1 conditions.

2 COMMISSIONER TURNER: Subject to
3 conditions.

4 COMMISSIONER JOHANN: Second.

5 DIRECTOR VALONE: Commissioner Hanson?

6 COMMISSIONER HANSON: Aye.

7 DIRECTOR VALONE: Commissioner Johann?

8 COMMISSIONER JOHANN: Aye.

9 DIRECTOR VALONE: Commissioner Turner?

10 COMMISSIONER TURNER: Aye.

11 DIRECTOR VALONE: Chairman Glimco?

12 CHAIRPERSON GLIMCO: Aye.

13 DIRECTOR VALONE: Four ayes.

14 CHAIRPERSON GLIMCO: The next is
15 approval/denial of a waiver of the five-acre minimum
16 land area requirement under Section 10-8-3 of the DCO
17 and the reduction of certain plan development
18 submission materials under Section 10-10-8 of the DCO.

19 ATTORNEY JURUSIK: There are no
20 conditions, these are just guidelines as part of the
21 plan unit, the planned development ordinance. And the
22 first one, the waiver of the five-acre minimum land
23 requirement is a typical one that this board usually
24 always actually waives because other than the Timber

1 Trails development we really don't have five acres of
2 vacant land sitting around for PUD development, so
3 this is -- that one is typically just an easy waiver.

4 And then the other one is the submission
5 materials and the developer instead of doing a market
6 study provided essentially a market study using actual
7 financial data and market analysis on townhome and
8 condo developments within the village to support its
9 submittal.

10 And there was -- there was one other
11 item.

12 DIRECTOR VALONE: There were -- correct.

13 And I want to go back to the waiver of
14 the five acres to clarify density, but, yes, in the
15 submission materials they are looking for a waiver
16 from the market study, and they are also looking for a
17 waiver of the site lighting. They will have to
18 provide a lighting plan as part of site development,
19 but as part of the plan development they are not
20 seeking -- not requesting any deviations from it.

21 The market study, also they did not
22 submit a traditional market study, but they did in fact
23 provide information on other townhome products that
24 are current in the Village and how those have been

1 sold. So they submitted a document in lieu of a
2 formal market study, but they did submit a physical
3 impact analysis and analysis of the impact fees
4 required to pay to schools and recreation and parks.

5 I want to go back to the five-acre to
6 clarify, under the plan development, any plan
7 development in the village, technically this is one of
8 the guidelines that is in place. As Attorney Jurusik
9 mentioned, we have waived for several, several
10 developments, one most recent one being the townhomes
11 on Ogden or Harvey, the former auto repair site.

12 Initially, how our code measures density
13 is not by the five acres, it is actually by a
14 requirement within the R4 district per unit required
15 to have so much land area, so it is called the
16 per-dwelling unit area. They do meet that.

17 The five-acre waiver they do not meet,
18 which, again, is just a general guideline for all plan
19 developments. It is not specific to the R4 district
20 of which they are meeting the minimum lot dwelling
21 unit per acre.

22 CHAIRPERSON GLIMCO: Can you clarify,
23 just in my mind, they are just under 2-1/2 acres, does
24 that go up after they vacate the Lawn Avenue, or does

1 that include that?

2 DIRECTOR VALONE: With Lawn Avenue they
3 have two and three-fourths of an acre, without Lawn
4 they have -- correct, it does go up. That is helping
5 them. However, in calculating without Lawn Avenue
6 they still do meet that density requirement.

7 CHAIRPERSON GLIMCO: Yes.

8 ATTORNEY JURUSIK: This is just a simple
9 approval.

10 CHAIRPERSON GLIMCO: I would entertain a
11 motion for approval or denial of a waiver of the
12 five-acre minimum land area requirement.

13 COMMISSIONER TURNER: So moved.

14 COMMISSIONER JOHANN: Second.

15 DIRECTOR VALONE: Commissioner Hanson?

16 COMMISSIONER HANSON: Aye.

17 DIRECTOR VALONE: Commissioner Johann?

18 COMMISSIONER JOHANN: Aye.

19 DIRECTOR VALONE: Commissioner Turner?

20 COMMISSIONER TURNER: Aye.

21 DIRECTOR VALONE: Chairman Glimco?

22 CHAIRPERSON GLIMCO: Aye.

23 DIRECTOR VALONE: That is four ayes.

24 CHAIRPERSON GLIMCO: The next we are

1 going to move on to the approval or denial --

2 Go ahead, Mike.

3 ATTORNEY JURUSIK: It is the Lawn Avenue.

4 CHAIRPERSON GLIMCO: -- of vacation of a
5 portion of the dedicated Lawn Avenue right-of-way
6 generally described as the approximate 225-foot
7 north-to-south by 66-foot east-to-west parcel and
8 located west of and adjacent to the south 25 feet of
9 Lot 4 and Lots 5 and 6 of max dense subdivision with
10 an assigned PIN number for purposes of incorporation
11 into the plan development.

12 There is no conditions to consider here
13 other than the comments Mr. Jurusik made earlier about
14 the compensation to the Village and to the benefit of
15 the neighborhood in exchange for the vacation of this
16 right-of-way.

17 With that I would entertain a motion to
18 approve or deny the vacation.

19 COMMISSIONER JOHANN: Motion to approve.

20 COMMISSIONER HANSON: Second.

21 DIRECTOR VALONE: Commissioner Hanson?

22 COMMISSIONER HANSON: Aye.

23 DIRECTOR VALONE: Commissioner Johann?

24 COMMISSIONER JOHANN: Aye.

1 DIRECTOR VALONE: Commissioner Turner?

2 COMMISSIONER TURNER: Aye.

3 DIRECTOR VALONE: Chairman Glimco?

4 CHAIRPERSON GLIMCO: Aye.

5 DIRECTOR VALONE: That is four ayes.

6 CHAIRPERSON GLIMCO: With that I would
7 like to move on to the conditions for our
8 recommendation. Some of these apply to the things we
9 have discussed already, there are 84 of them, and this
10 will tie to the approval or denial of the applicant's
11 request for the issuance of a conditional use permit.
12 It will be subject to 84 conditions, many of which we
13 have discussed.

14 Mike, I don't know how to summarize 84
15 conditions. A lot of these are based on engineer's
16 review of plans to date and things that simply haven't
17 been completed yet, getting agreements in place with
18 their neighbors, for example, on the use of the gate,
19 but maybe someone more capable than I can help out
20 here.

21 ATTORNEY JURUSIK: Why don't I just take
22 a quick crack at touching upon and highlighting the
23 more impactful ones.

24 CHAIRPERSON GLIMCO: That would be great.

1 ATTORNEY JURUSIK: Page 1, developer is
2 going to have to comply with all applicable
3 regulations, laws, conditions for the plan.

4 Developer has to revise the declaration
5 of covenants, restrictive conditions, and
6 restrictions.

7 They are going to recreate a capital
8 fund, capital reserve fund, it is going to be
9 pre-funded at every closing to make sure they have
10 adequate reserves to deal with maintenance issues in
11 this development.

12 As we talked about earlier there will be
13 a construction schedule, routing, staging, restoration
14 plan for all phases of the development.

15 They will maintain the current Wolf Road
16 access as the primary ingress and egress and they will
17 make whatever necessary Cook County-required
18 improvements to this project without the Village
19 having to get involved in terms of those improvements
20 and costs or --

21 CHAIRPERSON GLIMCO: To get a permit.

22 ATTORNEY JURUSIK: They have to get the
23 permit and do the work.

24 As I indicated, there is going to be a

1 special service area to deal with the infrastructure
2 and the landscaping and stormwater drainage
3 improvements on the property. This would not be a
4 village or other resident or other subdivision
5 obligation, it will be a self-contained obligation of
6 the folks that live in this development to maintain
7 their own infrastructure, maintain their own
8 stormwater system.

9 There will be a two-year maintenance bond
10 for the improvements and the landscape improvements.

11 They will have the option to enter into a
12 private tow company contract or to enter into a
13 private parking and private street and enforcement
14 agreement with the Village to make sure that the
15 parking onsite is maintained and used for its intended
16 purposes for the folks who live in this subdivision.

17 There will be connectivity, there will be
18 a connectivity agreement with the subdivision to the
19 north, the Heritage Springs subdivision, to deal with
20 the connection of Heritage Court in this subdivision
21 and the existing subdivision.

22 There will also be a maintenance-type
23 provision in that connectivity agreement that deals
24 with the operation of the swing gate that is going to

1 have an Opticom system which is similar to what we
2 have in town when emergency vehicles run through town
3 and they have got to get through a red light quickly.
4 Our EMS and our police have this Opticom system that
5 allows the lights to change to clear intersections.
6 The gate will be operated in a similar fashion, EMS
7 vehicles, the gate will operate and automatically open
8 for them.

9 Residents in both communities will also
10 have the ability to buy a clicker to operate the gate
11 so there will be the ability to move through the
12 subdivision for both sets of residents in each of the
13 adjacent subdivisions.

14 The stormwater conditions and
15 regulations, there will be a maintenance agreement
16 that deals with those facilities that will be subject
17 to the village attorney and village engineer and
18 village board approval.

19 Individual dwelling units, individual
20 lots will not be able to petition for site-specific
21 variations. This is a plan unit development so it is
22 a buyer beware, you are buying into this development
23 with those conditions subject to it.

24 If there are changes to the overall PUD

1 that aren't individual-specific but
2 development-specific, those it is very clear have to
3 come back through a zoning process and public hearing
4 process and there has to be transparency. So any of
5 those type of changes that are more global to the
6 development or the buildings will come back through
7 this board and then be approved by the Village Board.

8 The site plan will be updated with any of
9 the variations we talked about tonight. There will be
10 an architect, a landscaping plan, property maintenance
11 and landscaping plan.

12 CHAIRPERSON GLIMCO: You are only on 9.

13 ATTORNEY JURUSIK: We have got to get
14 moving. I am just trying to be complete.

15 As I indicated, we have a plat of
16 subdivision, plat of abrogation to get rid of an
17 easement and to get rid of existing utilities, those
18 will all be re-platted and new plat of subdivision.

19 There is new water main and fire hydrant
20 service, they will be connecting to the Heritage
21 Springs subdivision to the waterline bringing it
22 south, they will be responsible for making those
23 connections and bringing the water system to this
24 development.

1 They will be obligated to pay for any
2 damage to any public or private improvements.

3 They have to post adequate security for
4 constructing the improvements, they have got to pay
5 all necessary impacts fees and reimbursable costs of
6 the Village for the time that staff and consultants
7 work on the project.

8 There is a stormwater maintenance bond of
9 100,000 that will need to be posted.

10 There is the monument sign, we touched
11 upon that a little bit. If the monument sign stays
12 where it is the developer will take care of making
13 sure that it is either in an easement that gives the
14 HOA the -- the monument sign is part of Cook County
15 right-of-way/part on private property. The developer
16 will have to make sure if it stays in its current
17 location whether it stays in Cook County right-of-way
18 or not, whether it stays on private property or not,
19 they have to deal with the legality of where it sits,
20 whose property it sits on, and if there is maintenance
21 obligations for it long-term that whatever necessary
22 easement or maintenance agreement will have to be
23 entered into.

24 DIRECTOR VALONE: Just to clarify, that

1 is related to the Ridgewood subdivision, they are also
2 proposing a subdivision sign of their own which is
3 within private property.

4 ATTORNEY JURUSIK: Private property.
5 This is the Ridgewood sign.

6 You are going to use commercially
7 reasonable efforts to underground all electrical
8 services to enhance aesthetics.

9 We are in the 40s, getting closer.
10 They are going to install the Park Place
11 sidewalk.

12 They have a number of obligations with
13 respect to the infrastructure and the stormwater
14 drainage that comes with the improvement to the Wolf
15 Road access point.

16 Is the updated traffic study to reflect
17 29 -- 28 units.

18 DIRECTOR VALONE: To clarify, what
19 Attorney Jurusik is currently on, roughly about
20 mid-30s on our more technical conditions that are also
21 included in the staff report. Those are items that
22 need to be clarified through the plan.

23 So, for example, the plans show a bit of
24 inconsistency in guest parking, they will update it.

1 Additionally, there is technical items
2 needed for the village engineer to fully approve a
3 permit to be able to go under DRD, and then there are
4 also some requirements to update the traffic impact
5 analysis to memorialize the current site plan. The
6 traffic impact analysis, they have done two
7 essentially now, they just need to memorialize a few
8 items related to this current site plan.

9 Generally, the rest of the conditions are
10 more technical in nature and are related to refining
11 their plans as currently set.

12 ATTORNEY JURUSIK: Just a couple final
13 comments.

14 The developer did show a materials board.
15 We do have that incorporated in here that they have
16 got to comply with luxury-type building materials,
17 Hardie board, brick, brick veneer, architectural
18 block, so that is, again, a condition as is the
19 monotony provision, you don't want to have the same
20 building, the same architectural lines throughout all
21 of these buildings, so they are going to deviate the
22 buildings somewhat to have an aesthetic and an
23 architectural variation throughout these units.

24 We are summarizing 84 conditions kind of

1 in a nutshell there we have, as I said earlier,
2 covered kind of A-to-Z your typical plan development,
3 conditional use, residential construction conditions
4 for this type of a development. So they are very
5 familiar to both you and the Village Board.

6 DIRECTOR VALONE: To clarify, the
7 original recommendation was more of the standards that
8 we see for plan developments and recent plan
9 developments.

10 The items that were included in the staff
11 report were more technical in nature and related to
12 refining the plans, related to a recommendation.

13 CHAIRPERSON GLIMCO: Thank you.

14 Commissioners, any questions on any of
15 those conditions or discussion?

16 COMMISSIONER TURNER: Again, we don't
17 have to call out the sidewalk situation, right?

18 ATTORNEY JURUSIK: It is already listed
19 as a condition.

20 COMMISSIONER TURNER: Got it.

21 ATTORNEY JURUSIK: Then if you are okay I
22 would make a motion to either approve or deny those
23 conditions.

24 CHAIRPERSON GLIMCO: I would entertain a

1 recommendation to approve or deny the applicant's
2 request for the issuance of the conditional use permit
3 being conditioned upon and subject to those 84
4 conditions that we just reviewed.

5 COMMISSIONER HANSON: I move to approve
6 based on approval of all 85 conditions.

7 CHAIRPERSON GLIMCO: 84.

8 COMMISSIONER HANSON: 84, sorry.

9 COMMISSIONER TURNER: Second.

10 DIRECTOR VALONE: Commissioner Hanson?

11 COMMISSIONER HANSON: Aye.

12 DIRECTOR VALONE: Commissioner Johann?

13 COMMISSIONER JOHANN: Aye.

14 DIRECTOR VALONE: Commissioner Turner?

15 COMMISSIONER TURNER: Aye.

16 DIRECTOR VALONE: Chairman Glimco?

17 CHAIRPERSON GLIMCO: Aye.

18 DIRECTOR VALONE: The only other motion
19 that we would need then is to modify the
20 recommendation based on tonight's discussions and then
21 provided for the chairman's signature.

22 COMMISSIONER TURNER: So moved.

23 ATTORNEY JURUSIK: Before we get to that
24 motion, I would also like to make sure we incorporate

1 all of the exhibits, all of the public comment, and
2 there are a number of people that submitted both
3 letters and e-mails either in support or against the
4 development, all of those will be incorporated in this
5 document as reflected.

6 CHAIRPERSON GLIMCO: From all three
7 meetings?

8 ATTORNEY JURUSIK: From all three
9 meetings, yes.

10 COMMISSIONER TURNER: So moved with the
11 additional comments from village counsel?

12 DIRECTOR VALONE: It can be a single
13 motion to update the recommendation with all public
14 comment, all current exhibits, and based on tonight's
15 discussion.

16 COMMISSIONER TURNER: So moved.

17 DIRECTOR VALONE: Can I have a second?

18 COMMISSIONER HANSON: Second.

19 DIRECTOR VALONE: Commissioner Hanson?

20 COMMISSIONER HANSON: Aye.

21 DIRECTOR VALONE: Commissioner Johann?

22 COMMISSIONER JOHANN: Aye.

23 DIRECTOR VALONE: Commissioner Turner?

24 COMMISSIONER TURNER: Aye.

1 DIRECTOR VALONE: Chairman Glimco?

2 CHAIRPERSON GLIMCO: Aye.

3 DIRECTOR VALONE: That is four ayes.

4 CHAIRPERSON GLIMCO: Are there any
5 general updates or -- before we move on to that, I
6 would entertain a motion to close the public hearing
7 portion of tonight's meeting.

8 COMMISSIONER HANSON: So moved.

9 ATTORNEY JURUSIK: We have one more
10 question.

11 DEBORAH DAVID: Is it okay if I say
12 something?

13 DIRECTOR VALONE: Please come up to the
14 dais.

15 CHAIRPERSON GLIMCO: Come up and state
16 your name.

17 DEBORAH DAVID: I am Deborah David, I
18 live at 903 Park Place.

19 I am super upset about this. You are
20 jamming this complex into a small piece of property.

21 I also want to make a comment about how
22 we are going to have to contend right there on Park
23 Place with the construction for, what, two years,
24 18 months to two years?

1 I am not happy and I guess maybe I should
2 have spoken up earlier tonight, but I am not the only
3 one, we are all still here and really, really
4 concerned about this.

5 I have been there 20 years and it's right
6 across the street from a beautiful residential area.

7 CHAIRPERSON GLIMCO: Just keep in mind we
8 are just making a recommendation to the Village Board
9 and there will be other opportunities to voice your
10 opinion.

11 DEBORAH DAVID: Okay.

12 CHAIRPERSON GLIMCO: With that I would
13 entertain a motion to close the public hearing portion
14 of tonight's meeting.

15 COMMISSIONER HANSON: So moved.

16 COMMISSIONER TURNER: Second.

17 CHAIRPERSON GLIMCO: All in favor?

18 (Chorus of ayes.)

19 CHAIRPERSON GLIMCO: Are there any
20 general updates of future meetings, Heather, that you
21 would like to talk about tonight?

22 DIRECTOR VALONE: As a reminder,
23 December 10th is our next meeting, we have one item on
24 the agenda, a rezoning of a property.

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CHAIRPERSON GLIMCO: Great.

Moving on to new business.

Hearing none I move on to other business,
and hearing none I would entertain a motion to
adjourn.

COMMISSIONER HANSON: Motion to adjourn.

COMMISSIONER TURNER: Second.

CHAIRPERSON GLIMCO: All in favor?

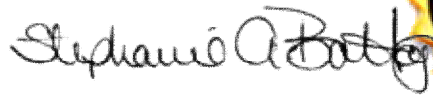
(Chorus of ayes.)

CHAIRPERSON GLIMCO: Thank you very much.

(WHICH WERE ALL OF THE PROCEEDINGS HAD OR
TAKEN PLACE IN THE ABOVE-ENTITLED MATTER.)

1 STATE OF ILLINOIS)
2) SS.
3 COUNTY OF DUPAGE)
4

5 I, STEPHANIE A. BATTAGLIA, do hereby certify
6 that I reported in shorthand the proceedings had at
7 the meeting aforesaid, and that the foregoing is a
8 true, complete, and accurate transcript of the
9 proceedings at said meeting as appears from my
10 stenographic notes so taken and transcribed under my
11 personal direction, this 2nd day of December, 2024.

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14



15 Certified Shorthand Reporter
16
17

18 CSR No. 084-003337 - Expires May 31, 2025
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