

**Plan Commission
87 Galligan Road
Gilberts, IL 60136
Meeting Minutes
October 26, 2011**

APPROVED MINUTES

Call to Order

Chairman Hagen called the meeting to order at 7:00 p.m.

Roll Call/Establish Quorum

Roll call: Members present: Commissioners del Vecchio, McHone, Sullivan, Zoerhoff, Mills, Vice Chairperson Davidowski, and Chairman Hagen. Also present were Administrator Keller and Ex-officio LeClercq. For members of the audience please see the attached list.

Not present were Commissioners Fatigato and Borgardt.

Approval of Minutes

A motion was made by Commissioner Zoerhoff and seconded by Commissioner McHone to approve the minutes from July 13, 2011.

Vice Chairperson Davidowski would like for the second sentence in the second paragraph on page 5 to read as follows: Vice Chairperson Davidowski stated that she feels the Village should not allow the recycling of vehicles.

A motion was made by Vice Chairperson Davidowski and seconded by Commissioner McHone to table the approval of the minutes until the next scheduled Plan Commission meeting. Vote: 5 ayes (Commissioners McHone, Zoerhoff, Mills, Vice Chairperson Davidowski, and Chairman Hagen). 1- nay (Commissioner Sullivan). 1-abstain (Commissioner del Vecchio). Motion carried.

New Business

Public Hearing- Petitions by Plote Homes LLC to rezone property from R-4 Multi-Family Residential to R-3 Urban Residential and to approve an amended special use permit, amended preliminary and final development plans, and an amended final plat of subdivision for property within Gilberts Town Center Unit 2B

A motion was made by Vice Chairperson Davidowski and seconded by Commissioner del Vecchio to open the public hearing. Vote: 7-ayes (Commissioners del Vecchio, McHone, Sullivan, Zoerhoff, Mills, Vice Chairperson Davidowski, and Chairman Hagen). 0-nays. 0-abstain. Motion carried.

Administrator Keller gave a brief overview of what the petitioner was asking for. He informed the audience that the Plan Commission makes a recommendation to the Village Board.

Ryan Trottier, Vice President of Land Development for Plote Homes, stated that he held an informational meeting on October 12 with the residents of the duplex homes. Since then, some of the concerns of the residents have been addressed, such as; buffers and lot sizes were increased. He stated that the changes being brought before the Plan Commission are being made because market research shows single family homes are currently selling. He added that 40 remaining duplex lots will still be developed by Plote.

Matt Pagoria of Ryland Homes stated that based on market study and experience in Gilberts, he feels they have come up with a plan that will be successful. He added that there are 8 plans being proposed in the single family product line which would be built on 63 lots. The houses would range from 1,572 – 2,600 square feet. The Hudson and Prescott plans only allow 2 car garages. Mr. Pagoria believes these 8 plans will help Ryland market and sell the 63 lots.

Chairman Hagen inquired as to why a ranch style house was not included in the plans. Mr. Pagoria stated that ranch houses have been unsuccessful in other communities. Mr. Trottier added that the ranch style would be competing with the duplexes available through Plote.

Commissioner McHone questioned the Coventry plan. Mr. Pagoria informed him that the optional 3rd car garage isn't depicted in the floor plans made available to the Commissioners today.

Mr. Pagoria added that the price ranges will start at just under \$200,000 to the upper \$200,000s.

Resident Ernie Leonard of 201 Reston Lane stated that he wasn't notified about the informational meeting held on October 12, 2011. Mr. Trottier apologized and told him that it isn't typical to hold an informational meeting before a public hearing. Mr. Leonard then inquired as to the number of Coventry models that have sold in Town Center. Mr. Pagoria told him that there have only been 2 sold. Mr. Leonard then added his concern of the houses being too close.

Resident Chester Sutton of 103 Easton Drive stated his concern of traffic. Mr. Trottier stated that a traffic engineer had not been contacted. However, he doesn't foresee there being a problem with traffic once the single family homes would be built. Mr. Pagoria added that the number of units isn't changing, so the traffic would be similar to that if the duplexes were built.

Commissioner McHone said he doesn't feel traffic will be a concern, but he would like to limit parking to one side of the streets to better accommodate thru traffic.

Resident Carolyn Clark of 135 Easton Drive is concerned about the minimum lot size.

Resident Dave Tomczyk of 117 Valencia Pkwy stated that he believes it is in the best interest of everyone to have the subdivision completed. However, he is concerned about the width of the lots as well as seeing residents install fences. He stated his concern for the upkeep of the grass, and he would like to see some brick accents on the houses.

Resident Erik Penaz of 128 Valencia Drive stated that he would like to see an additional 10 – 15 feet between the homes. He would like to see bricks on the houses, more stop signs installed, parking allowed only on one side of the streets, and ranch style homes offered.

Resident Stacy Fank of 128 Valencia believes there are currently too many “Prescott” homes already built in Town Center. She would like to see approximately 40 single family homes built to keep the look of the neighborhood.

Elevation changes were discussed.

Commissioner McHone feels that 13 feet between houses is too close of a distance. He would like to see that reconsidered.

Mr. Trottier stated that not every lot would have a 13 foot side yard separation. Some would have a larger side yard.

Ms. Fank added that the Prescott houses currently built have a 30 foot side yard separation.

Resident Laurie Strum of 139 Easton Drive stated that she will be surrounded by single family homes. She would like a duplex built behind her property. She would also like to see additional space on the side yards between the single family homes and her residency.

Resident Stewart Bond of 119 Easton Drive feels the builder is trying to put in too many homes.

Attached for the record is a list of comments from resident Harold Mierisch of 124 Reston Lane. He feels that the property values will be negatively affected since the duplexes have an average selling price of approximately \$300,000.

When asked if other Ryland communities had single family houses as close together as the ones presented, Mr. Pagoria stated that he didn’t believe so.

Resident Bob Fitzgerald of 464 Reston Lane stated his concern for the aesthetics of the community. He would like to see the lots spread out. He added that the addition of the single family homes is a new element to the area. He purchased his property believing duplexes were going to be built in the area. He is also concerned for the value of his home.

Resident Dave Tomczyk stated that he believes there is currently a demand for the larger houses that are going up in Town Center.

Mr. Trottier stated that the duplexes have recently sold at an average cost of \$230,000. He added that it's not beneficial to the subdivision if the property stays vacant.

Resident Laurie Strum added that the current property owners have a financial stake as well.

Resident Erik Penaz questioned the option of having a side garage, but the lots aren't large enough to accommodate side garages.

Mr. Pagoria added that Ryland has been very successful in Gilberts.

Commissioner del Vecchio questioned the conformity laws. The exact same house cannot be built across from one another or next to one another. They must have a different elevation. The color of the housing doesn't matter.

Commissioner Mills suggested the builder accommodate lot sizes for other models that are currently selling but aren't included on the proposed plan, such as the Manchester.

Mr. Trottier stated that utility lines would have to be relocated, and those are drastic changes.

Chairman Hagen doesn't approve lowering the minimum lot size.

Mr. Trottier informed everyone that they were trying to encourage economic development and increase the impact fees for the Village. He feels that this proposed plan would do a better service to the Village as opposed to the lots staying empty.

Commissioner McHone stated his concern for the financial struggles of the school district. He feels that single family homes will encourage more families to move in rather than if the duplexes were built.

Resident Dave Tomczyk asked whether 2 smaller lots could be combined, so one house could be built on that combined lot. Mr. Trottier informed him that the water and sanitary sewer lines would have to be taken out. He added that the suggestion isn't what the current market is demanding.

Resident Terri Dedina of 201 Valencia Pkwy stated her concern for her property value decreasing and the additional parking on the streets.

Resident Stewart Bond disagrees with the statement made by Mr. Trottier regarding there not being a demand for the larger lot sizes and larger houses.

Mr. Trottier explained the procedure of how the water and sanitary lines would be closed off, if needed.

Resident Rhonda Failla of 128 Valencia Pkwy would like to see larger lot sizes.

A motion was made by Commissioner Sullivan and seconded by Commissioner McHone to close the public hearing. Vote: 7-ayes (Commissioners del Vecchio, McHone, Sullivan, Zoerhoff, Mills, Vice Chairperson Davidowski, and Chairman Hagen). 0-nays. 0-abstain. Motion carried.

Commissioner del Vecchio stated that she feels the lots are too small, but she understands why Mr. Trottier is concerned about the utility lines.

Commissioner McHone stated that the lot sizes are too small. He feels the berm presented isn't enough, and there should be a larger path between the duplexes and the homes.

Commissioner Sullivan stated his concern for the lot sizes. He added that a duplex should be built behind the residency of Laurie Strum at 139 Easton Drive, like she suggested.

Commissioner Zoerhoff discussed drainage concerns and the berms.

Commissioner del Vecchio questioned whether a retention pond could be added to the plan.

Commissioner Mills feels the lot sizes are too small. He would like to see other style homes available.

Vice Chairperson Davidowski stated that she feels the lots are too small as well.

Ex-officio LeClercq thinks the lot sizes are too small also. He would like to see a path between lots 123 and 124 and have parking allowed on only one side of the street.

Chairman Hagen agrees with the other Commissioners regarding the lot sizes.

Commissioner del Vecchio added that she is in favor of not allowing the smaller houses.

A motion was made by Commissioner Sullivan and seconded by Commissioner McHone to recommend to the Village Board to deny the petition as presented. Vote: 7-ayes (Commissioners del Vecchio, McHone, Sullivan, Zoerhoff, Mills, Vice Chairperson Davidowski, and Chairman Hagen). 0-nays. 0-abstain. Motion carried.

Old Business

There wasn't any old business to report.

Communications

The commissioners received information regarding the new requirements on the Open Meetings Act training. They will have one year from January 1, 2012 to complete the online training.

Commissioner Zoerhoff stated that Kane County is holding an open house on November 15 to review the draft highway plan.

Administrator Keller distributed copies of the "Unified Development Ordinance" Table of Contents. The Plan Commissioners will be focusing on rewriting the zoning ordinances.

Possible Plan Commission meetings will be held on November 9 and December 7. Mr. Ryan Trottier stated that he will have an agenda item for the December 7 meeting.

Administrator Keller will be meeting with Mr. Trottier and Mr. Pagoria to see whether they want to proceed before the Board with their petition as presented or make changes.

Adjournment

There being no further business to discuss, **a motion was made by Commissioner Zoerhoff and seconded by Commissioner Sullivan to adjourn from the meeting at 8:34 p.m.** Unanimous Voice Vote: all ayes. Motion carried.

Respectfully submitted,
Karen Danca, Recording Secretary