

MINUTES OF THE PLAN COMMISSION
July 11, 2011

The regular meeting of the Plan Commission was called to order by Chairman Mark Moore at 7:20 p.m. at the Village Hall.

Members present: Chairman Mark Moore, Scott Adams, William Cotey, Dan Donahue, Walter Oakley, and David Semmelman.

Members absent: Kurt Schultz.

A quorum was established.

Village Staff present: John Spoden, Director of Community Development; David Smith, Senior Planner; Fred Chung, Senior Project Engineer; and Linda Carlson, Project Engineer.

Commissioner Oakley moved, seconded by Commissioner Cotey, to approve the June 13, 2011, Plan Commission meeting minutes, as amended.

Motion carried 6 - 0.

OLD BUSINESS:

**PC 11-06 StreetScape Development, LLC, Applicant
 154 School Street**

Request is for a Major Adjustment to the Planned Development Final Plan in order to construct a parking structure adjacent to the Central School building and changes to exterior renovations for the Central School building located in an R-8, Multiple Family Residential District at 154 School Street.

Mr. David Smith, Senior Planner, stated that in October of 2010, the Village Board approved an Amendment to a Special Use Permit for a Planned Development and a Major Adjustment to a Planned Development Final Plan in order to re-hab the school building into 15 dwelling units and construct 26 single family homes as part of the School Street redevelopment project.

Mr. Smith stated that the petitioner, John H. McLinden, StreetScape Development, LLC, filed an application for a Major Adjustment to the Planned Development Final Plan in order to make further changes to the approved plans by constructing a parking structure adjacent to the Central School building and changes to exterior renovations for the Central School building located in an R-8, Multiple Family Residential District at 154 School Street.

Mr. Smith stated that these additional renovations include adding a second level to the previously approved parking lot so that the number of parking spaces shall increase. Mr. Smith stated that the proposal also includes the addition of exterior terraces and balconies to the school building units.

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Mr. John McLinden, petitioner, stated that the StreetScape project has re-envisioned the Hummel proposal from a townhome development to a development with single family homes with front porches. He stated that Lot 26 of the site now has the first house and is occupied. He stated that 21 of the 26 lots have been sold. He stated that the Central School building was initially intended to be converted into rental apartments, but they have since changed their direction and are now intending the units in the school building to be owner-occupied condominium dwelling units. He stated that due to the parking lot plan change from a surface level lot to a two level parking deck, the building coverage has change and is now part of the request to amend the Planned Development. He stated that the original underground detention system installed by Hummel will handle the proposed parking structure change as there is virtually no change to the lot coverage.

Mr. McLinden stated that the intent is to maintain 6 of the 15 units as affordable. He stated that the parking changes will increase the parking count by 18 spaces for a total of 38. He stated that he recognizes Staff review comments requested back up areas in the parking deck configuration and that this may reduce the parking count by 3 or 4 spaces.

Mr. McLinden stated that he agrees with the Staff review comment to reduce the depth of the proposed balconies so that they do not extend beyond the rear building line of the school building. He stated that the property grade changes approximately 8 to 10 feet from southwest area of the lot to the north east area of the lot.

Commissioner Semmelman asked if the petitioner address any potential concerns from the neighbors. Mr. McLinden stated that he has already met with some of the neighbors and showed exhibits of the proposed parking deck and they appeared to be satisfied with the proposal.

Commissioner Cotey asked for clarification of the interior parking spaces. Mr. McLinden stated that the lower level of the proposed parking deck contains the interior parking spaces.

Commissioner Cotey asked how the parking spaces will be allocated to the school building residents. Mr. McLinden stated that every unit shall receive one dedicated parking space. He stated that the larger units have to option of purchasing one additional interior parking space. He stated that two handicapped parking spaces will be designated and any left over spaces may be used by visitors.

Commissioner Oakley asked for clarification as to how the storm water detention will be managed. Mr. Ron Adams, civil engineer for the petitioner, stated that there is already in place a built in system for drainage that will accommodate this site.

Commissioner Oakley stated that he is concerned about the future complaints from residents. He stated that he supports the Staff comments about the need for providing back up areas within the propose parking deck. He stated that he is concerned about the headlights from vehicles parking on the upper level of the deck shining on the townhomes across the street.

Mr. McLinden stated that they will review the parking deck wall height to make sure that it will screen the head lights of vehicles parking on the upper level of the parking deck.

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Chairman Moore stated that he would like to see that the parking deck wall will screen the vehicle head lights parked on the upper level. He asked for clarification of the proposed landscaping on the east side of the site along School Street.

Mr. McLinden stated that they may make some adjustments to the parking deck. He stated that there is ample landscaping.

Mr. Spoden stated that the far north end of the parking deck does lack enough back up area for vehicles to maneuver adequately.

Mr. Adams stated that they could relocate the mechanical units further north in order to adjust the parking layout that would provide the necessary back up area.

Chairman Moore stated that he likes the proposed dormers on the school building and he likes the proposal to add more parking spaces in the proposed parking deck plan. He asked the petitioner what action he would like for the Plan Commission to take tonight. Mr. McLinden stated that he would like for the Plan Commission to render their recommendation to the Village Board tonight.

In the matter of PC 11-06, Commissioner Oakley moved, seconded by Commissioner Semmelman, to recommend the Village Board of Trustees approve a Major Adjustment to the Planned Development Final Plan in order to construct a parking structure adjacent to the Central School building and changes to exterior renovations for the Central School building located in an R-8, Multiple Family Residential District at 154 School Street, subject to the following conditions: 1) That the terraces and balconies be revised so that they are no further north than the existing north building line; 2) That the mechanical equipment in the parking structure be located to the northern most parking area on the lower level; 3) That up to 38 parking spaces be provided in the two (2) story parking structure; and 4) That the building coverage for Lot 32 not exceed 53%.

Motion carried 6 - 0.

Ayes: Moore, Adams, Cotey, Donahue, Oakley, Semmelman

Nays: None

Absent: Schultz

NEW BUSINESS: None.

COMMUNICATIONS AND DISCUSSION:

Mr. John Spoden, Director of Community Development, stated that the Plan Commission will receive copies of the Plan Commission reports in the future.

Commissioner Semmelman moved and Commissioner Donahue seconded a motion to adjourn.

Motion carried 6 - 0.

Meeting adjourned at 8:08 p.m.