

PLANNING AND ZONING COMMISSION MEETING

VILLAGE OF HOFFMAN ESTATES

COUNCIL CHAMBERS

1900 HASSELL ROAD

HOFFMAN ESTATES, IL 60169

MINUTES - SEPTEMBER 3, 2014

1. CALL TO ORDER: 7:02 P.M.

Members Present

Chairperson Combs	Lenard Henderson
Vice Chairman Caramelli	Greg Ring
Steve Wehofer	Nancy Trieb
Tom Krettler	Sharron Boxenbaum
Myrene Iozzo	Diane Lawrence

Members Absent

Denise Wilson (Excused)

A quorum was present.

Administrative Personnel Present:

Jim Donahue, Senior Planner; Dan Ritter, Development Services Technician.

2. APPROVAL OF MINUTES:

Commissioner Krettler moved, seconded by Commissioner Henderson, to approve the July 2, 2014, meeting minutes. Voice Vote: 9 Ayes, 1 Abstain (Lawrence), 1 Absent (Wilson). Motion Carried.

3. CHAIRMAN'S REPORT

The Village Board unanimously approved Moretti's Ristorante and Whiskey River.

4. NEW BUSINESS - PUBLIC MEETING - REQUEST BY FOXFORD LLC (CONTRACT PURCHASER) TO CONSIDER A SITE PLAN AMENDMENT FOR A NEW OWNER/BUILDER TO CONSTRUCT DIFFERENT HOME MODELS IN A PREVIOUSLY APPROVED SINGLE-FAMILY SUBDIVISION (DEVONSHIRE WOODS ESTATES).

Chairperson Combs swore the petitioners in.

Charlie Murphy, Icon Building Group, presented an overview as builder.

Tim Kellogg, representative of ownership group (Foxford LLC), presented an overview of the ownership group and the project

Mr. Donahue presented an overview of the staff report.

Chairperson Combs stated she received two letters which generally were supportive of the project but had some general concerns. Both letters dislike vinyl siding.

Commissioner Boxenbaum asked why vinyl siding was being considered. Mr. Murphy stated that the economics of it was a draw and to allow flexibility for the home purchasers to get the exact home they want. Commissioner Boxenbaum stated the garages are pushed forward on most home examples they have shown and wanted to know if that is how they would all be built here. Mr. Murphy stated that is not necessarily the case but that usually home and garage fronts are not on the same plane.

Commissioner Boxenbaum questioned which exterior materials will be used and the percentage that will be brick. Mr. Murphy stated they will use any number of materials that the customer desires for the exterior of the homes except vinyl siding will not be an option in phase 1.

Commissioner Iozzo inquired as to the timetable of the project. Tim Kellogg stated if all went perfectly they would hope to close in November 2014, and start marketing the sites very shortly after that.

Commissioner Ring had no questions but stated he wants the petitioner to continue to have a connection with the residents and keep them involved to enhance the overall subdivision.

Commissioner Krettler asked what the price range is for the homes. Mr. Kellogg stated they are starting at mid-\$400,000s and hopes that it could increase into the \$700,000 range by the end of the project.

Commissioner Krettler asked if phase 1 needs to be completed before phase 2 starts. Mr. Kellogg stated that there will be some overlap, but phase 1 would be mostly completed before phase 2 starts. Phase 2 has some lead time to setup lots and go through the Village hearing process.

Commissioner Wehofer requested clarification on the brick requirement in the Settlement Agreement, he questioned if the sides and back of a home were required to be brick. Mr. Kellogg stated only the front of a home is required to be 100% masonry/brick. The 100% masonry/brick requirement was placed on the bank settlement as a placeholder.

Mr. Donahue gave a quick overview of the history of the Settlement Agreement with the bank.

Commissioner Henderson asked what will they be required to do with the houses and is the Settlement Agreement still followed after this meeting. Mr. Donahue stated no, they will be bound to follow their submittals and what has been presented today, including the specific architectural guidelines. Commissioner Henderson asked who would be in charge of dead trees on the lots after homes are built. Mr. Donahue stated the homeowners of the lots.

Commissioner Trieb requested a clarification of the 100% brick requirement and was that originally in place when the subdivision was first approved. Mr. Donahue stated, it was originally a 50% brick requirement in the annexation agreement but the previous developer (Dartmoor Homes) chose to exceed that 50% requirement. The 100% requirement was just for settlement and allowed there to be a high bar to bargain from.

Commissioner Trieb requested a review of applicant's contact with the neighbors. Mr. Kellogg stated the main concerns were with the vinyl siding and price points. Mr. Kellogg learned a lot and changed a lot since their meeting with the residents, especially in regards to phase 1. There is no vinyl siding and all homes will have concrete driveways in phase 1; this will help them blend with the existing residents homes.

Commissioner Lawrence asked how the residents will be protected from construction noise and debris on the road. Mr. Murphy stated they will follow the Village Code, Village set construction hours and keep the whole area clean.

Vice Chairman Caramelli stated that Dartmoor Homes left quite a mess and left current residents with broken promises as to the subdivision. He also stated that he understands the current subdivision residents did not buy homes with the intention of lower price homes being put in their neighborhood and requested reassurances that they will put high quality homes that fit the nice and high quality area. Mr. Murphy stated they have followed through and are thriving in their previous endeavors and that they have had success because they follow through with their commitments. Mr. Kellogg stated they want high price homes in the subdivision as much as the current residents do and will be making the market for homes in the subdivision as high as possible.

Vice Chairman Caramelli asked the petitioners if they agree with the conditions of approval in the staff report. Mr. Kellogg stated many conditions of approval pre-existed in the Dartmoor development agreement and do agree to them now.

Commissioner Trieb asked how/why would prices increase if they start low. Mr. Murphy stated the method has worked very well in the past. They have proven ability to build activity and interest with some lower price homes, which increases prices as they continue to build out the subdivision and the number of lots decrease.

Chairperson Combs would not like to see vinyl and that hardie board would be much better in phase 2. Chairperson Combs inquired about how the invasive species will be cleaned up. Mr. Kellogg stated they will follow preservation plan and are using consultants. The process is not simple and may take some time doing it for each lot.

Chairperson Combs asked if dryvit will be used on homes, to which Mr. Murphy stated no.

Chairperson Combs would like to see the starting price point be higher than the mid-\$400,000s. Mr. Kellogg stated they need some flexibility to make it work.

Commissioner Ring asked who controls the lake and land around it. Mr. Donahue stated the Hoffman Estates Park District owns and maintains it. Commissioner Ring asked why is phase 2 has cheaper quality materials than phase 1. Mr. Murphy stated the options and flexibility for materials is a positive for purchasers of custom homes.

Chairperson Combs swore the residents in.

Carl Mahr, 1683 Pondview Drive, distributed a handout which was created with the community's input. Mr. Mahr is appreciative of the applicants meeting with them, what they wanted in phase 1 is going to happen, the community wants continuity and to protect investments, and concern is mainly exterior and curb appeal of the entire subdivision.

Allan DeForest, 1657 Hickory Drive, stated the builder averages 3,500 square feet, none of current homes are that size and feels they need larger homes and higher price points. He feels Devonshire Woods is a premier subdivision and location and thinks they can achieve larger homes and high price points.

Carl Mahr wants continuity and to protect investments. Mr. Mahr further stated he has researched the builder and they do see that they are credible and Hawthorn Trails was very successful and looks good.

Patricia Swanson, 5857 Bur Oak Drive, asked why asphalt driveways and vinyl siding are allowed in phase 2, which according to their plan should be more expensive homes. Mr. Murphy stated they will not be doing cheap homes and would like to increase price and size of homes in phase 2, but wants flexibility to give the purchaser options on their custom home.

Susan Dawn, 5881 Leeds Road, asked if the homes are one or two story. Mr. Murphy stated that will be left completely up to the home buyer but is why the average is lower than they might expect because 1-story homes have a much lower square footage.

MOTION: Vice Chairman Caramelli moved (seconded by Commissioner Krettler), to approve a request by Foxford LLC (Contract Purchaser) to consider a Site Plan Amendment for a new owner/builder to construct different home models in a previously approved single family subdivision (Devonshire Woods Estates), with the recommended conditions in the staff report.

The petitioner agreed to the conditions of approval.

Roll Call Vote:

Aye: Boxenbaum, Iozzo, Krettler, Henderson, Ring, Trieb, Wehofer, Lawrence, Vice Chairman Caramelli, Chairperson Combs

Nay: None

Absent: Wilson

Motion Carried.

The Chairperson advised that this will go to a Village Board meeting on September 8, 2014.


6. STAFF REPORT

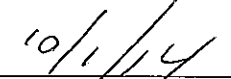
Next meeting is September 17 and has nothing going as of yet.

7. MOTION TO ADJOURN

Commissioner Krettler moved, seconded by Commissioner Henderson, to adjourn the meeting at 9:38 p.m.
Voice Vote: 10 Ayes, 1 Absent (Wilson). Motion Carried.

Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant


Chairperson's Approval


Date Approved