

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, MARCH 5, 2008, AT THE VILLAGE HALL, 7760 QUINCY STREET, WILLOWBROOK, DUPAGE COUNTY, ILLINOIS.

1. CALL TO ORDER

Chairman Kopp called the meeting to order at the hour of 7:30 p.m.

2. ROLL CALL

Those present at roll call were Commissioners William Remkus, James Soukup, Joseph Heery, James Baker, Vice-Chairman Wagner and Chairman Kopp. Also present was Village Administrator Phil Modaff and Planner Sara Hage. ABSENT: Commissioner Robert DelSarto.

3. OMNIBUS VOTE AGENDA

The items on the Omnibus Vote Agenda were as follows:

- a. Waive Reading of Minutes (APPROVE)
- b. Minutes – Regular Meeting February 6, 2008 (APPROVE)
- c. Minutes – Village Board Meetings – January 7 (workshop), 14 and 28, 2008 (RECEIVE)

MOTION: Made by Commissioner Wagner, seconded by Commissioner Soukup, to approve the Omnibus Vote Agenda.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

4. DISCUSSION – SKETCH PLAN REVIEW – PASSERO SUBDIVISION – STONE COTTAGE COURT – 14-UNIT RESIDENTIAL SUBDIVISION (SOUTH SIDE OF 63RD STREET, BETWEEN TENNESSEE AND BENTLEY AVENUES) DEVELOPER – BILL PASSERO

Mr. Passero presented the sketch plan by reviewing that at last month's Plan Commission meeting the sketch plan was discussed and density was the major issue with the attached homes. He added that the plan is revised and now consists of fourteen singly-family detached homes. The difference is that the lots are smaller and the homes are smaller. Mr. Passero stated that the homes are single-family ranch, three bedrooms, and two baths with a two car garage. The lots range from 8,000 to 12,000 square feet roughly. He added the larger lots are on the four corners with a bigger setback of 40 feet off Bentley and Tennessee. The interior lots are 75 feet wide and the exterior lots are 111 feet wide and the depths are the same. Mr. Passero continued by stating the overall project setbacks are the same except that the previous plan had a 30 foot setback in the front and the current plan has a 25 foot setback. Mr. Passero said that he needs a larger footprint to create a little bigger home with the square foot range of 2,400 to 2,500. Mr. Passero stated that the driveway is double-wide which allows 4 cars to be parked and all the green space will be used for detention and the engineer will design this to meet all the village codes. Mr. Passero added that he scheduled two separate meetings with the neighbors to introduce this project and everyone liked the upscale housing and the price points so they were in favor of the project with one concern about water. He added that detention areas will be

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provided per code in order to alleviate the water issue. The development will have solid fencing on the 63rd Street side for noise control and the fencing would be set off five feet so landscaping will block the view of the fence. The fencing on the south side is for privacy and there will be a brick fence entryway on both sides.

Mr. Passero said if this project is approved it should start sometime in the fall with one home as a model home. Mr. Passero summarized by saying there are 14 single-family homes geared to empty-nesters. He stated that the goal is to meet and address all engineering codes and the water issue. Mr. Passero asked for questions.

Commissioner Heery asked who would be responsible for the maintenance of the fence.

Mr. Passero answered it will be the responsibility of the homeowner. It will start as a cedar fence and grey over time.

Commissioner Heery added that because of the other street exit, the traffic coming down Tennessee will be heavier.

Mr. Passero stated that with the elimination of a sidewalk there will be parking on both sides of the street.

Commissioner Remkus said that he thinks an empty nester home should be a two bedroom home. He added the proposed three bedroom ranch seems more like an entry level home that would appeal to a lot of younger couples that would start a family.

Mr. Passero answered that the three bedroom is really a two bedroom with a study (that is the smallest bedroom). However, there is virtually no yard for children to play nor access to the back yard except thru a side door off the garage.

Commissioner Remkus stated the plans shows retention off the back and the only thing in the back is a deck. He stated that he does not like the aesthetics.

Mr. Passero answered that it is all green space.

Commissioner Soukup asked if the homes will have basements and will the detention area bring water into the basements through seepage.

Mr. Passero replied that the project will have a stormwater pipe to collect the water and move it to 63rd Street.

Commissioner Remkus commented that he still has a concern regarding the density of the project. He is also concerned for the water retention and the depth needed for the detention areas.

Mr. Passero answered the whole area is detention.

Commissioner Remkus said that there are too many houses on the property.

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Vice-Chairman Wagner added that there is always a lot lost for detention unless there are pipes underground.

Mr. Passero said the design of this project is maintenance free living. He added this is a conceptual plan.

Commissioner Wagner added that he liked the concept but he did not want the development to look like a moat.

Mr. Passero explained that what you will see is a flat driveway, a flat front yard and a two car garage in front of the home. The rear will not be seen because of the landscaping.

Commissioner Remkus added that he would like to see iron fencing rather than wood fencing between Coralynn Court because the fence has to be stained and sealed.

Mr. Passero stated that he met with the neighbors to get feedback and did not hear any negative comments regarding the project. He also stated that he needs feedback from the Plan Commission regarding their thoughts on the project.

Chairman Kopp asked the audience for comments.

Phyllis Zimmer stated that she does not want stormwater management to be compromised.

Chairman Kopp commented that anything Mr. Passero does will have to pass engineering with the Village.

A resident commented that she supports the project and thinks it is a good use for the property.

Chairman Kopp stated that he would support the project but would rather have a lesser density.

Commissioner Remkus agreed that he would support the project but would rather have a lesser density but felt that might be solved with the engineering.

Commissioner Heery commented that he likes the project and feels that there is a need for this type of development.

Vice-Chairman Wagner stated that he also liked the concept but felt it too dense.

Commissioner Baker shared his concern about the overall maintenance for the project.

Mr. Passero said that he will come back with engineering, an architectural drawing with a floor plan and elevation.

Planner Hage added that one of the requirements of the PUD submittal is that the covenants should be developed and approved in substantial form.

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5. VISITOR'S BUSINESS

None.

7. COMMUNICATIONS

Village Administrator Modaff asked for general feedback on the "What's New in Development" packet that was recently sent to the Commissioners. The Commissioners stated that the packet was very interesting and helpful.

7. ADJOURNMENT

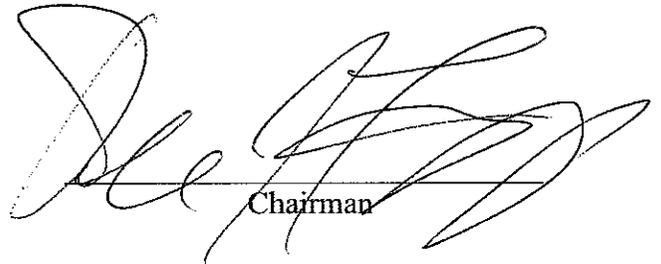
MOTION: Made by Commissioner Soukup, seconded by Commissioner Wagner, to adjourn the regular meeting of the Plan Commission at the hour of 8:3 p.m.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

PRESENTED, READ AND APPROVED,

4/2/08, 2008


Chairman

Minutes transcribed by Joanne Prible.