

**I. CALL TO ORDER:**

The Planning and Zoning Commission meeting was called to order at 7:30 p.m. by Chairman Susanke.

**II. ROLL CALL:**

Present were Chairman Rogers Susanke, Commissioners John Seaton, Brian Slovacek, Rick Magsamen, and Bob Martin. Commissioner Jim Kotleba arrived at 7:35 p.m. and Commissioner Rick Gilmore arrived at 7:40 p.m.

Also in attendance were Community Development Director Tim Scott, Attorney Jim Binninger, Atrin Fard, Planner, Tony DeRosa, Ashley Poull and David Ferrell, Fiduciary Real Estate Development, Inc., Jared Placek, Manhard Consulting, Eric Harmon, AG Architectural and 15 people in the audience.

**III. PLEDGE OF ALLEGIANCE:**

Chairman Susanke led those in attendance in the Pledge of Allegiance.

**IV. APPROVAL OF AGENDA:**

**MOTION:** Moved by Commissioner Gilmore and seconded by Commissioner Seaton to approve the agenda as presented. Upon roll call, the motion was approved.

**AYES:** Commissioners Gilmore, Seaton, Slovacek, Magsamen, Kotleba, Martin and Chairman Susanke

**NAYS:** None

**V. APPROVAL OF MINUTES:**

**MOTION:** Moved by Commissioner Magsamen and seconded by Commissioner Seaton to approve the minutes of November 26, 2018. Upon roll call, motion was approved.

**AYES:** Commissioners Gilmore, Seaton, Slovacek, Magsamen, Kotleba, Martin and Chairman Susanke

**NAYS:** None

**VI. QUESTIONS FROM THE AUDIENCE:** There were none.

**VII. NEW BUSINESS:**

**A. Public Hearing – Consideration of Petition 19-01: Fiduciary Real Estate Development, Inc. – Consideration of Rezoning from Farming to R-5 Planned Development District (R-5 PDD) and B-3 Business-Service District; a Special Use for a Preliminary Planned Development; and, a Preliminary Plat of Subdivision for the Purpose of Potentially Constructing a 380 – unit Multi-family Residential Housing Development on 34.54 Acres at the Southwest Corner of Randall Road and Recreation Drive (Parcel Numbers 03-19-200-005 and 03-19-201-016.**

**MOTION:** Moved by Commissioner Slovacek and seconded by Commissioner Seaton to open the Public Hearing. Upon roll call, motion was approved.

**AYES:** Commissioners Gilmore, Seaton, Slovacek, Magsamen, Kotleba, Martin and Chairman Susanke  
**NAYS:** None

The Public Hearing opened at 7:43 p.m.

Community Development Director Scott said that all notices have been entered.

Village Clerk Traver swore in the petitioners, Tony DeRosa, Ashley Poull, David Ferrell, 789 N. Water Street, Ste. 200, Milwaukee, WI, Jared Placek, 1 Overlook Point, Ste. 290, Lincolnshire, IL and Eric Harmon, 414 Underwood, Wauwatosa, WI.

Chairman Susanke said the petitioner, Fiduciary Real Estate Development (FRED) is requesting rezoning from Farming (Unincorporated) to R-5 Medium Density Multiple-Family Planned Development District (R-5 PDD) and B-3 Business-Service District (B-3); a Special Use for Preliminary Planned Development; and, (3) a Preliminary Plat of Subdivision for the purpose of pursuing a 380-unit multi-family rental housing development.

Tony DeRosa, Vice President of Development from Fiduciary (FRED), gave an overview of the proposal including the history of the company, market demand for this type of housing, research and demographics, as well as a power point presentation of the various developments FRED has completed. He spoke about the Drexel Creek project, which would be representative of the type, construction and architecture proposed for West Dundee.

Mr. DeRosa said that the proposed development would consist of two-story townhouse style buildings with private entries into each unit, amenities (clubhouse, pool, and fitness facility), centrally-located park space, a network of sidewalks, landscaped green space throughout, and a substantial buffer separating the unincorporated single-family neighborhood to the south.

Mr. DeRosa said access to the development is from Randall Road by way of Recreation Drive and would also have a secondary access point provided farther west on Recreation Drive for emergency purposes.

He added that for the proposed commercial lot fronting Randall Road, a right-in, right-out cut would be requested of the Kane County Department of Transportation (KDOT) to provide appropriate access from this highly-trafficked major arterial and in turn make the use and site viable.

Mr. DeRosa said that if the project were received favorably by the Village and ultimately approved, groundbreaking in July would be advantageous and that construction would take approximately 18 to 20 months. He noted that Phase 1 would be completed first, and once successful, they would move on to Phase 2. Phase I is anticipated to have 300 units and Phase II would include 80 units.

He said that the apartment finishes include upgraded appliances and cabinetry, large windows, open concept floor plan, in-unit washer/dryer, individual HVAC, walk-in closets, and oversized balconies/patios.

Chairman Susanke asked for comments and questions from the Commissioners. Commissioners asked about the mix in the apartments [38 studios (10%), 152 one and two bedrooms (40%) and 38 three-bedrooms (10%]; expected age range of residents (Mr. DeRosa commented on the wide range and characterized as from 22-82), and rent structure [twelve (12) month leases, ranging from approximately \$1,200 to \$2,200 per month).

Commissioners inquired as why apartments versus condominiums. Mr. DeRosa explained that the condo market has still not come back from the last financial and development crash but noted that their development's layout, with its individual entrances, utilities, and the like, does offer the potential for condo conversion in the event the market materializes.

Commissioners asked about Recreation Drive and access from Randall Road. Mr. David Peterson, Executive Director of the Dundee Township Park District, said the Park District owns Recreation Drive and that he had been kept abreast of the proposal and its progress by Manager Cavallaro.

In response to the Commission's question on traffic generated by the proposal, Director Scott said that at the request of the Village and the Kane County Department of Transportation (KDOT), the developer has commissioned a highly-experienced consultant to conduct a traffic study, that the report would be incorporated into the review process, and that its findings would be used to address the proposed plan. When asked about the development's internal roads, Director Scott noted that their configuration and geometry, including turning radii, would be evaluated and tested by the Fire Department for appropriate maneuverability as had been done for the recently-completed "Springs at Canterfield."

Further questions from the Commissioners concerned separation of the proposed development from the neighbors to the south, ingress and egress to the Dundee Middle School campus (developer will talk to District #300), parking at the clubhouse in relation to the northern setback, placement of detention areas, capacity for water and sewer (there is sufficient capacity), preservation of existing trees and landscape screening (including, potentially, the use of evergreens which are typically large and fast growing and provide year- round screening).

Addressing the Commission related to potential school impact, Mr. DeRosa commented that their developments typically generate between 20 and 30 school-aged children per 150 apartments, which, at 380 units, translates approximately to 50 to 75 children. He added that some of the children in their new developments may have already been in that local school system.

Mr. Jared Placek, Manahard Consulting, addressed specific questions about the detention basins and their use to maintain proper and even improve area drainage. He commented that the main detention basin at the south-central section of the site is driven primarily by existing natural topographic characteristics and soils in this area and that ultimately drainage discharge happens to the east toward Randall (not south).

Mr. Eric Harmon addressed a commissioner's specific question about the northeast portion of the physical plan, with Mr. Harmon explaining the rationale for the layout including setbacks and parking lot placement for the clubhouse (which is sited to make a strong impression) and the proposed commercial lot.

In response to a commissioner's question on the project's relative density, Director Scott stated that the proposed project's 11 units per acre reflected that of the recently-completed project on Route 31, the similar in form "Springs at Canterfield" multi-family apartment complex at the southeast end of the Village.

With no further comment from Commissioners at this time, Chairman Susanke opened the Public Hearing for Public comment.

Bonnie Jozsi, 37 W 120 Hilly Lane, asked about Recreational Drive and if there would be an emergency exit to the west. Director Scott noted that while the development and its circulation would be largely self-contained, there would be multiple ways in and out, including an access drive toward the northwest end of the site for emergency vehicle use. Ms. Jozsi also inquired about safety and how criminal activity can be prevented during construction.

Phyllis Kelly, 66 N 600 Highland Drive, asked about the possibility of a berm around the pond or some protection from flooding. Mr. Placek said the intention is to design a storm water management system that would handle needs of the new development and that also may improve existing area conditions.

Linda Vesely Armintrout, 16 N 560 Highland Drive, asked if they will be notified about future meetings. Director Scott said a courtesy notice could be provided as the process advances and new information becomes available.

John Orlando, 37 W 190 Hilly Lane, asked about the preservation of the trees on the 30' easement below the detention basin. Mr. Placek said that an effort would be made to preserve trees to the degree possible as part of buffering the development from the existing development.

Darlene Sherman, 868 Village Quarter Road, asked if West Dundee will be providing water and sewer (the Village will provide water and sewer) and concerns about traffic generated by the development (to be analyzed in and addressed as a result of the traffic study).

There was no additional public comment.

**MOTION:** Moved by Commissioner Gilmore and seconded by Commissioner Martin to close the Public Hearing. Upon roll call, motion was approved.

**AYES:** Commissioners Gilmore, Seaton, Slovacek, Magsamen, Kotleba, Martin and Chairman Susanke

**NAYS:** None

The Public Hearing closed at 8:56 p.m.

Attorney Binninger advised the Commission that there will be five (5) motions.

**MOTION:** Moved by Commissioner Slovacek and seconded by Commissioner Kotleba to approve the Findings of Fact one (1) through six (6) as stated on page seven (7) in the staff memo dated March 11, 2019. Upon roll call, motion was approved.

**AYES:** Commissioners Gilmore, Seaton, Slovacek, Magsamen, Kotleba, Martin and Chairman Susanke

**NAYS:** None

**MOTION:** Moved by Commissioner Gilmore and seconded by Commissioner Magsamen to recommend approval to the Village Board rezoning from Farming (unincorporated) to R-5 Medium Density Multiple-Family Planned Development District (R-5PDD) and B-3 Business-Service District (B-3) as stated in staff memo dated March 11, 2019. Upon roll call, motion was approved.

**AYES:** Commissioners Gilmore, Slovacek, Magsamen, Kotleba, Martin and Chairman Susanke

**NAYS:** Commissioner Seaton

**MOTION:** Moved by Commissioner Slovacek and seconded by Commissioner Martin to approve the Findings of Fact Special Use Standards for a Planned Development A through F as stated on page six (6) of the staff memo dated March 11, 2019. Upon roll call, motion was approved.

**AYES:** Commissioners Gilmore, Seaton, Slovacek, Magsamen, Kotleba, Martin and Chairman Susanke

**NAYS:** None

**MOTION:** Moved by Commissioner Martin and seconded by Commissioner Gilmore to recommend approval of a Preliminary Planned Development. Upon roll call, motion was approved.

**AYES:** Commissioners Gilmore, Slovacek, Magsamen, Kotleba, Martin and Chairman Susanke

**NAYS:** Commissioner Seaton

**MOTION:** Moved by Commissioner Gilmore and seconded by Commissioner Kotleba to recommend approval of a Preliminary Plat of Subdivision. Upon roll call, motion was approved.

**AYES:** Commissioners Gilmore, Slovacek, Magsamen, Kotleba, Martin and Chairman Susanke

**NAYS:** Commissioner Seaton

#### **VIII. OLD BUSINESS:**

Commissioner Martin asked about the status of Casey's General Store. Director Scott said the company is reportedly in the process of bidding out the construction work and that a spring or summer groundbreaking may be possible.

#### **IX. ADJOURNMENT**

**MOTION:** Moved by Commissioner Slovacek and seconded by Commissioner Seaton to adjourn the Planning & Zoning Commission Meeting. Motion was approved by unanimous voice vote.

The Planning and Zoning Commission adjourned at 9:05 p.m.

Respectfully submitted,



Barbara Traver  
Village Clerk