

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, FEBRUARY 6, 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 Robert DelSarto, 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: None.

3. OMNIBUS VOTE AGENDA

The items on the Omnibus Vote Agenda were as follows:

- a. Waive Reading of Minutes (APPROVE)
- b. Minutes – Regular Meeting December 5, 2007 (APPROVE)
- c. Minutes – Village Board Meetings – November 26 and December 10, 2007 (RECEIVE)

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

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

4. PLAN COMMISSION ACTION – 635 63RD STREET – REQUEST FOR A TWO-LOT SUBDIVISION IN THE R-2 DISTRICT, TRIPLE A SUBDIVISION, APPLICANT, MS. ELIZABETH PERINO

Planner Hage provided a summary of the application to the Commission. She stated that the application is a straight subdivision without a request for rezoning or variation. The property at 635 63rd Street is currently zoned R-2 and the square footage is over 60,000 square feet. A division into two lots would yield two parcels that both exceed the required 13,000 square foot requirement in the R-2 district and all other bulk regulations can be met with the subdivision plat, including required lot depth and setbacks. Planner Hage stated that there are no public improvements for the site. The site is served by water and has access to Flagg Creek sewer in the right-of-way. The streets or alleys are existing, so there is no need for any type of improvement agreement or any improvement bond. Planner Hage added that the property is less than two acres; therefore no stormwater detention is required.

Commissioner Wagner commented that the new lot is only 75 feet wide with 17 feet of sideyard, so a 58 foot wide house is the maximum size house that can be built on that lot. Commissioner Wagner added that it would seem to be more economical to the owner to have the lots subdivided more equally so in the future the Plan Commission will not see variation requests on this 75 foot lot.

Plan Commission Meeting

MOTION: Made by Commissioner DelSarto, seconded by Commissioner Remkus, to recommend to the President and Village Board approval of a final plat of subdivision in the R-2 District for the property at 635 63rd Street, subject to the plans listed in and attached to staff's report dated February 6th, 2008 including the corrections noted on the plat.

ROLL CALL: AYES: Commissioners DelSarto, Remkus, Soukup, Heery, Baker, Vice-Chairman Wagner, and Chairman Kopp; NAYS: None; ABSENT: None.

MOTION DECLARED CARRIED

5. DISCUSSION – SKETCH PLAN REVIEW – PASSERO SUBDIVISION – STONE COTTAGE COURT – 16 UNIT RESIDENTIAL SUBDIVISION (SOUTH SIDE OF 63RD STREET, BETWEEN TENNESSEE AND BENTLEY AVENUES, DEVELOPER, BILL PASSERO)

Planner Hage explained to the Commission that the purpose of this discussion item on the agenda is a sketch plan review for the concept of a residential subdivision. The property in question is located on 63rd Street between Sunrise Assisted Living on the east and the Jehovah's Witness church on the west. Planner Hage added the comprehensive plan for this area calls for low-density residential development of 1-2 dwelling units per acre. She stated that the Village staff is not convinced that estate residential is the ideal use for this property. Staff feels that the density of 16 units (4.6 units to the acre) is more than we would like. Planner Hage added there are issues with the bulk regulations that would not permit this plan to be built as a subdivision and would need to be approved as a PUD. Planner Hage stated that staff would be able to work with the developer through the PUD process to develop a cluster home development similar to Breton Lakes that has a higher density but has some fluctuation in the lot areas that are outside of the norms of what you might see in the R-1, R-2 and R-3 zoning. Staff does not advocate rezoning the property to R-4 or R-5 and establishing the right for any future owners to develop multi-family or townhomes without seeking any zoning approvals.

Chairman Kopp asked if the street would be a publicly dedicated street and if it is wide enough for that.

Planner Hage stated that yes it is wide enough.

Chairman Kopp stated that he has a number of problems with this. First of all, residents from Breton Lakes have come to meetings and stated that parking was a major problem [in that development] because the street was too narrow. From the illustration, if there are cars parked on both sides of the street there would be a traffic problem. Chairman Kopp added the residents on Coralyn will object to the backs of their house backing up against the retention area.

Vice-Chairman Wagner asked how many lots are there.

Mr. Passero answered there are five platted lots including the detention on the corner.

Vice-Chairman Wagner stated that this property would be great for some type of clustered single-family, attached single-family. However, with only two single-family units, he did not think that sixteen is the number and that the proposed layout is not the best.

Mr. Passero responded concerning the setbacks. The property is not deep enough to get the standard depth. The concept was to get 13,000 square foot properties so they could meet the R-2 or R-3 zoning. He stated that they do meet the width, which is more than necessary as it is 120 feet wide, but they do not meet the depth. He stated he cannot put single-family there because it is not a marketable area. A resident typically would want a bigger back yard. This concept is designed for empty-nester living. The sideyard set back off of Bentley and Tennessee is 40 feet. The interior sideyards are 10% of the width; they are 120 foot lots, which is twelve feet on either side. The frontyard measures 30 feet which is ten feet less than code. The street would be installed with a 30 foot pavement and curb with a 15 foot parkway on either side.

Mr. Passero added he believes that the buyer for this home will typically be an empty-nester or retired person having one to two people living in the household, one or two cars per home and no children. The homes are not large – a little less than 2,500 square feet. Mr. Passero stated that he will build these homes handicapped accessible and all ADA codes will be met. Mr. Passero stated that he is proposing ten lots and four of those are ranch style single-family homes. The other six lots have two homes per lot for a total of twelve. The bulk regulations for each home is the maximum or less. He stated that density is always a concern as is traffic, the size of the home and how many people will live there. There are sixteen units with ten lots. Four of those ten are single-family. Six of those ten are single-family detached. Of those six, the bulk of those homes are smaller than required by code.

Mr. Passero stated that in summary, the concept is that this development will attract retirees or empty nesters. These homes will be priced in the high \$500,000 or \$600,000, depending on the unit. Mr. Passero asked for feedback from the Commissioners.

Commissioner Heery asked how the neighbors feel about it. He added that it sounds very nice and felt there is a need for that type of housing.

Chairman Kopp stated that he thinks that some of the neighbors will be fine with R-2 but will not like the density.

Commissioner Remkus added that is one of the biggest obstacles. The concept and the idea are good but the density is a concern. A number of years ago the neighbors all fought hard to keep the rural character and the lower density. He also stated he understands that there are economics involved in this, but sometimes the price of the lot is too much to support what can be built on the lot. The commissioners all understand that. He noted that, however; there are regional issues over there and asked what he would do regionally for stormwater?

Mr. Passero stated that he addressed that with Coralynn and they cleaned those pipes out five years ago. This issue gets resolved by the engineers who will figure that out. Mr. Passero added the bottom line is what can be built there that makes sense.

Commissioner Remkus responded by stating the biggest problem is the density issue and stated that maybe the number of homes could be reduced.

Mr. Passero asked the Commission if they are in favor of the attached idea or would they rather see all single-family.

Chairman Kopp responded that the Commission cannot tell him what to propose. However, they would like something to buffer 63rd Street from the rest of the residents further south. This just look too dense and fourteen is better than sixteen.

Commissioner Heery agreed that fourteen would be better than sixteen.

Vice-Chairman Wagner agreed that the density will be the biggest issue.

Commissioner Remkus stated he understands the concept and likes the concept. However, he is not sure about the density with the neighbors.

Vice-Chairman Wagner asked about the number of bedrooms in each unit.

Mr. Passero answered the units are three bedrooms with a full basement. He added that he designed this to keep it to one floor because the older generation will need this. It is simple living.

Chairman Kopp responded that they are generally in favor and the issue will be the density. He added that he could tell him what the right number is, however, he does not think it is sixteen. He added that he's not sure that they could give any more guidance at this point.

Commissioner Remkus said that he does like the concept. He asked if there will be a homeowners association.

Mr. Passero responded that they would like to set up landscaping for the homeowners.

Commissioner Remkus suggested that Mr. Passero talk to some of the neighbors about the project and see how they feel.

Vice-Chairman Wagner suggested that Mr. Passero invite the neighbors to the next meeting and bring a new proposal.

Commission Remkus suggested that Mr. Passero bring a drawing with the actual height to better picture the development.

Planner Hage stated that staff does agree that R-1 is not realistic for this parcel. Planner Hage explained that, if it the property were developed with straight R-3 zoning, you could get ten lots of single-family attached homes, but due to the challenges with the lot configurations, they would not necessarily appeal to a homeowner. Staff thinks that there is some room for having smaller lot sizes. Planner Hage said for example and comparison, Breton Lakes lots vary from 4,600 square feet to 8,000 square feet. For that development, there were PUD deviations for setbacks, lot area, lot width, lot depth, lot coverage and FAR. The density is 3.1 units per acre. If you were to transfer that density to this property, it would equate to twelve units, based on the acreage. That figure is without giving consideration to the stormwater. The rear detention is

something that can be worked out when there is an engineer working on the project. The question of zoning is somewhat irrelevant because if there is going to be a road down the middle, then this would have to be developed as PUD. It cannot be a straight subdivision because there is no way for the Village to issue the necessary variations. With the PUD in an R-3 zoning, Mr. Passero would have flexibility to work out those bulk regulations. Staff's goal is to make sure that those properties are contributing to the community and not sitting there stagnant for a number of years.

6. VISITOR'S BUSINESS

None.

7. COMMUNICATIONS

None.

7. ADJOURNMENT

MOTION: Made by Commissioner Heery, seconded by Commissioner Baker, to adjourn the regular meeting of the Plan Commission at the hour of 8:40 p.m.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

PRESENTED, READ AND APPROVED,

2/6, 2008


Chairman

Minutes transcribed by Joanne Prible.