

**Minutes of the Regular Meeting
of the Planning and Zoning Commission
September 16, 2020**

A. CALL TO ORDER

The Regular Meeting of the Planning and Zoning Commission was held on Wednesday, September 16, 2020 at the Public Services Facility, 1000 Bowes Road, South Elgin, IL. The meeting was called to order at 7:00 p.m. by Chairman Brian Carlson.

Chairman Carlson stated the role of the Planning and Zoning Commission and the procedures for the meeting.

B. ROLL CALL

Commissioners present were: Chairman Brian Carlson; Tom Kusswurm; Leo Metz; Jason Micklevitz; Cynthia Tarka; and Rich Watson.

Members absent were: Vice-Chairman Jennifer McClure.

Staff present at the meeting were: Director of Community Development Nancy Hill; Planner Lauren Blayney; and Recording Secretary Dione Stirmell.

C. APPROVAL OF MINUTES

1. Minutes of the August 19, 2020 Regular Planning and Zoning Commission Meeting.

A motion was made by Member Micklevitz to approve the minutes of the August 19, 2020 Regular Meeting of the Planning and Zoning Commission, which was seconded by Member Watson. There was no further discussion of the motion. The vote was as follows:

Ayes:	Carlson, Metz, Micklevitz, Kusswurm, Watson
Nays:	None
Abstain:	Tarka
Absent:	McClure

The motion CARRIED (5-0-1-1).

D. DISCUSSION

1. CD 20-13: Concept Plan Consultation for a Major Subdivision request for a Single-Family Residential Subdivision to be known as "North Pointe Subdivision" located at the North West Intersection of E. Middle Street and IL-25, Richard Guerard, applicant.

Planner Blayney explained the Applicant, Richard Guerard, is requesting feedback on a Concept Plan for a Single-Family Residential Subdivision located at the North West intersection of Middle Street and IL-25.

Planner Blayney explained the proposed project would be located on approximately 38-acres located at the North West corner of Middle Street and IL-25. Approximately 22 of the 38-acres are currently annexed into the Village, leaving 16-acres needing to be annexed into the Village.

Planner Blayney explained the applicant is proposing a residential subdivision of approximately 112 single-family dwelling units.

Planner Blayney explained that the Village's Comprehensive Plan notes this location as Planning Subarea 8D. This subarea is intended to have industrial and/or office land uses. Due to changes in the market since the drafting of the Comprehensive Plan, Village staff would support residential development on this property. The South Elgin Bike & Pedestrian Plan shows a side path to be located on the south side of Middle Street between IL-25 and East Avenue. The side path has been engineered by the Park Pointe Subdivision to the south of E. Middle Street.

Planner Blayney explained the developer has indicated that they wish to rezone the property to the R-1 District. The typical lot shown meets the R-1 District requirements.

Planner Blayney explained that staff has provided some initial feedback to the developer. Planner Blayney highlighted a few items staff noted in the initial feedback to the developer, including: 1) the developer should consider how the storm detention ponds will be accessed for future maintenance. Lots 46-48 may need to be eliminated to provide access separate from the park; 2) based on the number of units proposed on the site plan, the Village anticipates a park site donation of approximately 4-acres. The proposed site plan provides approximately 1-acre; 3) a traffic study will be required to be submitted for formal review of the development; and 4) with any request for preliminary planned development/subdivision approval, the developer should provide the location and design of the development signage. Depending on the signage proposed, variation requests may be necessary and can be reviewed by the Commission and the Village Board at the same meeting as the proposed planned development.

Representatives of the Petitioner were Richard Guerard, Wyndham Homes, 310 S. County Farm Road, Wheaton, IL 60187; Steven Kaminski, Mackie Engineering Consultants, 9575 W. Higgins Road, Suite 500, Rosemont, IL 60018; and Rich Olson, Gary Weber Associates, 402 W. Liberty Drive, Wheaton, IL 60187.

Mr. Guerard described the location of "North Pointe Subdivision". He explained the developer is proposing 112 single-family dwelling units in an R-1 Zoning District. He added the lots within "North Pointe Subdivision" would be on average larger than South Pointe Subdivision and the homes would be at a higher price point - offering a different housing option in the area. He explained that Lennar Homes, builder for South Pointe Subdivision, has been successful in selling homes at approximately \$380,000. He noted Lennar Homes would also be the builder for North Pointe Subdivision.

Mr. Guerard emphasized that the location of North Pointe Subdivision is in an appropriate location as it is within close proximity to major transportation corridors, South Elgin schools, the Illinois Prairie Path, Kane County Forest Preserves, and a state park.

Mr. Guerard summarized his background of developing subdivisions within South Elgin, which include the development of South Pointe Subdivision, Park Pointe Subdivision, Prairie Pointe Subdivision, and River Place Subdivision in South Elgin.

Mr. Olson explained that he is familiar with South Elgin's guidelines as he was part of the development team for South Pointe Subdivision and Park Pointe Subdivision.

Mr. Olson highlighted that the main access into the subdivision is to be located at the intersection of E. Middle Street and Southwind Boulevard, with a secondary, right-in/right-out, access onto IL-25 at the intersection of IL-25 and Slade Road. He pointed out the 35-foot wide landscape buffer and detention basins along the east and south side of the development along IL-25 and E. Middle Street. He added that he believes the stormwater areas create transitions from the gas station at the corner of E. Middle Street and IL-25. He stated that about 17% of the land in the subdivision will be for open space – either for park space or for stormwater management.

Mr. Guerard highlighted that Bluff City has invested approximately \$3 million in public improvements in the area since start of construction of South Pointe Subdivision. He emphasized the completion of the new lift station that is now sized to handle the proposed North Pointe Subdivision. He also emphasized the road improvements of E. Middle Street that are near completion.

Chairman Carlson opened the meeting up to Planning and Zoning Commissioners and the public for comments and questions.

Member Metz inquired whether the detention ponds are to be designed to be wet- or dry-bottom ponds. Mr. Olson replied that detail is not yet known, and it would be dictated by the Kane County Stormwater Ordinance regulations. Mr. Kaminski said he envisions wet-bottomed ponds with a water feature. Member Metz said he liked the overall concept plan of the subdivision.

Member Kusswurm asked if there would be a full intersection at Slade Road and IL-25. Mr. Kaminski explained that due to the spacing between intersections IDOT would not permit a full intersection. Chairman Carlson added that the full, signalized intersection at the IL-25 and E. Middle Street would prohibit a full intersection at Slade Road and IL-25. He also noted that IL-25 has been designated an SRA route by the state.

Member Tarka asked how the Illinois Prairie Path would be accessed. Mr. Guerard replied that they plan to have a connection along the north side of Middle Street to the Prairie Path. She

also suggested that the Prairie Path crossing at Middle Street be marked with appropriate striping and signage.

Member Watson asked if they would have sidewalks on both sides of the streets in the subdivision. To which Mr. Olson said yes. Member Watson also requested an access to the Illinois Prairie Path be constructed on the north side of the subdivision. This would allow for access to the path from within the subdivision. Mr. Olson replied they would evaluate his request to see if it would be possible to connect to the Illinois Prairie Path from within the subdivision.

Member Watson said he would like to see a larger park space in the subdivision. He suggested that they consider eliminating a couple single-family lots to comply with that request. Mr. Guerard said he would look into providing a larger park space. Mr. Kaminski added the detention area in the middle of the subdivision, adjacent to the park space, might not be needed so the park space may be bigger. Mr. Guerard explained they are planning for the park structure to be designed for smaller children, approximately 3-5 years of age. The residents could access a larger, more mature park across E. Middle Street in the South Pointe Subdivision. Member Tarka said it would be dangerous for children to cross E. Middle Street and felt that with the number of kids that could live within the North Pointe Subdivision they would need a larger park space with additional amenities. The Commissioners asked staff what other parks within the Village are approximately 1-acre in size that would have similar amenities as depicted in the proposed North Pointe Subdivision. Director Hill explained Arbor Park and Gazebo Park within the Thornwood Subdivision are approximately the same size as the one shown on the Concept Plan.

Member Watson stated that he generally likes the concept plan, especially in light of the fact that the property has not developed for light industrial uses. He stated that the developer has marketed the property for industrial for 10 years and no projects have come to fruition. Mr. Guerard confirmed this. He stated that the developer believes residential uses on the property could support commercial land uses further north, closer to the high school, and in the Village Center.

There was some discussion as to who owns the vacant property immediately north of Ricky Rockets gas station. Mr. Guerard stated Ricky Rockets owns the property and it was not part of the proposed development.

Member Micklevitz asked if the developer would be requesting any variations from the R-1 District standards. Mr. Guerard replied no, they would not be requesting variations.

There was a discussion about whether the developer could donate land for park space outside of the proposed subdivision. Planner Blayney explained the UDO allows this for floodplain land, and not necessarily for park space.

Chairman Carlson expressed some traffic concerns along E. Middle Street. He explained that he did not see a dedicated westbound turn lane accessing the subdivision on E. Middle Street on

the provided concept site plan. He explained that it might be a safety concern for the developer to consider. Mr. Olson replied that once they conduct a traffic study, they would make accommodations to E. Middle Street as needed. Chairman Carlson said other than the items already discussed during the meeting, he liked the subdivision.

Mr. Guerard thanked the Planning and Zoning Commission for their input and concluded his presentation.

E. NEW BUSINESS

There was no new business to report.

F. PUBLIC COMMENT

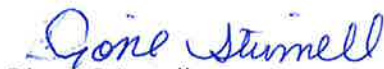
No citizens came forward to address the Commissioners.

G. ADJOURNMENT

Having no further business, a motion was made by Member Micklewitz to adjourn the regular meeting of the Planning and Zoning Commission, which was seconded by Member Kusswurm.

With a unanimous voice vote of the members present, the motion CARRIED (6-0-0-1).
Chairman Brian Carlson adjourned the meeting at 7:33 p.m.

Respectfully submitted,



Dione Stirmell
Recording Secretary