



Village of Fox River Grove

PLANNING AND ECONOMIC DEVELOPMENT COMMISSION
PUBLIC MEETING MINUTES
PUBLIC HEARING
AUGUST 29, 2016

CALL TO ORDER

Chairperson Melissa Schladt called the meeting of the Planning and Economic Development Commission to order at 7:02 p.m.

ROLL CALL

Present were Chairperson Schladt and Members Cramer, Hartshorn, and McLaughlin. Also in attendance were Village Administrator Derek Soderholm and Management Assistant Stephen Bechler as staff to the PEDC, and Secretary Alison Dal Compo. Members Hameetman and O'Meara were absent.

RESIDENTS COMMENTS

Chairperson Schladt welcomed Village President Nunamaker, and Michael Graft representing Great Properties II, LLC.

APPROVAL OF THE MAY 25, 2016 MEETING MINUTES

A MOTION was made by Member McLaughlin to approve the May 25, 2016 meeting minutes as presented. Seconded by Member Hartshorn. Motion Carried.

PUBLIC HEARING FOR PLANNED UNIT DEVELOPMENT (PUD)--FOX BARRINGTON GLEN—SPECIAL USE PERMIT

Joe Gottemiller, attorney for Great Properties II, LLC, presented the needed proof of mailing cards and photograph of the posted sign to Chairperson Schladt. She swore in those who wished to speak on the record.

Michael Graft, representing Great Properties II, LLC, presented two concepts for developing the Village owned property along the east side of County Line Road and just south of Route. 22. This property was previously slated to become a public works facility.

Mr. Graft first introduced "Concept B", in which the company proposes to build a 24 unit residential community with eight duplexes and two "quad-plexes". To the north of the property are the Fox Glen Professional Offices in a B-1 district. Immediately to the south is an R-5 district in Lake Barrington, and to the west is an R-1 district. Construction would begin on Concept B with four units facing County Line Road. There will be a condominium association to maintain the lawns, roofs and common areas. Mr. Graft showed the audience two renderings of the proposed look of the Concept B building design. The idea is to fit in to what is common in the suburban Chicagoland area. The units will be designed to be "elevator ready" if a resident decides they might like to add one in the future.

Village President Robert Nunamaker

Trustees Thomas Anderson / Suzanne Blohm / Jennifer Curtiss / Steve Knar / Andrew Migdal / Patrick Wall

The detention basin to the east has already been expanded. It was sized to Lake County stormwater regulations with the expectation that 100% of the property would become impervious surface. The plan proposes far less impervious surface.

Concept B is the primary development plan. However, if the velocity of sales is slower than hoped, Great Properties II has an alternative "Concept A". This alternative concept would create some flexibility and the opportunity to expand the Fox Glen complex. Great Properties II did not retain the copyright for the Fox Glen office design, and thus plans a similar, but different design that would work within the residential character of the area. Water run-off and collection will be addressed in future planning stages.

Member Hartshorn asked what conditions might be necessary to determine that commercial might be a better option than residential in this location. Mr. Graft explained that there is very little data on the velocity of sales because this type of development is nonexistent in the area. Consultants have indicated that the price point of the residences could be as much as 20% higher than planned. One family has already indicated interest in moving into the complex. The feasibility of the residential complex should be known within the first 12-18 months.

Chairperson Schladt asked Mr. Graft to "walk" the members through the phasing of Concept B. Mr. Graft explained that marketing would have to begin first, working with clients' demands and preferences. One potential idea would be the incorporation of elevators. The plan should allow for the sale of future short-term options. In the event that these options are secured with cash deposits, it is likely the company will pursue Option B.

Chairperson Schladt asked about how access would be accommodated. Mr. Graft explained that all of the homes on County Line Road would be accessed directly from it. One of these units might initially used as a model home. Once a roadway is installed in the middle of the parcel, it would be built to Village and Fire standard.

Member McLaughlin asked what the setback will be for the most eastern duplex of Concept B. He was told it would be 18 feet from the property line. He was also informed that there would be no internal sidewalks in the development.

Resident Mark Molenaar stated that he was concerned about the added traffic into the area. He feels that it will add about 34 cars to the neighborhood. He also asked if there was a change to the special use ordinance. Administrator Soderholm explained that any planned unit development (PUD) would require a special use permit. Mr. Molenaar continued, asking if the previous plan for multi-family housing had been abandoned. He asserted that area residents do not want to look at a development of this type, as it is not "their type of community".

Resident Patricia MacCarthy asked how tall the buildings will be, and what type of lighting will be used. Mr. Graft explained that they will be three story units, with coach lights beside the garage doors. Potentially, can lights will be used beside the front doors. Mrs. MacCarthy further asked if the units will all face County Line Road. She was told that the units will face different directions, some will face west, and some will face south. She also asked about lighting in any potential screened in porches. She was told that the lighting would be within ceiling fans. She asked if the units will be on city sewer; she was told yes. Mr. Graft noted that a berm was formed in the past which helped the drainage away from Mrs. MacCarthy's property. Mrs. MacCarthy asked how the water will get to the detention pond. She was told that there is a system already in place for this. Mrs. MacCarthy stated that County Line Road is in

terrible condition, and would get worse with 34 more cars per day. Mr. Graft clarified that only 24 more units are expected.

Chairperson Schladt asked if the internal roadway would be public or private. Administrator Soderholm responded that the developer is asking for it to be a Village roadway.

Tim Neubauer, representing CUSD #220, asked if the complex is targeted towards empty nesters. Mr. Graft said that about 1/3 of the residents would be empty nesters or retirees, but some would be working individuals who would want to take advantage of the proximity to the train. Mr. Neubauer further asked how many bedrooms there would be. He was told there would be two and three bedroom units. He also asked what the price point would be. He was told they would be the mid to low \$300,000's.

Chairperson Schladt asked how the commercial properties in Concept A would connect to the existing Fox Glen Office complex. She was told it would connect by a previously approved (but not built) parking lot. There also may be a secondary access built. The main access points would remain the same. She further asked if there had been contemplation of how the traffic pattern would be affected by additional cars trying to turn left onto Route 22. She noted that North Road could also be used for overflow traffic.

Member McLaughlin asked if Mr. Graft was the property owner directly to the north of this parcel. He was informed that this entity owns the property.

Resident Elaine Christianson asked if there would be an age restriction to the townhome complex. She was told no. She also asked if there would be any one story units or units with the master bedroom on the first floor. She was told that there wouldn't be any one story units, but some could have a bedroom on the first floor. It would not be a master bedroom size, however. Mrs. Christianson said that she was excited about the possibility of this type of housing in the Grove.

Jim Kreher, Fire Chief of Barrington Countryside Fire Protection District, asked if there will be fire hydrants added to the complex. Administrator Soderholm said yes. Chief Kreher also noted that cul de sacs, when appropriately built, can be workable. He did have concerns about the three story aspect since larger sized fire equipment would be needed to service them. He further asked if the buildings would have sprinklers; he was told yes. He also asked if they would be "stick" built. He was told yes. Mr. Graft thanked Chief Kreher for his service.

Resident Serena Rogalski stated that her property is situated lower than the complex would be, and is concerned about drainage. Mr. Graft explained that there is a swale in place that should help with the situation. He further explained that there is a drainage law that states that the higher property does have the right to drain to properties at lower elevations. However, there are ways to slow down the drainage. Additionally, when new homes go in, it would actually help alleviate the water that is already draining from the property as it currently exists. Ms. Rogalski asked what type of landscaping is planned for the new complex. Mr. Graft said that there will be grass as well as hardwood type trees, such as oak, ash, lindens and etc., but no elms.

Member Cramer asked if the renderings represent the final design. Mr. Graft explained that the design is set unless the Village Board has issues with it.

Member McLaughlin asked if the development would meet the requirements of the Lake County Stormwater Management Ordinance. He was told that it would.

A MOTION was made by Member McLaughlin to include all the submitted documents and testimony as findings of fact and to direct staff create a report to the Village Board recommending approval of the special use permit for the Fox Barrington Glen complex with the following conditions: 1) peripheral traffic impact studies 2) ensure appropriate fire safety access 3) submittal of the required utility plans for water and sewer service 4) compliance with all stormwater regulations required by Village ordinance and the Lake County Stormwater Management Commission. Seconded by Member Hartshorn. voice vote was taken: Schladt=yes, Cramer=yes, Hartshorn=yes, McLaughlin=yes. The motion carried with all in favor.

Chairperson Schladt closed the public hearing at 8:10 p.m.

NEWS AND UPDATES

Administrator Soderholm reported that La Pizza Via is now open in the old Little Caesar's location. Jimano's has closed down.

The banquet hall slated for the old Five O'clock steakhouse location (1050 Northwest Highway) is under construction. The owners hope to relocate the entrance further down Northwest Highway in the future for safety reasons.

OTHER BUSINESS--none

NEXT MEETING

The next meeting is scheduled for Tuesday, September 20, 2016.

ADJOURNMENT

A motion was made by Member McLaughlin and seconded by Member Hartshorn to adjourn the meeting at 8:17 p.m. All were in favor.

 9/20/16

Chairperson Melissa Schladt

 9/20/16
Alison Dal Compo, Secretary Date Approved