

**PLANNING, BUILDING & ZONING
COMMITTEE MEETING MINUTES**

April 21, 2014

I. Roll Call

Members in Attendance:

**Karen Mills, Chairperson
Gayle Vandenberg, Vice Chairperson
Gary Stanton, Trustee
Anna Newell, Trustee
Gary Pilafas, Trustee
Michael Gaeta, Trustee
William D. McLeod, Village President**

**Management Team Members
in Attendance:**

**Jim Norris, Village Manager
Arthur Janura, Corporation Counsel
Dan O'Malley, Deputy Village Manager
Mark Koplun, Asst. Vlg. Mgr., Dev. Services
Peter Gugliotta, Director of Planning
Kevin Kramer, Economic Development Coord.
Michael Hankey, Director of Transportation
Jeff Jorian, Fire Chief
Ted Bos, Asst. Police Chief
Algean Garner, Director of HHS
Joe Nebel, Director of Public Works
Rachel Musiala, Director of Finance
Ashley Monroe, Asst. to the Village Manager
Bruce Anderson, CATV Coordinator
Patricia Cross, Asst. Corp. Counsel
Patrick Seger, Director HRM
Bev Romanoff, Village Clerk**

The Planning, Building & Zoning Committee meeting was called to order at 7:11 p.m.

II. Approval of Minutes

Motion by Trustee Stanton, seconded by Trustee Gaeta, to approve the Planning, Building & Zoning Committee meeting minutes of March 17, 2014. Voice vote taken. All ayes. Motion carried.

NEW BUSINESS

- 1. Request by M/I Homes of Chicago, LLC (contract purchaser) for a courtesy review of a proposed residential subdivision located at the northwest corner of Algonquin Road and Ela Roads.**

An item summary from Peter Gugliotta and Jim Donahue was presented to Committee.

Greg Collins with M/I Homes addressed the Committee and provided a review of the proposed residential subdivision. They are proposing 59 single-family homes and 76 rowhome units on 37-acres. The existing Bergman farmhouse is shown as being saved and would become park of the open space on the property.

There were questions from the Committee regarding a homeowners association, basements, bike paths, and smart-home concepts. Trustee Mills encouraged the petitioner to contact homeowners in the area to get their feedback on the development.

Marti Cowan, 449 Butterfield Court, addressed the Committee and stated that she thought the Bergman farm was to remain zoned single-family only.

Ann Clark, 2105 Greenock, Inverness, addressed the Committee and stated that she is concerned with drainage in the area.

Al Grzybek, 2103 Greenock, Inverness, addressed the Committee and stated that he believes that drainage will be a major problem as the area is prone to flooding.

Michael Alagna, 3580 Londonderry Court, addressed the Committee and was concerned about traffic in and out of the subdivision and onto Ela Road.

2. **Request by Craig Daun (applicant) to consider a site plan amendment to allow a change in construction materials on a previously approved house located at 1670 Pondview Drive (Lot 29 in Devonshire Woods Estates).**

An item summary sheet from Peter Gugliotta and Jim Donahue was presented to the Committee.

Motion by Trustee Gaeta, seconded by Mayor McLeod, to approve a site plan amendment to allow a change in construction materials on a previously approved house located at 1670 Pondview Drive (Lot 29 in Devonshire Woods Estates). Voice vote taken. All ayes. Motion carried.

3. **Request by Barrington Square Merchants Association for a time extension through 2019 for the Classic Car Nights car show special use and site plan for car shows to be held on Mondays and Saturdays in the parking lot of the Barrington Square Town Center.**

An item summary sheet from Peter Gugliotta and Josh Edwards was presented to the Committee.

Robert Vendel, Buona Beef, addressed the Committee and requested that Saturday evening car shows be allowed from 4-9 pm due to the popularity of the event. A large number of visitors is expected at these events.

Motion by Mayor McLeod, seconded by Trustee Gaeta, to approve request by Barrington Square Merchants Association for a time extension through 2019 for the Classic Car Nights car show special use and site plan for car shows to be held on Mondays and Saturdays in the parking lot of the Barrington Square Town Center. Voice vote taken. All ayes. Motion carried.

4. **Request by Marchris Engineering, Ltd. for approval of an Administrative Site Plan Amendment for two stormwater detention projects on the Sutton Crossing property at the northeast corner of the I-90 Tollway and IL Route 59.**

An item summary sheet from Peter Gugliotta and Jim Donahue was presented to the Committee.

Joe Zgonina, Marchris Engineering, addressed the Committee and reported that the petitioner is proposing to provide the necessary fill in the area between the pipeline easement and the south end of the large basin in order to provide the necessary ground cover to allow West Shore Pipeline Company to have full access to their pipeline.

Motion by Trustee Gaeta, seconded by Mayor McLeod, for approval of an Administration Site Plan Amendment for two stormwater detention projects on the Sutton Crossing property at the northeast corner of the I-90 Tollway and IL Route 59. Voice vote taken. All ayes. Motion carried.

5. **Request approval of an existing Development Plan List to be submitted to the MWRD regarding development projects that are in progress that will not be subject to the requirements of the newly adopted Watershed Management Ordinance (WMO).**

An item summary sheet from Peter Gugliotta was presented to the Committee.

Peter Gugliotta addressed the Committee and advised that the following properties be added to the existing Development List: Bergman Farm Residential (NWC Algonquin & Ela); Avenues of Plum Farms (NWC Higgins & Old Sutton Road); The Shops of Plum Farms (NWC Higgins & Route 59).

Motion by Mayor McLeod, seconded by Trustee Pilafas, to approve an existing Development Plan List to be submitted to the MWRD regarding development projects that are in progress that will not be subject to the requirements of the newly adopted Watershed Management Ordinance (WMO). Voice vote taken. All ayes. Motion carried.

6. **Request acceptance of Department of Development Services monthly report for Planning Division.**

The Department of Development Services monthly report for Planning Division was submitted to the Committee.

Motion by Trustee Stanton, seconded by Trustee Gaeta, to accept the Department of Development Services monthly report for Planning Division. Voice vote taken. All ayes. Motion carried.

7. **Request acceptance of Department of Development Services monthly report for Code Enforcement Division.**

The Department of Development Services monthly report for Code Enforcement was submitted to the Committee.

Peter Gugliotta reported that the rental housing licensing letters have been sent out.

Motion by Trustee Gaeta, seconded by Trustee Vandenberg, to accept the Department of Development Services monthly report for Code Enforcement Division. Voice vote taken. All ayes. Motion carried.

8. Request acceptance of Department of Development Services monthly report for Economic Development and Tourism.

The Department of Development Services monthly report for Economic Development and Tourism was submitted to the Committee.

Motion by Trustee Stanton, seconded by Trustee Pilafas, to accept the Department of Development Services monthly report for Economic Development and Tourism. Voice vote taken. All ayes. Motion carried.

III. President's Report

IV. Other

V. Items in Review

VI. Adjournment

Motion by Mayor McLeod, seconded by Trustee Pilafas, to adjourn the meeting at 8:25 p.m. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

Debbie Schoop, Executive Asst.

Date