

I. CALL TO ORDER:

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

II. ROLL CALL:

Present were Chairman Susanke, Commissioners Gilmore, Kaufman, Slovacek, Magsamen, Kotleba and Martin. Also in attendance were Community Development Director Scott, Planner Pociеча and one (1) person 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 Martin and seconded by Commissioner Gilmore to approve the agenda as presented. Upon roll call, the motion was approved.

AYES: Commissioners Gilmore, Kaufman, Slovacek, Magsamen, Kotleba and Martin
NAYS: None

V. APPROVAL OF MINUTES:

MOTION: Moved by Commissioner Kotleba and seconded by Commissioner Kaufman to approve the minutes of December 28, 2015 as presented. Upon roll call, motion was approved.

AYES: Commissioners Gilmore, Kaufman, Slovacek, Magsamen, Kotleba and Martin
NAYS: None

VI. QUESTIONS FROM THE AUDIENCE: None

VII. NEW BUSINESS:

A. Consideration of Petition 15-01: Bright Oaks of West Dundee – Final Planned Development and Final Plat of Subdivision for the Property

Director Scott said that at the Village Board Meeting held earlier approval was given to extend the preliminary approval of the final planned development and final plat of subdivision for the property for three (3) more months.

Michael Keith, Senior Project Manager, CEMCON Ltd. and Lon Marshall, Vice President of Development for Bright Oaks reviewed the preliminary plan, which was previously presented to the Village Board, Planning & Zoning Commission and the Appearance Review Commission.

Mr. Keith said there have been no significant changes to the plan. He said the layout of the building, parking lot and storm water management facilities are consistent with the PUD. He added that the final site plans are done with a phasing development in mind in order to create a smooth transition from Phase 1 to Phase 2.

Mr. Marshall said that Phase 1 will consist of the larger assisted living building with eighty (80) parking spaces and phase 2 will be built at a later date.

Mr. Keith addressed the underground storm water detention, including the requirements of the Kane County Stormwater Management Ordinance that requires that for any fill placed in the floodplain there must be 1.5 times of compensatory storage provided. He said the Bright Oaks Development will have final compensatory storage 1.86 times more than the fill being placed.

Commissioners had a brief discussion regarding the detention construction, surface pond, how the silt will be dealt with (filter fabric in chamber which pulls it out and a vacuuming system to remove it), if the parking lot will be strong enough to hold trucks, type of protection for outdoor seating area (paver wall which go around the patio) anticipated date of construction(late this spring- 13month build out for completion) and when phase 2 would be coming on line(dependent on the economy as will also need retail uses in this phase).

MOTION: Moved by Commissioner Gilmore and seconded by Commissioner Kaufman to recommend to the Village President and Board of Trustees Approval of the Final Planned Development and Final Plat of Subdivision for the Property Commonly Known as Bright Oaks of West Dundee, subject to the following conditions:

1. Compliance with documents submitted with the Planning and Zoning Application;
2. Compliance with the Final Site Development Plans last revised on January 27, 2016 prepared by CEMCON, Ltd.;
3. Compliance with all other applicable Village codes and ordinances.

Upon roll call motion was approved.

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

NAYS: None

Commissioner Gilmore proposed that Director Scott look into a text amendment regarding a height variance to amend the current Ordinance 10% to 15% of footprint for construction for a planned unit development and for commercial areas of development, i.e. Route 72 and Randall Road, Haeger Property.

Director Scott said tentatively at the next Planning & Zoning Commission meeting there maybe an item potentially related to the Aspen Hills Subdivision.

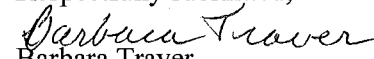
VIII. OLD BUSINESS: None

IX. ADJOURNMENT

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

The Planning & Zoning Commission adjourned at 7:57 pm.

Respectfully submitted,


Barbara Traver
Village Clerk