

Village of Lemont
Planning and Zoning Commission
Regular Meeting of January 17, 2018

A meeting of the Planning and Zoning Commission for the Village of Lemont was held at 6:30 p.m. on Wednesday, January 17, 2018 in the second floor Board Room of the Village Hall, 418 Main Street, Lemont, Illinois.

I. CALL TO ORDER

A. Pledge of Allegiance

Chairman Spinelli called the meeting to order at 6:35 p.m. He then led the Pledge of Allegiance.

B. Verify Quorum

Upon roll call the following were:

Present: Cunningham, Glomp, McGleam, Plahm, Zolecki, Spinelli

Absent: Forzley

Community Development Director Jason Berry, Consulting Planner Jamie Tate and Village Trustee Ron Stapleton were also present.

C. Approval of Minutes: November 15, 2017 Meeting

Commissioner Zolecki made a motion, seconded by Commissioner Cunningham to approve the minutes from November 15, 2017 meeting with no changes. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

II. CHAIRMAN'S COMMENTS

Chairman Spinelli greeted the audience. He then asked everyone in the audience to stand and raise his/her right hand. He then administered the oath.

III. PUBLIC HEARINGS

A. 17-15 SAINTS CYRIL & METHODIUS PARISH CENTER SETBACK VARIATION

Chairman Spinelli called for a motion to open the public hearing.

Commissioner McGleam made a motion, seconded by Commission Cunningham to open the public hearing for Case 17-15. A voice vote was taken:

Ayes: All
Nays: None
Motion passed

Staff Presentation

Jamie Tate, Consulting Planner, said the applicant is requesting a variation to the UDO for rear setback. The requested variation is to allow a rear setback of 16 feet 9 inches instead of the 30 feet that is required in the R-4A Zoning District. They want to construct a new parish center on the site. The subject property is zoned R-4A Single-Family Preservation & Infill District. Per the UDO, churches are a special use in the R-4A Zoning District. While the original application was proposing rezoning, staff looked at the history of the subject site and the existence of several churches within residential districts. Staff's desire is to maintain the existing residential zoning for future uses. It is typical to find churches in residential zoning even while the classified land use might be Institutional.

There are four parcels that make up the campus at the intersection of Sobieski Street and Ledochowski Street. Parcel 1 is the southeast corner of the intersection and the location of all proposed changes and construction. Parcel 1 currently contains an existing church, a two-story brick rectory building, a frame garage, a brick garage, a playground area, and asphalt parking lot and open space. The parcel has a significant grade change with retaining walls along the sidewalk on both Czacki Street and Moczygemba Street.

Mrs. Tate stated the applicant is proposing to demolish the existing rectory building, two garages, and playground area to construct a new 11,444 square foot parish center. The new parish will be attached to the existing 11,101 square foot church. The interior of the new parish center is mainly offices and meeting rooms. It is categorized as "office" for off-street parking and requires 38 parking stalls. The existing parking lot is going to remain and they are proposing additional parking along Ledochowski Street with 7 parking stalls which will bring them to 226 parking stalls for the entire campus.

The new parish center meets all lot dimensional standards except the rear setback. R-4A requires a minimum 30' setback from the rear property line and the applicant is proposing 16'-9" which is 13'-3" short of the required minimum. There is an existing side yard setback nonconformity that is 8'-1" from the side property line to the nearest point. The code today would require a minimum of 27' of a setback, but the church was constructed in 1930 and most likely at the time there were no side yard setbacks.

A tree survey, tree preservation plan and landscape plan will be required as part of the site development process and must meet all regulations found in the UDO. The Village Engineer, Fire Marshall and Arborist have made comments in regards to this application and are included in staff's packet. Many of the comments are preliminary

and will be addressed through the site development permit process. The architect has been responsive and is already addressing comments.

Mrs. Tate then read through the Standards for Variations which were included in staff's packet. The architect did provide a picture of what the view would look like from the rear setback as far as what the distance would be from the street. Lastly, staff does recommend approval contingent on compliance with outstanding comments.

Chairman Spinelli said the total lot coverage shown for Lot 1 is 67.6%. From looking at the site plan it seems a little low and would think that it would be greater than 70%.

Mrs. Tate stated she could verify it with the Village Engineer.

Commissioner McGleam asked what are staff's recommendations.

Mrs. Tate said she didn't really have comments but rather items that would be required for the process. One of the questions that she had was the replacement of the playground and where that is going.

Chairman Spinelli asked if the Village Engineer's and Fire Marshall's comments have been addressed.

Ben Deanda, Fire Marshall, stated he has not seen any answers to his comments at this time.

Mrs. Tate said that is one of the conditions that they need to be in compliance with any outstanding comments.

Chairman Spinelli asked if the Village Engineer and Fire Marshall seen the response letter from January 10th.

Mrs. Tate stated she included it in the packet but it has not been forwarded on at this time.

Chairman Spinelli asked if there were any further questions for staff at this time. None responded. He then asked if the applicant wanted to make a presentation.

Applicant Presentation

Karen Kristianson, Newman Architecture, introduced Father Valdi Stawiarski of St. Cyril and Methodius Parish (SSCM).

Father Valdi thanked the Commission for their time and consideration of this case. St. Cyril has been a part of this community for almost 150 years providing religious and education opportunities for people who live in the community and within the

vicinity. The new parish center is something that they have thought of for the last decade or more. They have been working out of the rectory which was meant to be the residence for the priest. The last few years it has been turned into office space and meeting space. They need something more professional to provide services for the parishioners and those who are part of the community. They have been raising money to address this need and have come up with this beautiful building which will complement the church. He thanked the Commission again for their time and consideration.

Ms. Kristianson said she would like to address a couple of concerns. The playground will move across the street by the school. They plan on addressing the Fire Marshall comments before final building permit drawings. Their civil engineer reached out to the Village's Engineer to address some of his comments also. There are a couple of reasons for the placement on the site. There is a large existing gathering plaza on the north side and they didn't want to hinge on that. There is also a connection to go back into the existing church so there is an accessible connection. Because of that connection it had landlocked where the building could sit. So there is a reason why it was placed there. She stated she is available for any questions.

Chairman Spinelli said on the site plan there appears to be a grass area between the pavers that are being extended and the building.

Ms. Kristianson stated that is correct. Part of the tie is where it connects into the building. They want the church to be the dominant feature on the sight which is why they are using similar materials to make this blend together. If they push farther forward they would go into the parking area and they do not want to lose parking either.

Chairman Spinelli asked if the trees that are shown south of the addition going to remain.

Ms. Kristianson said that is the intent. One of the things that they will be working on before they come back for building permit is the landscape plan and tree preservation plan.

Chairman Spinelli stated there is a storm sewer that is coming out of the southwest corner of the detention basin right through about five of the trees. If the intent is to preserve them then that outlet storm sewer needs to be adjusted for a better attempt to save those trees. He asked if the relocated statue is part of this addition.

Ms. Kristianson said there are two statues that will switch places.

Commissioner McGleam asked what does this setback give them inside the building.

Ms. Kristianson showed a layout of what the building will look like on the inside. If they were to shorten the building they would be losing meeting room space. One of

the goals was to be able to fit 150 people at tables and chairs. If they don't have this then they are losing a major function of the building.

Chairman Spinelli stated if they rotated the rooms 90 degrees and had two meeting rooms you would be able to fit about 270 people in chairs.

Ms. Kristianson said it might be possible but she would have to look further into that. This parish is very pressed for meeting space. They only have one small meeting room in the existing rectory. To be able to have three rooms to subdivide gives them the ultimate flexibility for different ministries during the day and not have to be in the school trying to meet with kids around.

Chairman Spinelli asked if prior to drawing this up did they meet with staff.

Ms. Kristianson stated they met with staff either in July or August of 2017. They wanted to make sure that the Building Department and Planning Development was good with it. Besides the variance staff had pushed for the rezoning of the property which is why they submitted with the rezoning. After working with Mrs. Tate, staff felt there was no need to rezone the parcels.

Commissioner Zolecki asked where are they now with the project.

Ms. Kristianson said they just finished bidding and have selected a general contractor. So they are waiting to move forward based on approvals and hope to start the project right after Easter.

Commissioner Zolecki asked if they planned on adding any additional landscaping to the south.

Ms. Kristianson stated that the entire parcel would have to be brought up to code in regards to landscaping.

Commissioner Zolecki said they need to consider that south side specifically with the elevations and how it relates to those meeting rooms and the homes across the street. There is a home across the street that has second story windows. He would recommend screening with some evergreen trees on the south. The same consideration needs to be taken with lighting on the building. The elevations can make it deceiving. There also needs to be more screening for mechanicals on the southwest corner. Staff's Engineer had commented to some degree about the retaining wall on the east and mentioned visual screening which he is assuming landscaping on top of that wall. He asked if they could consider a form liner or decorative concrete for the wall. This might help with the visual instead of a blank concrete wall.

Commissioner Cunningham asked if anyone currently lives in the rectory and is there any residency planned for the new parish center.

Father Valdi stated he currently lives in the rectory. They are planning on possibly using a house across the street that they own for a rectory so there will be no residency at the new parish.

Chairman Spinelli asked if at the time they had met with staff, did they advise you to proceed with as much drawings as was done with the variance that was being requested.

Ms. Kristianson said not at that time. They were planning on coming before the Commission much sooner, but when they asked for the rezoning they had to get some alta surveys done. They had a difficult time getting them and they were not able to submit back until towards November and then they found out they did not need them.

Chairman Spinelli stated there has been a lot of money spent on the drawings. He is not sure where the break down happened, but they should have been advised to proceed with caution before spending all the money on the drawings. The variance is for a 50% reduction on a setback.

Ms. Kristianson said when they had met with them there were not that many concerns about what they are proposing and the direction that they are taking, therefore they weren't as hesitant.

Commissioner McGleam asked if they got a sense that they were proceeding at risk.

Ms. Kristianson stated probably. They wanted to submit earlier but with the added variance requirement and some additional stuff needed for the variance it delayed their submittal.

Chairman Spinelli asked if the Commission had any further questions for the applicant at this time. None responded. He then asked if there was anyone in the audience that wanted to come up and speak in regards to this public hearing.

Public Comment

Beverly Young, 601 Ledochowski Street, asked where is the playground going to be located.

Chairman Spinelli said his understanding is that they are going to move it north of the church.

Ms. Young asked what is going to be located where the playground was and how many feet from the street will the building be.

Chairman Spinelli stated part of it will be building.

Mrs. Tate said the variance is from Moczygamba Street which is south. There is no variance from Ledochowski Street because it is set back significantly.

Ms. Kristianson stated she wanted to clarify that the playground is going in the grassy area by the parking lot on the southeast side. It will be located on parcel 4.

Jeff Wandersen, 600 Moczygamba Street, said it is so much above street level and so close to the street that he is concerned that it will make the street seem narrow.

Chairman Spinelli stated from the plans that he has seen both retaining walls are going to remain. He asked if there were any more questions or comments from the audience. None responded. He then called for a motion to close the public hearing.

Commissioner McGleam made a motion, seconded by Commissioner Zolecki to close the public hearing for Case 17-15. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Plan Commission Discussion

Chairman Spinelli stated that Moczygamba Street is narrow and the homes on the south side are also very close to the roadway. The landscape plan should include some lower type plantings to break up the view of all building along the upper retaining wall. He is disappointed if the applicant was not advised as to how much of a variance they would be asking for. The current staffing was not there at the time and he does not know who they met with. This might be something that they need to discuss with the current staff.

Chairman Spinelli asked if there were any further comments from the Commission. None responded. He then called for a motion for recommendation.

Plan Commission Recommendation

Commissioner McGleam made a motion, seconded by Commissioner Cunningham to recommend to the Mayor and Board of Trustees approval of Case 17-15 St. Cyril & Methodius Parish Center Rear Setback Variation with the following conditions:

1. Comply with Fire District comments.
2. Comply with Village Engineer comments
3. Review potential conflict between the proposed storm sewer at the detention area and the existing trees.
4. Review additional landscape screening to the south elevation.
5. Review lighting at the south elevation to ensure no adverse effects to neighboring properties.
6. Review mechanical screening at the southwest corner of the proposed building.
7. Review form liner or architectural treatments to the proposed retaining wall.

A roll call vote was taken:

Ayes: McGleam, Cunningham, Zolecki, Glomp, Plahm, Spinelli

Nays: None

Motion passed

Chairman Spinelli called for a motion for Findings of Fact.

Commissioner Glomp made a motion, seconded by Commissioner McGleam to authorize the Chairman to approve the Findings of Fact for Case 17-15 as prepared by staff. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

B. 18-02 New Horizon Homes Rezoning 127th and Rolling Meadows

Chairman Spinelli called for a motion to open the public hearing for Case 18-02.

Commissioner McGleam made a motion, seconded by Commissioner Glomp to open the public hearing for Case 18-02. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Staff Presentation

Mrs. Tate, Consulting Planner, said John Jurinek of New Horizon Home Builders, the owner the subject property, is seeking rezoning from B-3 Arterial Commercial District to R-5 Single Family Attached District. The purpose of the rezoning change is to allow the construction of a residential subdivision comprised of approximately 22 single-family detached dwelling units. The subject property is 8.5 acres and the Comprehensive Plan designates this area as Employment Center.

In 1996, approximately 76 acres were annexed and zoned which included 42 acres of R-4 Single-Family Detached Zoning District and 34 acres of B-3 Commercial Zoning District. In 2002, there was an amendment to the Annexation Agreement for this site rezone 18.09 acres of the B-3 Arterial Commercial District to R-4 Detached Single-Family District. After the rezoning was approved, only 15.91 acres of land fronting 127th Street remained as B-3 Arterial Commercial District. It has been slowly reduced over the years to become residential. The rezoning of this proposal would remove the opportunity of a commercial project nearest to the I-355 exit at 127th Street. She showed on the overhead the subject property and the property that is owned by the Illinois Tollway.

Mrs. Tate stated the proposal is for the rezoning only and the plans included are conceptual and preliminary in nature to demonstrate the applicant's reasoning for the

rezoning. The plans show one east-west street off of Rolling Meadows Drive terminating with a cul-de-sac that abuts Tollway property and Lemont Park District property. There are 22 single-family dwelling units which are approximately 11,000 square feet to 12,000 square feet. At this time, the proposed lots would require exceptions within the PUD including but not limited to:

- Reduced minimum side yard setback to 10 feet from 15 feet
- Reduced minimum corner side yard setback to 15 feet from 25 feet
- Reduced pavement width to 27 feet from 30 feet

The Comprehensive Plan shows the area as Employment Center. The primary benefit is generating local employment, and may have a secondary benefit of providing useful services to local residents. Whereas retail districts primarily exist to provide services of use to residents and visitors, with the secondary benefit of adding employment. The buildings in this type of district vary widely in size but are generally no more than three stories high. Within the Comprehensive Plan, a Target Industries report was created. It identifies ten locations within the Village or its planning area as economic activity centers. These activity centers are the locations where the Village's targeted industries are already located or may be located in the future. This area being proposed for a zoning change is one of the Economic Activity Centers that is a growth target area for the health care industry and the professional, scientific & technical service industry.

Mrs. Tate said they did look at the LaSalle factors for the standards for rezoning and also general analysis which looks at consistency with the Comprehensive Plan, compatibility with existing land use, and transportation and access. She then read through the LaSalle factors and general analysis listed in staff's packet. A Technical Review Committee meeting was held on December 8, 2017 to discuss the rezoning and potential residential subdivision. The Village Engineer had comments related to stormwater management. The Fire Department had concern about the cul-de-sac size. The Planning Department had concerns about the lot sizes and setback variance requests. They would like to see a safe pedestrian connection, a landscape buffer between the rear yards and uniform landscaping. However, they also have concerns about changing the zoning when it does not meet the future land use map. The Lemont Police Department has concerns about street lighting, adding a stop bar and stop sign and providing a safe lit connection to the park with a sidewalk. Representatives from the Lemont Park District mentioned concerns about impact fees and expressed they are open to a pedestrian connection from the cul-de-sac to Mayfair Park.

The proposed rezoning would not follow the future land use map in the Comprehensive Plan but would allow for faster development as the applicant is ready to start building homes. The proposed rezoning would remove the opportunity for a non-residential use at the west exist of 127th and I-355. Staff is available for any questions and the applicant is present also.

Chairman Spinelli asked what was the purpose of the request being R-5 and not the R-4 zoning. His concern is that the R-5 zoning does allow for duplexes. The current rezoning request is not tied to a preliminary plat guaranteeing single-family detached houses.

Mrs. Tate stated it allowed for smaller lot sizes. The applicant had no intention of building attached dwellings.

Mr. Berry asked if they could make it a condition.

Chairman Spinelli said they could not since there is no preliminary plat attached to it. He would rather see an R-4 Zoning request and when they have a plat they can come back and ask for variances on lot sizes or at that time change it to R-5 when they are definitely platting single-family detached lots.

Mr. Berry stated their intention was to get this in front of the PZC early. The question at hand is should this piece of property be rezoned from commercial to residential.

Commissioner McGleam asked what is the recommendation from staff.

Mr. Berry said it is hard to make a recommendation when the Comprehensive Plan states that the property should be commercial. This is a commercial piece that is on the very edge of Cook County which makes it very difficult to develop. This is a higher level of discussion because there are other pieces of properties from Rolling Meadows to Smith Road that are also zoned commercial.

Chairman Spinelli stated one difference with those properties is that they have direct access to 127th Street. He travels this area a lot and feels that this commercial piece unfortunately is on the wrong side of the interchange. He does not see this piece of property being commercial.

Mr. Berry said when this was annexed in there were over 30 acres that were commercial. Over the years it was chipped away and it became less and less practical as a commercial piece.

Chairman Spinelli asked when the original subdivision came in was the park donation based on the number of residential units or acreage.

Mr. Berry stated he did not look at that.

Mr. Jurinek, applicant, stated on the first and second phase they gave the money. On the third phase they gave two acres of land and that is what they are going to developing.

Discussion continued in regards to impact fees.

Chairman Spinelli asked if there were any further questions for staff. None responded. He then asked the applicant to make a presentation.

Applicant Presentation

John D. Jurinek, New Horizon Homes Builders, said this commercial land has been listed on and off for the last 14 to 15 years and for the last two years consistently. There have been only two to three interested parties. Either the taxes are too high, or there is not enough land or too much land. The people that have bought homes from them do not want to see commercial go up on that land. They would prefer more homes.

Chairman Spinelli asked if in their sales office do they have a drawing indicating that property is zoned commercial.

Mr. Jurinek stated that they verbally tell all their clients that it is zoned commercial and they do not know what the future of that property is. They do let them know that they are trying to change the zoning and they still purchase them.

Chairman Spinelli said they have heard his comments earlier in regards to R-5 zoning. He is confident that they will not build duplexes, but his hesitation is that it would entitle them to. He asked if they would consider R-4 zoning.

John Jurinek, Sr. stated when they originally were talking that is what they were looking at, but it was recommended to go with the R-5. They are planning to build 22 single-family homes. Their design of homes are narrow with side loaded garages and that is what they want to continue. Their goal is to get this zoned residential and they do not care if it is R-4 or R-5. This property will not sell as commercial. As far as the impact fees, they will do whatever is required. They plan on building the same type of homes that are on Willow Drive, but these will just be a little bit smaller.

Chairman Spinelli asked if there were any further questions for the applicant. None responded. He then asked if there was anyone in the audience that wanted to speak in regards to this public hearing.

Public Comment

Regina Miller, 16482 Pasture Drive, said she enjoys the beautiful homes that the Jurinek's have built. The 19 years that she has lived there she has driven past a vacant parcel. She understands that it is zoned commercial; however in her mind it does not make sense to have a commercial property exit onto Rolling Meadows, which is a safety concern.

Gladstone Mechler, 12727 Smith Road, asked if the property to the south was being developed and who owns the property to the north.

Chairman Spinelli stated that the property to the south is being developed and the property to the north is owned by the Tollway.

Mr. Mechler asked what the zoning was for the properties in Phase One and Two.

Chairman Spinelli said they are zoned R-4.

Mr. Mechler stated it would make sense to zone this then R-4.

Chairman Spinelli asked if there was anyone else in the audience that wanted to speak in regards to this case. None responded. He then asked the representative from the Lemont Park District if he could comment about any improvement plans for the existing park.

Larry Rizzo, Director of Parks and Maintenance for Lemont Park District, said they are in the process of scheduling construction of the new Mayfair Park. It is going to be starting the spring of this year. They are in the process of purchasing the access property from the Tollway. They have preliminary plans for utilizing that property but there is no real commitment to that. They are still open for improving their development in any way. The Park District does feel that residential would be a good decision for that commercial property and it would be a nice addition to the Mayfair Park. They are in favor of having access to the park from the new development.

Pat Jurinek, New Horizon Homes, stated their mind has always been for single family homes. She asked if they did the R-4 with a PUD can they come before the Commission and ask for the variances and side lots. If they can't then that is why they would go for the R-5. They need a minimum of 22 lots to make this financially feasible for them to move forward. Otherwise they would rather leave that land vacant and get a different piece of land that they could develop.

Chairman Spinelli said the current proposal at R-5 is still asking for a side yard setback. The R-4 will be requiring the same exact request. The minimum square footage on an R-4 size lot is 12,500 and the minimum width is 90 feet. He would personally support residential, and without seeing a plan would probably support reduced lot sizes to keep it R-4. The other potential is if they were coming in with a final plat at the same time as the R-5 zoning, he would then possibly consider the R-5 zoning because the plat is going with it. He understands that they don't want to spend the money if they don't know if they are going to get the zoning. He would prefer at this point that the request be change to an R-4 zoning request and move forward as an R-4 as opposed to an R-5.

Mr. Berry stated that the public notice is a request for rezoning and does not specify that it is an R-5 so it would be appropriate enough to consider an R-4.

Eric Peterson, 16531 Willow Drive, said he just moved in recently and did know that there was vacant commercial property behind them. There are a lot of other vacant buildings in Lemont. Even though this one has closer access to I355, their anticipation was that it was not necessarily developable as commercial. He is in support of rezoning the property to single-family homes, but agrees that it should be rezoned as R-4. He did not buy this home to have multi-family dwellings behind him.

Chairman Spinelli asked if there was anyone else in the audience that wanted to speak in regards to this public hearing. None responded. He then called for a motion to close the public hearing.

Commissioner McGleam made a motion, seconded by Commissioner Zolecki to close the public hearing for Case 18-02. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Plan Commission Discussion

Chairman Spinelli said he stated several times that he would rather see this parcel as an R-4 zoning. He does not see it as commercial because there is no direct access to 127th Street. The Employment Center designation is a B-3 which is a less restrictive zoning than all the other stuff on 127th and it still can't sell. He feels this is on the wrong side of the highway. He supports residential but with the R-4 zoning.

Commissioner Glomp stated the neighborhood grew up around this when they envisioned this. He feels it also needs to go to R-4.

Commissioner Cunningham said it is nice to see the future plans but this is purely just rezoning.

Chairman Spinelli asked the applicant if they would like to revise the request from an R-5 to a different zoning.

Mrs. Jurinek stated her concern is if she asks for a continuance and come back asking for R-5 with a plat attached showing single-family homes they could always deny it. She would want to know if this is a viable thing for them to do.

Chairman Spinelli said instead of asking for a continuance, because she has only heard their opinion and not the Village Board, let it continue and hear the Village Board's opinion prior to spending any money on surveys and/or plats.

Mr. Jurinek, Sr. stated they would like proceed and change the rezoning to R-4 single-family.

Chairman Spinelli asked if there were any further questions or comments. None responded. He then called for a motion for recommendation.

Plan Commission Recommendation

Commissioner Zolecki made a motion, seconded by Commissioner Cunningham to recommend to the Mayor and Board of Trustees approval of Case 18-02 rezoning from B-3 Arterial Commercial to R-4 Single-Family Detached District. A roll call vote was taken:

Ayes: Zolecki, Cunningham, McGleam, Glomp, Plahm, Spinelli

Nays: None

Motion passed

Chairman Spinelli called for a motion for Findings of Fact.

Commissioner Glomp made a motion, seconded by Commissioner McGleam to authorize the Chairman to approve the Findings of Fact for Case 18-02 as prepared by staff. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

IV. ACTION ITEMS

A. 17-14 - 1166 MCCARTHY ROAD MIERZWA SUBDIVISION

Staff Presentation

Jamie Tate, Consulting Planner, said Wanda Mierzwa is the Trustee of the Mierzwa Family Member of Trust, who are the owners of the subject property. They are being represented by John Antonopoulos who could not be present this evening. They are seeking a Final Plat of Subdivision for the purpose of creating an additional lot to construct a single-family detached residence. Their 0.9 acre lot is proposed to be divided into two single-family lots and staff is recommending approval.

The surrounding land use is R-4 Single-Family Detached Residential. Lot 1 will house the existing residence and Lot 2 will have the new single-family resident. Both lots will meet the lot size and lot width. There are no plans at this time for the new residence but at the time of construction, impact fees will be calculated and paid. There is no concerns with access or traffic. The UDO will require landscaping and landscape trees at the time of permit for the new single-family residence.

Mrs. Tate stated the Village Engineer has requested preliminary engineering to show that water and sewer are available to each platted lot. The applicant's engineer requested relief from the water for the new single family home. There is water from a well on the property. He stated that sewer runs within the west side of the front yard

ROW and they will comply with Village standards for connection. The applicant's engineer states that drainage is in an existing ditch system on McCarthy Road and 6th Street without curb and gutter. The Fire Marshall had no comments and the Village Arborist made comments listed in staff's packet. She showed on the overhead an aerial view of the subject property and said staff does recommend approval.

Chairman Spinelli clarified that it was the applicant's engineer that is requesting relief from the water requirement.

Mrs. Tate said that is correct.

Chairman Spinelli asked if they received anything from the applicant that they may have received preliminary approval from Cook County Health Department that would allow a well on this lot.

Mrs. Tate stated she has not seen anything from Cook County Health Department. She does not believe that staff has asked for that.

Commissioner McGleam asked if the Village Engineer commented on the request to use a shared well.

Mr. Berry said he has not.

Chairman Spinelli stated he has an issue with recommending approval of a subdivision when we don't know if Cook County Health Department will approve a well on it. He asked staff what happens if they approve the lot for a well and then find out the lot is too small for a well. He recommended tabling the item until more information is provided on the well.

Discussion continued in regards to the well and the size of the lot.

Applicant Presentation

Judie Mechalek said this is her mom's property and she has lived there for over 70 years. Everyone on 6th Street has wells and everyone on 4th Street has water. Their intention was selling this other lot and using the proceeds to help take care of her mother. For this area, sewers were brought in after the tornado hit, but everyone kept their wells.

Chairman Spinelli stated they are not against the well. He just wants to make sure that if the County states that a certain acreage is needed they have the ability to adjust the lot line accordingly before it is recorded.

Trustee Stapleton said he believes you cannot do a shared well.

Mrs. Mechalek stated she knows and would not do a shared well.

John Mechalek asked if that is the only issue.

Chairman Spinelli said they are only looking at the resubdivision. There are no engineering drawings for them to look at. There should be no issues that he could see once they confirm what the minimum lot size needs to be for the well.

Commissioner Zolecki stated fundamentally there are no issues.

Chairman Spinelli asked if there was anyone else in the audience that wanted to speak in regards to this case.

Public Comment

None

Plan Commission Recommendation

Commissioner McGleam made a motion, seconded by Commissioner Cunningham to recommend a continuation of Case 17-14 to the next available meeting for the following reason:

1. To allow the applicant time to research Cook County's Public Health Department requirements for minimum lot size for a well.

A voice vote was taken:

Ayes: All

Nays: None

Motion passed

V. GENERAL DISCUSSION

A. Update from Village Board

Mr. Berry said the Pasture Drive Shed Variation will go before the COW (Committee of the Whole) on February 19th. At the next Village Board meeting, they should be approving the 132nd Court Annexation and Rezoning. Donegal should be coming before the Village Board also.

Chairman Spinelli asked if the met all of the conditions.

Mr. Berry stated the screening was discussed at length and it was proposed to the Village Board that they would provide a donation to the Village for trail or other landscape improvements in lieu of the screening on the bridge. The concern was getting the IDOT approval and the maintenance. The discussion started with getting the maintenance bond to providing this donation. The Kotlin Annexation, Rezoning and Preliminary Plat will also be at the next board meeting.

Commissioner McGleam asked what the deadline was for getting a public hearing on an agenda.

Mr. Berry said it is 15 days but they generally state 21 days.

Discussion continued in regards to when the Commissioners receive staff's packet.

Commissioner McGleam asked if there was any update on getting the utility easement for Ruffled Feather's sanitary sewer.

Mr. Berry said public works and the Village Engineer have been looking at it. There are some issues with some of the ponds in there as well so he thinks they are looking at it in a comprehensive way.

Chairman Spinelli stated the roundabout on Christopher Drive in Rolling Meadows, the very first home on the south side, has large parties at least three to four times a year. The roundabout is designed so cars cannot park there. People who attend the party always park in the roundabout which is causing a safety hazard. He asked if public works can put up no parking signs there.

VI. AUDIENCE PARTICIPATION

None

VII. ADJOURNMENT

Chairman Spinelli called for a motion to adjourn the meeting.

Commissioner McGleam made a motion, seconded by Commissioner Glomp to adjourn the meeting. A voice vote was taken:

Ayes: All

Nays: None

Motion passed

Minutes prepared by Peggy Halper

