

Village of Gilberts
87 Galligan Road
Gilberts, Illinois 60136
Plan Commission Meeting Minutes
February 17, 2016
7:00 PM

APPROVED MINUTES

Call to Order

Chairman Mills called the meeting to order at 7:22 PM.

Roll Call/Establish Quorum

Present were Commissioners Borgardt, del Vecchio, Vice Chairperson Davidowski and Chairman Mills. Also present was Village Administrator Keller, Assistant Village Administrator Beith and Attorney Tappendorf. Not present were Commissioners Knudsen, Sullivan and McHone.

Approval of Minutes

A motion was made by Vice Chair Davidowski and seconded by Commissioner del Vecchio to approve the minutes of September 9, 2015. Voice vote: 4-ayes, 0-nays. Motion carried.

New Business

Conservancy PUD Amendment – Public Hearing

Administrator Keller introduced himself and gave a brief background history of the Conservancy project, its approval in 2005 and the bankruptcy of Neumann Homes in 2007, followed by the bankruptcy of the primary mortgager, IndyMac. The Village began their first conversation with Mr. Troy Mertz of Gilberts Development LLC in 2013.

Gilberts Development LLC is requesting an amendment to the PUD ordinance and preliminary plan for the property which is located west of Galligan Road and north of Freeman Road up to Huntley Road.

Administrator Keller went on to say that the public hearing would continue to the next Plan Commission meeting which would give the commissioners, staff or those in the audience time in case additional questions or concerns arise as well as give the developer time to address the concerns or questions.

A motion was made by Commissioner Borgardt and seconded by Vice Chair Davidowski to open the public hearing. 4 ayes (Commissioners Borgardt and del Vecchio, Vice Chair Davidowski and Chairman Mills). 0-nays, 0-abstain. Motion carried.

Village Attorney Tappendorf swore in those wishing to speak.

Attorney Tom Burns, representing the developer, verified that the proper notifications went out and proper procedure was followed regarding the public hearing. Administrator Keller stated that the public hearing was in compliance.

Troy Mertz of Gilberts Development LLC stated that he acquired the property in 2012 and began working with the Village in 2013. Following the bankruptcy of Neumann Homes, the Village had to put \$1.2 million towards the property. Mr. Mertz has paid off that debt. He went on to demolish the two model homes which were left standing after Neumann Homes went bankrupt, and he continued to clean up the property.

Mr. Matt Nelson of Manhard gave a brief description of the preliminary site plan including the preservation of open space, the trail network and the neighborhoods. There are 11 neighborhoods in the preliminary plan with varying lot sizes ranging from 12,000 sq. ft. to 10,000 sq. ft. to 6,600 sq. ft. He went on to describe the setbacks. The age targeted neighborhood (6,600 sq ft properties) would include 152 lots and be located in the southeast corner of the development.

The density for the entire development is roughly 1 unit per acre.

Mr. Nelson went on to describe how the Army Corps revised the wetland area. There is now additional open space. He went on to give a description of the park areas. There would be 7 miles of trails throughout the site which would blend into the forest preserve. Some of the potential park amenities may include exercise nodes, educational nodes, Frisbee golf, a bocce ball court, a skating pond, sporting fields and water features.

Mr. Hugh Loftus of Manhard gave a brief summary of the watermain and sanitary sewer system layout including the location of lift stations.

Mr. George Kannigan of Phoenix and Associates elaborated on the regional stormwater management plan.

Mr. Mertz stated that the product is being built by Ryan Homes. He added that the age targeted product is in strong demand and is an underserved market in the Chicagoland area. These homes would be maintenance free ranch style homes. Mr. Mertz is hoping that having a diverse selection of neighborhoods will increase the rate in which the houses sell. He went on to give a description of the SSA bonds. He reiterated that he paid the \$1.2 million owed to the Village, which the Village used towards the school site.

Chairman Mills inquired whether there was an age minimum for age targeted neighborhood. Mr. Mertz stated that there is not; however, the amenities will help define the neighborhoods. For instance neighborhood 3 would hold the age targeted houses. This neighborhood's amenities may include an area for a bocce court and not have sports fields. Plus, he added that those wanting to purchase a house in this neighborhood would be looking for a maintenance free house, one in which mowing of grass and snow removal would be included in the monthly assessment fee.

Mr. Mertz stated that this development would be the first in the state to include fiber to each household. He went on to explain the Wi-Fi hot spots located in the parks which would allow internet access.

Commissioner del Vecchio questioned the lot sizes and whether they would vary in each neighborhood. Mr. Mertz showed her the location of the smaller age targeted lots, the location of the neighborhoods with the lots with a minimum of 12,000 sq. ft. and the location of those with a minimum lot size of 10,000 sq. ft. The lot sizes would be fairly consistent by neighborhood.

Michelle Kingsbury of West Dundee stated she came to the meetings back in 2005. She stated her concern for flooding, mosquitoes and water on the roadways (Binnie Road). She added her concern for the lack of a traffic study and no traffic signals. She doesn't want to lose the current country atmosphere.

Resident Penny Canasquille, who currently lives in Neighborhood 1 in the conservancy, wanted to verify that Neighborhood 1 would not be affected by these amendments. Mr. Mertz stated that the lot sizes would not change in her neighborhood. Ms. Canasquille proceeded to state her concern for the number of houses.

Bill Byrne addressed the Plan Commission on behalf of the Kreutzer family. He too was present at the previous meetings with Neumann Homes. He stated that the exit on the north side of the property utilizes the Kreutzer family's road. He added that in the past he didn't receive any answers from Neumann representatives. Mr. Mertz will speak with Mr. Byrne about this matter.

Mr. Byrne went on to state his concern for flooding. He has had past issues with their property flooding after developments have gone up. Recently the Kreutzer family had 7 acres of land under water. Mr. Kannigan explained how the regional stormwater management looks at surrounding areas and takes them into consideration when developing.

Mr. Mertz added that they have spent two years lowering the water table in the conservancy. It was lowered by 4 feet.

Morgan of West Dundee stated her concern for flooding. Since the development to the east had gone in, she has experienced flooding on her property. Mr. Kannigan again explained how the regional stormwater management plan looks at surrounding areas. He added that the additional 225 acres mentioned earlier allow for additional stormwater.

The SSA was discussed. Mr. Mertz stated that it is paid for by the developer, not residentially paid.

Resident Lonnie Ritchason stated that he feels the lot sizes are too small. A discussion ensued regarding the water facility expansion. The developer is expanding it at his cost. Administrator Keller stated that there is enough water supply for the current Pod. However, in order to open another Pod the expansion would need to occur. This expansion would need to be operational in 2-3 years.

Resident Gene Germaine has resided in the Village for 25 years. He stated his concern for an increase in traffic. He is worried that he will have to pay additional fees/taxes, and he's on a

a fixed income. Impact fees were then discussed. Mr. Mertz informed everyone that the school district receives roughly \$4,000-\$6,000 per home. He added that the fee would still be paid to the school district for the age targeted neighborhood.

Mr. Mertz added that he hoped that building the age targeted homes would enable him to build out sooner. Thus, adding additional taxes to the Village.

A discussion ensued regarding the requirement of traffic studies.

Someone from the audience suggested that a microphone be brought to the next meeting, so those speaking can be better heard.

Tom Schreiner, owner of property at Galligan and Binnie Road questioned the velocity in which houses are being sold. Mr. Mertz stated that there have been 46 contract sales since March 21, 2015. He stated that was roughly 4 houses per month, which is what was anticipated.

Laurel Bradley stated her concern of small lot sizes, deteriorating roads, speeding motorists, drainage problems on her front property and over population.

Comparisons were made between the gross density of Gilberts Town Center and the Conservancy.

If smaller lot sizes are added to the Conservancy, open space will increase.

The possibility of adding starter homes was discussed. These houses would be spread throughout the neighborhoods. They would be a smaller sized product and be located on a smaller lot. There is not a product available at this time, so only approximations could be given. Again, an approximate cost would be roughly \$330,000. The Plan Commission members weren't too receptive to having these smaller lots located throughout the neighborhoods.

Mr. Mertz explained how the subdivision carries the burden of building the school, improving Freeman Road and the water facility expansion.

Bruce Cratty questioned the type of Freeman Road improvements involved. Administrator Keller stated the road would be expanded along the subdivision property, Galligan to the railroad tracks. The improvements to Freeman Road would take place with the completion of 80% of neighborhoods 1, 2, and 3 which would be roughly 3 years from now. This is the standard because of the damage caused to roadways from construction vehicles.

Resident Dan Pace asked for clarification on the number of additional homes which is being asked for. He stated that when he built in Gilberts in 1990 his taxes were \$2,800 and this past year they were \$9,000. He is concerned that an increase in population will cause his taxes to continue to increase. He stated there are a lot of unanswered questions, such as who will be Plan

maintaining the parks. He questioned how the bike trails would benefit the rest of the Village. He feels the ponds and trails will only benefit the residents in the Conservancy. He questioned what the benefit of the subdivision would be to the Village. He stated his concern of adding additional homes when there are currently vacant homes in Timber Trails.

Vice Chair Davidowski questioned the density of houses per buildable acre. There would be an average of 4-5 houses per acre. In the age targeted neighborhood there would be roughly 7-8 houses per acre. She proceeded to question what was meant by the parks having wetland features. In some areas the parks border the wetlands. Administrator Keller went on to explain the responsibilities of the HOA.

Vice Chair Davidowski questioned Ryan Homes' location of other developments. Mr. Mertz stated that they are building in Aurora.

The maintenance free ranch neighborhood would be single family homes. The neighborhood would attract customers looking for a smaller yard. They would have their own individual CCRs and have a higher monthly association fee, possibly around \$180 per month.

Two thirds of the development lies in the Huntley School District.

Resident Dan Pace questioned whether the roads would be too narrow to accommodate parking on the streets. Administrator Keller stated that the roadways would have two lanes with parking on both sides.

Two fire departments would service the subdivision.

Mr. Schreiner stated that in response to those asking how this would be beneficial to the Village, in his opinion it's in the Village's best interest that Mr. Mertz succeed and that he doesn't go bankrupt. He believes there would be more of a burden on the Village if the development did not succeed, financially and then with the vacant land once again.

Resident Amanda Gurr questioned the Village's affordable housing plan to which Administrator Keller explained how the addition of the age targeted homes would not have an impact on the Village's affordable housing plan.

Mr. Mertz gave a brief explanation of the flexible residential and commercial areas located on the northern part of the subdivision. These residents would have the convenience of walking to the commercial site. He added that it would be many years down the road before that area is built out.

Resident Josanne Pace questioned why someone would want to take on such a large project in the current economy. Mr. Mertz says he used to drive by the property and thought it would be a great subdivision one day. He added that there are no guarantees in life, but he's trying to be successful in selling homes.

Resident Barry Wandell stated that the addition of 216 lots benefits the developer, but questioned the benefit to the residents

Administrator Keller stated that he likes the conservation design of the development and read a list of staff's initial recommendations.

1. Roadway connection of Neighborhoods 3 & 4.
2. The plan should anticipate the likely extension if the horse farm is developed in the future.
3. There are concerns for the large intersection in the neighborhoods to the north. Also, the intersection is a large paved area making it difficult for snow placement when plowing.
4. Neighborhood 2 has a cul du sac with a large section of pavement. Again, there are concerns for plowing.
5. Staff recommend against the "flex residential" classification and believes the area should remain commercially zoned, with allowance to petition to amend the PUD to allow mixed development in the future.
6. There's a need to collaborate with KDOT on the design and deadlines for the Galligan/Freeman intersection improvements, Galligan Road turn lane improvements at the entrance to Neighborhood 4 and access to/from the commercial area via Freeman Road.
7. Staff drafted a replacement list of appropriate permitted and special uses to be allowed for the commercial area.
8. Housing products/exhibits need to be attached as elements of PUD approval.
9. The Village would like phasing plans for the parks and the sequence of the neighborhoods.
10. There is a need for the design and deadline for reconstructing or resurfacing Freeman Road including turn lane improvements at the entrances to Neighborhoods 1 and 3.
11. Need to address access into commercial area via Kreutzer/Huntley Roads.
12. Staff would like to see a draft of the CCRs for the age targeted neighborhood along with the CCRs for the overall development.
13. Need to establish the backup maintenance SSAs, so the Village isn't required to maintain the wetlands in case the HOA fails to maintain them.
14. There's a need to clearly delineate boundaries between buildable lots and designated wetlands, open spaces and forest preserve property, so property owners know where their property ends and the wetlands begin, open space or forest preserve property begins.

15. The proposed plan identifies 71 acres of “park” land. Many acres of it are in rear yards of residential lots and difficult to access from the rest of the community. The Village wants to secure the 18-20 acre “regional” park in Neighborhood 4, plus a 10-acre park in Neighborhood 2 and a 10-acre park in Neighborhood 10. Other “park” and “open space” acreage may be dedicated to the Village as permanent open space but maintained by the Conservancy’s HOA.

16. The age-targeted product is not currently provided in the Village and will provide a new option for attracting the 55+ residents who would not be interested in existing housing styles/lot sizes in Gilberts. If the Village is in favor of the proposed age-targeted product, Staff prefer the proposed layout that sets aside the age-targeted neighborhood and is still part of the larger development, rather than isolate all of the 55+ residents in a separate development, such as the way Sun City is laid out.

A complete list of recommendations will be drafted before the next scheduled meeting.

A motion was made by Vice Chair Davidowski and seconded by Commissioner Borgardt to continue the public hearing to the next regularly scheduled Plan Commission meeting.

Vote: 4 ayes (Commissioners Borgardt and del Vecchio, Vice Chair Davidowski and Chairman Mills). 0-nays. 0-abstain. Motion carried.

Zoning Map Update

A copy of the zoning map was included in the Plan Commission member’s meeting packets.

Old Business – None

Communications

The Commissioners congratulated Administrator Keller on his new position in Lake Zurich.

Adjournment

A motion was made by Vice Chair Davidowski and seconded by Commissioner Borgardt to adjourn from the meeting at 10:04 PM. Voice vote: 4-ayes, 0-nays, 0-abstains. Motion carried.

Respectfully submitted,
Karen Danca

Village of Gilberts
87 Galligan Road
Gilberts, Illinois 60136
Plan Commission
February 17, 2016

7:00 p.m.

Sign-in-Sheet

Name	Contact Information (Optional)
Branda Coats	336 Jackson Ct
BARRY WANDER	516 KATHLEEN ST
Lonnie Richardson	525 Sleeping Bear Trail
Anthony Dobosh	860 TIPPERARY
CATEY HUTTON	94 RAILROAD
GEORGE KANAGIN	94 RAILROAD
Laurel Bradley	39 W 301 Freeman Rd.
HUGH LOTUS (MANHARD)	700 SPRING LAUREL
MATT NELSON (MANHARD)	" "
Denise Wandell	516 Kathleen St
G. GERMANE	724 KERRY CT.
P	" "
SARA & AMANDA GURN	722 KERRY CT
Don Pace	721 KERRY CT
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