

**PLAN COMMISSION
MEETING MINUTES
Monday, May 3, 2021**

Meeting was called to order at 6:00 p.m. by President Palmer

1. Roll Call.

Present: (In person) President Palmer, Mr. Michalski, Mr. Long, Mr. Kujawa, Mr. Cashin
Video Conference: Mr. Jodie

Absent: Mr. Reineke

Also: Thomas Harrigan - Zoning and Planning Administrator/Assistant to the Village Manager, Hector de la Mora – Village Attorney and Applicants.

2. Review and act on meeting minutes dated 4/15/21.

Mr. Michalski motioned to approve the minutes as amended, Mr. Long seconded. Motion carried 6-0.

3. Continued review and discussion on the request for approval of a Certified Survey Map, Comprehensive Plan Amendment, Rezoning and Redevelopment Plan for the School Sister of Notre Dame Campus, pursuant to §305-7, §335-92.1 and §335-30. More specifically, review and discussion of proposed single-family lot configurations, traffic impact analyses and the overall building site layout.

Chris Miller, of Miller Marriott Construction, and Philip Aiello and Dan Romnek, of the Mandel Group, were present before the Commission.

President Palmer noted that all Commissioners have received the traffic impact analyses from both Ayres and Associates and TADI Inc. The Public Works and Utilities Committee reviewed these reports at the April 12th, 2021 Public Works Committee meeting and the committee made a motion to accept the TADI report (the independent study of the Ayres report) and send it to the Plan Commission acknowledging the committee agrees and understands the analysis.

President Palmer stated that the focus of this meeting will be on the proposed single-family lot configurations, to be presented by Chris Miller of Miller Marriott Construction Company.

Chris Miller was present before the Commission.

Mr. Miller provided the Commission with an overview of his company and explained the method in which he approached custom single-family home construction. Each home is individually designed for the customer. Mr. Miller expressed excitement for the possibility of being able to create a walkable street scape within the Village, adjacent to existing single-family homes.

Mr. Miller noted the proposed single-family lots would serve as a buffer, or transitional zone, between these existing single-family homes and the proposed multi-family development.

Mr. Miller indicated the site plans as presented demonstrate potential configurations and footprints of homes. These are not to be mistaken with what will be constructed if approved.

President Palmer asked if the demonstrated footprints are those of home Mr. Miller has built in the past.

Mr. Miller confirmed, indicating these conceptual home footprints are realistic representation of what could be built on the lots with the proposed zoning. The homes would be approximately 3,500 to 2,800 square feet.

Mr. Miller presented the proposed lot configurations off Red Barn Lane, indicated these are proposed to be zoned Rs-3 Single-Family Residential. It is requested for these lots to have a minimum lot size of 14,000 square feet, as well as reduced side yard setbacks. The rationale for this request is for streetscape appearances. With the proposed configuration, side entrance garages would be possible, improving the aesthetic of the neighborhood.

Mr. Miller indicated he believes the proposed lot sizes reflect what customer's desire in the marketplace.

It was noted the proposed zoning is not intended to allow for an increase in impervious surfacing on the new lots. Rather, the request is for the maximum allowable impervious surfacing and building footprint percentage to be considered in its totality.

Mr. Kujawa expressed concerns this could result in larger home being constructed on the smaller lots.

President Palmer noted the Village has historically attempted to prevent the "north shore" approach to maximizing lot areas with the footprint of the home. However, with the Planned Development Overlay district, the parameters can be established.

Mr. Kujawa asked why there is a vacant area on the southern portion of the proposed single-family lots on Red Barn Lane.

Mr. Aiello indicated this area was excluded from consideration for a single-family lot as the setback would have been too close to the existing single-family home on Green Meadow. Additionally, this area is being utilized for storm water management.

President Palmer expressed concerns that Lot 1 continues to appear problematic due to the proximity of the driveway to the intersection of Watertown Plank Rd and Stephen Place. President Palmer questioned if the total number of 11 lots is appropriate for this site.

Mr. Miller indicated he feels Lot 1 will be a very attractive lot once built-out.

President Palmer asked what the anticipated price point of the new homes would be.

Mr. Miller indicated anywhere from \$850,000 to \$1,300,000, which brings the homes around \$225 to \$250 a square foot. At the very low end, the homes would be \$550,000. Once the values go beyond \$1,300,000 there is a drop-off in interest.

Mr. Kujawa asked if these prices include the lot price.

Mr. Miller confirmed, home and lot.

President Palmer noted that several residents in the Village have indicated these new lots should be half acre lots. Lots of this size could produce homes of value in excess of \$1,300,000. The fundamental question becomes, is that the direction the Village is attempting to move towards?

Mr. Cashin stated he believes one of the Villages greatest strengths is the variety of homes.

President Palmer asked if there is a tree preservation plan in place.

Mr. Aiello indicated that document has been submitted. There is a tree inventory of the entire property in place, which identifies which trees will be staying on site, and which will be removed.

Mr. Miller presented the conceptual site layout for single-family homes on the southern portion of the SSND campus.

Mr. Miller indicated they settled on the cul-de-sac configuration due to the infrastructure which would need to go in place.

This portion of single-family lots are requested to be Rs-4 zoning. Again, there is a request for the impervious surfacing and the building footprint percentages to be considered in their totality, in addition to relief on the setback requirement. This would allow for less front facing garages toward the street.

Mr. Miller presented several home styles which have been constructed in the past in other communities.

Mr. Michalski questioned Mr. Miller, that when he indicated this is his portfolio, does that imply these are all the home styles he offers?

Mr. Miller indicated he has never built the same home twice.

Attorney de la Mora asked if there are intentions for installing pathways along the frontage of the new single-family lots.

Mr. Miller indicated this could be a possibility. There is a pathway shown in the southern portion which would connect to the other paths being proposed in the multi-family area.

Mr. Long questioned that if Lot 1 was eliminated on Stephen Place, would there still be a need for a reduction in setbacks?

Mr. Miller indicated he needs to confer with his engineers on this.

Mr. Long also suggested looking into the removal of Lot 5, what would this do to the overall site layout of the other lots.

President Palmer questioned how the southern storm water management out lots will be managed and maintained into the future.

Mr. Aiello indicated this is still being studied, and the proposed Certified Survey Map will be amended to include all the dry pond areas on southern portion into one out lot.

Mr. Miller thanked the Commission for their time and consideration.

[Mr. Jodie entered the meeting at 7:08 P.M.]

Mr. Aiello introduced Eric Ponto, of Engberg Anderson Architects.

Mr. Ponto presented a three dimensional fly-through of the redevelopment proposal. This presentation has previously been delivered to the Village Building board.

After the presentation, President Palmer indicated the intention will be to have a public comment session when all major changes have been made, so that the public may comment on the most current plan sets. Pre-registration, or in-person registration will be available for that meeting.

7. Other Business

None.

8. Adjournment

Mr. Kujawa motioned to adjourn, seconded by Mr. Jodie, Motion carried 6-0.
Meeting adjourned at 8:28 P.M.

Respectfully Submitted,

Thomas Harrigan
Zoning and Planning Administrator/Assistant to the Village Manager