

DISCLAIMER – THE FOLLOWING ARE DRAFT MINUTES FROM THE PLAN COMMISSION AND ARE SUBJECT TO CHANGE UPON APPROVAL FROM THE PLAN COMMISSION

**PLAN COMMISSION
MEETING MINUTES
Wednesday, June 30th 2021**

Meeting was called to order at 6:00 p.m. by President Palmer

1. Roll Call.

Present: President Palmer, Mr. Michalski, Mr. Long, Mr. Cashin, Mr. Jodie

Absent: Mr. Reineke, Mr. Kujawa

Also: Thomas Harrigan - Zoning and Planning Administrator/Assistant to the Village Manager, David De Angelis - Village Manager, Hector de la Mora – Village Attorney, and applicants.

2. Review and act on meeting minutes dated 5/27/21.

Mr. Long motioned to approve the minutes as submitted, Mr. Cashin seconded. Motion carried 5-0.

3. Continued review of the School Sister of Notre Dame Campus redevelopment proposal. More specifically, review of revised single-family lot site plans and a conditional use permit application for continued cemetery use pursuant to §335-30 and §335-26C(2)

Chris Miller, of Miller Marriott Construction, and Philip Aiello, of the Mandel Group, were present before the Commission.

President Palmer asked if anything within the meeting material packets has been changed since it was submitted to the Village.

Mr. Miller stated that nothing has changed. However, the revised single family home lot configurations have been modified on Stephan Place and Red Barn lane to reflect the comments made at the May 3rd, 2021 Commission meeting. Specifically, a single family lot has been removed from Stephen Place and Red Barn Lane, which allows for Lot 1 to become larger, and for the driveway configurations to be modified for more effective ingress and egress.

Mr. Miller noted the southern single family lots on Green Meadow remain unchanged. In discussions with the Mandel Group, it has been determined that the Mandel Group will be responsible for maintenance and management of all the storm water facilities servicing the propose redevelopment. A onetime storm water management fee would be assessed to the single family lots, most likely at the time of purchase, and that would be allocated for future maintenance of the storm water facilities.

President Palmer stated this proposed arrangement would certainly make it easier for all parties involved, and inquired if this maintenance arrangement would become part of the Development Agreement.

Mr. Aiello confirmed the description of this arrangement will be specified in the Development Agreement.

Mr. Jodie asked if consideration has been given to the proposed location of the driveways servicing the single family lots. Specifically as it relates to vision triangles and line of sight.

President Palmer noted the driveway configurations will be determined at such time the new homes are proposed for construction, acknowledging the location of the new driveways will need to be compliant with Village Ordinances.

Attorney de la Mora asked Mr. Miller who will own the out lots.

Mr. Miller stated the Mandel Group will own and maintain the out lots.

Mr. Aiello presented the proposed Conditional Use Permit materials to the Commission. This relates to the continued cemetery use of Lot 3, as identified on the proposed Certified Survey Map. The cemetery will continue to maintain the exact same boundaries.

Mr. Long asked where the existing grape arbor will be relocated in the redevelopment.

Mr. Aiello indicated it will be located between the swimming pool and Maria Hall.

President Palmer commented that it would be helpful to have an exhibit of the cemetery which identifies where the existing graves are located currently.

Mr. Michalski asked who will own and maintain the cemetery.

Mr. Aiello stated the St. Mary's cemetery association will manage the cemetery.

4. Other Business

President Palmer informed the Commission that that Village Building Board will convene on July 22nd at which time, it is anticipated action will be taken to make a recommendation to the Plan Commission on the architectural and landscaping plans for the redevelopment. Also, a public comment session will be held on Wednesday, July 28th at 5:30 P.M. in the Court Room of Village Hall.

5. Adjournment

Mr. Long motioned to adjourn, seconded by Mr. Cashin, Motion carried 5-0.
Meeting adjourned at 7:15 P.M.

Respectfully Submitted,

Thomas Harrigan
Zoning and Planning Administrator/Assistant to the Village Manager