

MINUTES
VILLAGE OF ELBURN PLANNING COMMISSION/ZONING BOARD OF APPEALS
DECEMBER 3, 2019

Members Present: Commissioners Ryan Anderson, Rob Houtz, Carolyn Jansons, Chris Mulvihill, Chairman Jeff Metcalf

Members Absent: Chris Gould, Brian Techter

Staff Members Present: Village Administrator John Nevenhoven, Building Commissioner Tom Brennan, Village Attorney Bill Thomas, Village Engineers John Whitehouse & Dave Burroughs; Village Planner Kon Savoy

Others Present: Residents Dave & Delores Caroccio, Ralph Koos, Dawn Turner, Kevin & Courtenay Ward; Lennar reps: Rick Murphy, Richard Olson (GRWA Land Planning), Attorney Patrick Griffin; Project Engineer Madeline Larmon; Elburn Herald Reporter Susan O'Neill

1. Call to Order – Chairman Metcalf called the meeting to order at 7:00 p.m.
2. Pledge of Allegiance – Chairman Metcalf led the assembly in the Pledge of Allegiance.
3. Public Comment – None
4. Roll Call – A roll call ensued.
5. Approve Minutes – A motion to approve the October 1, 2019 Planning Commission minutes was made by Commissioner Anderson and seconded by Commissioner Mulvihill. The motion unanimously carried by voice vote.
6. Open the Public Hearing Regarding the Application for Rezoning and Preliminary Engineering Plat/Plan of the Lennar Homes/Meredith Farm Property – A motion to open the public hearing was made by Houtz and seconded by Mulvihill. A roll call vote ensued. Ayes: Anderson, Houtz, Jansons, Mulvihill, Metcalf. Nays: None. Motion carried.
7. Public Hearing Regarding the Application for Rezoning and Preliminary Engineering Plat/Plan of the Lennar Homes/Meredith Farm Property – A number of reps from Lennar Homes and Village staff were present. Village Admin Nevenhoven stated the subject property is 70-75 acres and is located north and adjacent to the Prairie Valley North Subdivision. The developer is petitioning for a Planned Unit Development for 156 homes. The Public Hearing Notice was published in the newspaper, a public notice sign was posted on the property and adjacent property owners have been notified of tonight's hearing (signed certified mail cards will be provided to the Village).

Richard Murphy, Land Planning and Entitlements Manager from Lennar Homes, introduced all Lennar reps present this evening. He continued Lennar is the largest home builder in the nation and is currently operating in 30 communities in Illinois. Lennar's housing product is unique in that it has "everything included" with luxury features standard.

Lennar Planner, Rich Olson from Gary R. Weber and Assoc., stated Lennar has worked with Village staff on many versions of the plan. Olson displayed the proposal and discussed various conditions and planning features on the subject property as well as proposed landscape features. The subject property is primarily surrounded by farmland, is adjacent to Prairie Valley North Subdivision to the south and contains flood plain on the north and south ends of the property. Access onto Route 47 was discussed. Two types of housing products are proposed—1) single-family residential; and 2) cottage homes (for age-targeted active adults). A large central park area with a tot lot and green

space is proposed and includes several path systems that lead to the park, around the open space and terminates to the east. There is a larger greenbelt area at the north end of the property that extends around to the east and includes a wet area. Paths, green areas and proposed retention ponds with outlooks were described. Buffering (including plantings) along Route 47 was discussed.

Murphy discussed cottage homes (age targeted, not age restricted) vs. single family homes. Single-family will be 2-story homes with 3-4 bedrooms whereas cottage homes will be ranch-style 2-3 bedroom units that can be on slabs or have a basement. Home square footages were highlighted and the "EI" (everything's included) feature was explained. Anti-monotony concept will ensure the development has a variety of roof variations, colors, etc. Lennar would like to call the development "Melbourne Estates" as a throwback to a previous name of the Village before becoming known as Elburn.

Ingress and egress to the property from Route 47 was discussed. There was consensus from the Commissioners on the proposed name of the development (Melbourne Estates). Total open space in the development is 26-27 acres and includes the greenbelt to the north. This acreage exceeds Village requirements and the detention areas account for half of the acreage. The southern retention area was discussed—there will be four pockets of water at all times. Native landscape will be planted between the wet areas. As for the greenbelt at the north end of the parcel, it will be a completely open space and includes a detention area as well. The greenbelt is all flood plain and while it will be dry for the most, it will not be used as a park. It will be planted with native type plants different from those in the southern area and will not include turf that needs to be mowed. Discussion ensued of the connection to Prairie Valley North subdivision to the south. The age targeted area will be managed and mowed via a homeowners association (which is a nice amenity for those who don't want to maintain yards yet will be in proximity of trails and future trails). The property will be developed in three phases.

The Commission inquired about the age targeted area. Murphy explained while the area is targeted to older (active) adults, there is no minimum age requirement. Murphy continued active adults generally do not like to isolate themselves from the world. It is possible a young professional with or without a family who does not want the responsibility of yard upkeep will purchase a home in this area.

Nevenhoven stated this property is unique in that the parcel has no water running through it but when it rains, there are areas that will hold water and paths water will follow through the development. Lennar engineer, Madeline Larmon, discussed the proposed detention areas with naturalized features. The Commission inquired instead of four detention areas to the south, why not create one centralized area from a maintenance perspective. Larmon explained the areas will be 6' "duck ponds" and will hydrate the other natural plantings. Nevenhoven added geese will not be attracted because they are enticed to standing water. Murphy pointed out the big hill in the middle of the property which necessitates more than one area for detention. Olson discussed the ongoing maintenance of the wetlands, etc.

The Commission inquired about the flow of water within the development and into the surrounding area which is currently a known wetland. Larmon discussed the outfalls and outlets that go under Route 47 to the west—into the Virgil Drainage Ditch. Water flow is a big concern in the area.

Resident Dawn Turner (246 Ream) said her property and backs up to the proposed retention area next to the sidewalk that goes nowhere. She expressed an interest as to the connection of the proposed development into Prairie Valley North and how the connection area will be smoothed out—it currently is a big dip. Olson discussed the transition to the new development and that it will not work unless the dip (which is the lowest area of the site) is raised. Olson said there will be no path into Prairie Valley North at this particular location. Nevenhoven further explained that due to the grades in the area, it will not be possible to make a path in this particular area that meets ADA standards.

Village Engineer John Whitehouse made some comments regarding the proposed sanitary sewer. He will work with Larmon to work out a plan that will minimize homes using a lift station. Whitehouse also discussed berm elevations and use of culverts. Larmon said the positives and negatives are being weighed for the scenarios discussed by Whitehouse. Whitehouse reminded the Commissioners that developers pay for improvements one time—it is important they are installed so the Village can efficiently maintain the infrastructure in future years.

Turner asked about access to the proposed development on Route 47—she is concerned about safety being on a State highway and the elevation in the area. Larmon explained the traffic study did not have many safety concerns. Since it is at the top of the hill, there is good visibility and there will be widening of the highway for turn lanes going north and southbound. Whitehouse added there will be turn lanes which will be reviewed and approved by IDOT as far as stacking, distance, obstructions, etc. When asked if the speed limit will be reduced in the area, Whitehouse said it will be IDOT's decision. Eventually there will be signalization in the area.

Neighbor Ralph Koos (3N450 IL Rt 47) inquired about the stormwater plan to the north and where the water will go when saturated. Larmon explained it will go under Route 47 in a storm sewer. Koos expressed his concern as to how the water will be managed after adding hard surfaces (roadway and rooftops). Larmon explained all drainage will meet Village of Elburn and Kane County requirements and added any parcel cannot increase the runoff from their property—the detention basins will hold the water from pavement and roofs. Whitehouse further discussed culverts and drainage in the vicinity including tiling systems surrounding the subject property. Whitehouse confirmed the developer must adhere to the new Kane County Stormwater requirements. Runoff will be released at a lesser rate that it is now. Whitehouse will work with Larmon to ensure drainage is conforming to all ordinances. Olson stated turf/landscaped areas will have a positive effect on runoff and ensured it will be controlled.

8. Close the Public Hearing Regarding the Application for Rezoning and Preliminary Engineering Plat/Plan of the Lennar Homes/Meredith Farm Property – Being no further discussion or questions, a motion to close the public hearing was made by Mulvihill and seconded by Anderson. The motion carried by unanimous voice vote.
9. Vote on the Finding of Facts for Rezoning and Preliminary Engineering Plat/Plan of the Lennar Homes/Meredith Farm Property – Chairman Metcalf read aloud the findings of fact (as follows). There was consensus from the Commission to vote on the findings of fact as a whole vs. individually.

The Statement of Findings of Fact shall also specify in what respects the proposal would or would not be in the public interest, and shall, at a minimum address:

1. The extent to which the proposed planned development departs from which zoning and subdivision regulations otherwise applicable to the subject property, including, but not limited to density, setbacks, lot area, bulk and use and the reasons why such departures are, or are not in the public interest;
2. The extent to which the proposed planned development meets the requirements and standards of the planned development regulations and the reasons why such departures are, or are not deemed to be in the public interest;
3. The physical design of the proposed planned development, and the manner in which said design does, or does not:
 - a. Make adequate provision for public services;
 - b. Provide adequate control over vehicular traffic;
 - c. Provide for and protect designated open space; and
 - d. Furnish the amenities of light and air, recreation and visual enjoyment
4. Compatibility of the proposed planned development with adjacent properties and neighborhoods;
5. The desirability of the proposed planned development, or lack thereof, for the Village's tax base and economic well-being;
6. The adequacy of the methods by which the proposed planned development:
 - a. Provides control over pedestrian and vehicular traffic;

- b. Makes provision of landscaping and open space;
 - c. Provides adequate parking, loading and lighting; and
 - d. Furnishes the amenities of light, air and visual enjoyment
7. Compatibility with the Comprehensive Plan and goals and policies for planning within the Village of Elburn

A motion to approve the findings of fact was made by Anderson and seconded by Mulvihill. A roll call vote ensued. Ayes: Anderson, Houtz, Jansons, Mulvihill, Metcalf. Nays: None. Motion carried.

10. Approve the Recommendation to the Village Board Regarding the Application for Rezoning and Preliminary Engineering Plat/Plan of the Lennar Homes/Meredith Farm Property – A motion to recommend approval to the Village Board was made by Anderson and seconded by Mulvihill. A roll call vote ensued. Ayes: Anderson, Houtz, Jansons, Mulvihill, Metcalf. Nays: None. Motion carried.
11. Other Business – None
12. Adjourn – Commissioner Mulvihill motioned to adjourn the meeting at 8:03 p.m. with Commissioner Anderson seconding the motion. The motion passed by a unanimous voice vote.

Respectfully Submitted,



Diane McQuilkin
Village Clerk