

Planning and Zoning Committee
March 11, 2021

Present: James John, Trustee (Chairperson)
Heidi Rudolph, Trustee
Alice Gallagher, Village President
Martin Scott, Director of Community Development
Tim Holcer Western Springs Resident, Timber Trails
Brian Taylor Timber Trails Development, LLC
Paul McNaughton Jr. McNaughton Development, LLC
John Barry McNaughton Development, LLC

Call to Order: Chairperson James John called the meeting to order at 6:31 pm.

Timber Trails Planned Development – Mr. Tim Holcer was present to discuss the Timber Trails Development, LLC setback associated with the rear yard which does not take into account raised porches and 4 season rooms. His request is to amend the planned development ordinance.

Director Marty Scott stated that Mr. Holcer came to the committee asking for greater encroachment into the backyards. Mr. Holcer said he will lead the effort with assistance from Brian Taylor to make an amendment to the ordinance for the entire development for the single family properties. This amendment isn't adding that much more bulk to the property but will add to the value of the homes. Director Scott said there will still need to be a Plan Commission public hearing if they go forward with a formal application.

Trustee Rudolph asked if this amendment will change the permeable vs. impermeable space. Director Scott said it could increase the amount of impermeable space on a property. Brian Taylor of Timber Trails Development, LLC said that yes, it would increase the impervious surface and that Mr. Holcer would need an exception to increase his 50% in addition to an exception to encroach the rear yard set back.

President Alice Gallagher asked if this ordinance passes, will this same consideration be made for every house in Timber Trails.

Brian Taylor said he isn't able to say the consideration can be made for everyone. He commented that there are around 20 lots out of the 338 that do not have open space behind them. The minimum open space is 25 feet. He said that the request that Mr. Holcer is asking for may not be able to apply unilaterally to everyone in the Timber Trails Development. Brian said that he believes these requests need to be looked at by a case by case basis versus doing something that is unilaterally for all houses.

Trustee James John asked what percentage is requested for the increase. Brian commented that a percentage has not been officially calculated yet and at a quick glance it looks like a 2% increase.

Trustee John suggested doing this process in two steps: move forward with Tim's exemption in parallel cover ourselves and then let's see what we can do that makes sense for the development overall.

Director Scott said he will speak to Attorney Jurusik to verify the lot coverage issue is not an extensive number that goes behind 50 % and they will discuss the details and work on the ordinance change for the entire development. Director Scott commented that the only caveat will be that a public hearing will be required in addition to a notice requirement. Director Scott advised that he will get feedback from Attorney Jurusik and report back.

President Gallagher asked if there is a schematic of the stormwater system to show the committee for their own edification. Director Scott commented that said he would get something together for the committee to look at.

Timber Planned Development; New architectural designs – McNaughton Development

Trustee John briefed the group that the annexation agreement for Timber Trails allows for different builders to come in. Brian Taylor and his team have decided to entertain this option of adding another builder to the development.

Brian commented that there is a total of 338 lots, which 234 are single family and 104 are townhouses. To date, they have closed on 188 of the 334 homes and of the 188, 89 are townhomes and 99 are single family homes. Brian said they are getting much closer to completing the townhomes versus the single family homes. This development has two main customers, young families and empty nesters. Brian said they are looking for a builder to cater to the empty nesters, focusing on a product specific to the empty nesters will reduce the burden on the school system as their homes tend to bring in young families with children but at the same time be a net positive with the property taxes. Brian said that McNaughton Development, LLC and Timber Trails Development, LLC both like the idea of each having their own niche within the community.

Paul McNaughton Jr. said empty nesters is something they've been targeting in their business for their past 5 years.

There is unanimous agreement on the Committee that their models look great and will fit in within the existing community. It was decided that the next step would go to the full board at the workshop level and then it will go to the board again two weeks later for formal consideration and approval.

17 W. Ogden Avenue; Possible Comprehensive Plan amendment –Director Scott explained the history of the property at 17 W. Ogden Avenue and past uses of the building. Staff is recommending options for a comprehensive plan amendment related to this property. Teska Associates, the Village's planning consultant, has prepared two sample concept plans to provide a snapshot of how the property could be redeveloped.

Staff is seeking feedback from the committee on the concepts and the idea of a comprehensive plan amendment.

The committee discussed the property and the concepts informally before offering positive feedback and suggesting it move forward to the Plan commission.

Medical Marijuana – Future zoning regulations: Director Scott commented that this has not been on the forefront of priorities. He said the committee will have a conservation in June to discuss some ideas.

Zoning map update – General update: no changes. Director Scott said it's good to revise the map each year. This will be brought forward to the Village Board. The map is the law to what zoning district overlays on properties versus a comprehensive plan is a guide adopted by ordinance.

Variation requests – Director Scott commented that there are several that just came in for residents that want to expand their homes for additions. The zoning board will be back together in mid-late April and then again in May.

Approval of Minutes: Trustee Rudolph motioned to approve the minutes. Trustee John seconded the motion. All in favor, Trustee Rudolph and Trustee John. The minutes of the January 27, 2021 meeting were approved.

Public Comment: There is no public comment.

Other Business: Trustee Rudolph inquired a possible jumbo-tron at Bennett Field for outside graduation she had hear about. Director Scott gave a brief introduction and said that the Director of Business Services emailed Matt Supert that they are changing the scoreboard and Director Scott asked for an image and drawings that came with that and is waiting to see what those details are. Director Scott said that Municipalities have no authority other than life safety for the school buildings however the grounds are a little different. President Gallagher suggested having a public meeting which will allow residents to voice their opinions.

Adjournment: Trustee Rudolph motioned to adjourn. Trustee John seconded the motion. All in favor, Trustee Rudolph and Trustee John. The meeting was adjourned at 7:39p.m.

Submitted by E. Chenelle