

**VILLAGE OF WOODRIDGE  
PLAN COMMISSION MEETING  
Regular Meeting of June 2, 2014**

A regular meeting of the Plan Commission for the Village of Woodridge was held at 7:30 p.m. on Monday, June 2, 2014 in the Board Room of the Village Hall, Five Plaza Drive, Woodridge, Illinois.

**I. CALL TO ORDER**

Chairman Zawacki called the meeting to order at 7:30 p.m.

**II. ROLL CALL**

Upon roll call the following were:

Present: Balogh, Hendricks, Mast, Page, Zawacki

Absent: Gaspar and Przepiorka

Director of Community Development Michael Mays, Planner Jason Zawila, Recording Secretary Peggy Halper were also present.

**III. APPROVAL OF MINUTES FOR THE MAY 19, 2014 MEETING**

Commissioner Hendricks made a motion, seconded by Commissioner Page to approve the minutes of the May 19, 2014 meeting with no changes. A roll call vote was taken:

*Ayes: Hendricks, Page, Balogh, Mast, Zawacki*

*Nays: None*

*Motion passed*

**IV. CONSIDERATION OF FINAL PLAT OF SUBDIVISION – TIMBER’S EDGE  
SUBDIVISION – NORTH OF 83<sup>RD</sup> STREET, 2,600 FEET DUE WEST OF  
LEMONT ROAD – PULTE HOME CORPORATION**

**A. Staff Presentation**

Jason Zawila, Planner for the Village of Woodridge, stated on January 27, 2014 a public hearing was conducted for the rezoning of the subject property and amendment to the Comprehensive Plan. At this same meeting, the Plan Commission reviewed the Preliminary Plat of Subdivision and a building variation regarding height for certain lots for the subject property. Pulte Homes is now seeking a recommendation for the Final Plat of Subdivision approval for a single-family residential development consisting of 149 lots. In addition there will be lots for park and open space, stormwater retention, and landscape buffers. Several questions and comments were provided at the public hearing and through communication with Village staff after the meeting. The applicant will further present this information during their presentation.

Mr. Zawila said as noted at the last Plan Commission meeting, while only required to donate 3.09 acres, Pulte Homes is proposing to dedicate 7.92 acres to the Woodridge Park District. The park sites and open space areas were strategically located to protect

those portions of the site containing the greatest mature trees cover, in line with the Comprehensive Plan recommendations. As part of the negotiations for Timber's Edge, Pulte Homes will also provide a legacy park, Outlot "8" that will be constructed in honor of the Ide Family.

Mr. Zawila stated improvements will be made to Outlot "4" and Lot 186 of Farmingdale Village 16 subdivision, just west of the subdivision, to assist in providing stormwater retention for a portion of the subdivision. It will be maintained by the Woodridge Park District.

Since the public hearing, Pulte Homes has agreed to install additional landscaping along the eastern property line. This will be between the development and the Middlebury Avenue properties. Pulte met with the residents to discuss landscaping preferences and incorporated the additional landscaping into the final landscaping plan.

Mr. Zawila said during project review, three low quality wetlands were identified within the project limits. Two in the northeast and northwest corners of the property, and a third is located in the existing stormwater facility immediately west of the development. It was determined during the review of the final engineering plans that the U.S. Army Corps of Engineers has jurisdiction over the wetland. It is located in the existing stormwater facility located on Lot 186 of the Farmingdale Village Unit 16 subdivision. With the proposed improvements, Pulte Homes is proposing to avoid impacts on the wetland. They shall implement sediment and erosion control practices to prevent sediment discharges and other disturbances. As part of the project the wetland will undergo restoration work. The stormwater management area provided on Outlot "4" will be maintained by the Woodridge Park District. Outlots "3" and "7" will be dedicated to and maintained by the Homeowner's Association.

Access to the Timber's Edge development will be from 83<sup>rd</sup> Street as well as the extensions of Harcourt Drive and Hartford Lane. The applicant's engineer prepared a traffic impact study for Timber's Edge development to study existing traffic volumes, directional distribution of traffic and traffic generation. The reports and the supplemental traffic report are provided in the packet. It states that the access plan does fit well within the existing street network.

Mr. Zawila stated with the initial application the applicant was seeking eight variances. Now they have reduced the request to five variations from the Subdivision Ordinance. The applicant was originally asking for variances related to height, street gradients and drainage, but with further engineering of the site the relief is no longer necessary. The entire list of requested variations is listed in Attachment 7. He said this would conclude his presentation at this time.

## **B. Applicant Presentation**

Kathleen West, attorney from Dommermuth, Cobine, West & All, said Pulte Homes is the contract purchaser of the Ide Tree Farm property. Pulte now proposes to develop this property, now known as Timber's Edge, as a single-family detached residential community. She said they are here this evening to help present this development proposal and to answer questions by representatives from Pulte as well as some of the

design team.

Ms. West stated Timber's Edge is located north of 83<sup>rd</sup> Street between Lemont Road and Woodward Avenue. It is the site of the Ide Tree Farm and is part of a large area with Farmingdale Village Unit 16 subdivision to the west and Farmingdale Village Units 10, 11 and 12 to the east. The Timber's Edge subdivision is about 54 acres in size. The property is zoned R-4 but upon annexation into the Village the property would be zoned R-3. The Village's Comprehensive Plan identifies this area for single-family residential uses, open space, stormwater management, and a bike path. Pulte plans on developing the area with 149 homes with a density of 2.72 dwelling units per acre. This density is consistent with the adjacent Farmingdale Village subdivision. This development is designed in accordance with the R-3 zoning classification and no zoning variances are being requested at this time. In the original petition Pulte did request a height variance but it has redesigned the roof pitches of the houses and has modified the site grades so this variance is no longer necessary.

Ms. West said two park sites are included in the project. There is a large park located in the northwest corner of the property and a smaller park located in the center of the property. The park in the northwest corner consists of 6.52 acres, which includes a wooded area, an open area for recreational use, stormwater management, and a bike path. The smaller park in the center of the property is a legacy park and consists of .67 acres. The total amount of land to be conveyed to the Park District is just less than 8 acres and the park contribution for this development is 3.09 acres.

Ms. West stated the Final Plat is in substantial conformance with the Preliminary Plat which was reviewed by the Commission back in January of 2014. At the public hearing in January several residents expressed concerns with this development proposal. Subsequent to the public hearing the Village had received many messages with questions and concerns. In response to this, Pulte did prepare a letter addressing each of those concerns which is included in their packet this evening. Pulte has had two meetings to meet with the residents with one being on the site itself.

Ms. West said through this review process several main issues have been identified which she would like to go through. The first issue is the question of the building elevations and the design of the houses. She then introduced Peter Tremulis, from Pulte Homes to discuss this issue.

Mr. Tremulis stated he was Vice President of Land for Pulte Homes. He then showed slides on the overhead of the different homes that they will be building. He stated all the homes will be built on basements and will have first floor brick. He asked if the Commission had any questions regarding the home design. None responded.

Ms. West said at the public hearing there were several questions regarding traffic consideration for the site. She stated Bruce Talbot from Cemcon, Ltd. who conducted the traffic study will explain findings of this study.

Mr. Talbot, of Cemcon, Ltd., stated the main access point is Ide Drive at 83<sup>rd</sup> Street which will consist of one lane in and one lane out. They will be restriping 83<sup>rd</sup> Street to provide a left turn lane in at that location. The main thing about this entrance is that it is

not at the same location as the existing driveway into the tree farm. It does curve and go to the west about 300 feet to help improve the sight distance. The connection for Hartford Lane to the existing Farmingdale subdivisions was always in the plan and that is why the two stubs are there. There will be some traffic back and forth from the existing subdivisions that might be a convenience for residents, but it will also improve emergency vehicle accessibility into the new subdivision. The configuration of Ide Drive as well as Hartford Lane will have effective calming measures to help slow the speed down. The final traffic study showed that everything will work well. The projected traffic was analyzed and the levels of service that was received for 83<sup>rd</sup> and Ide and Woodward and Harcourt range from "A" through "D" which is acceptable in an urban environment. Mr. Talbot said that residents questioned what will be the impact on Middlebury and Meadowwood. They did look at that and feel that the net effect would be minimal. The net effect on Middlebury would be a negative effect because there would be some people from the Farmingdale subdivision that would be taking Hartford across to get to Woodward. He asked if there were any questions.

Commissioner Page asked who would be responsible for restriping 83<sup>rd</sup> Street.

Mr. Zawila said Pulte would be responsible for restriping. The Village did receive a grant in conjunction with the City of Darien to improve 83<sup>rd</sup> Street from Lemont Road to I-355. The project is proposed to occur in 2015, at its earliest.

Ms. West stated another issue that was brought up was storm drainage and stormwater management especially as to how it will affect the residents along Middlebury Avenue. She said Matt Worline from Cemcon, Ltd. will speak in regards to this.

Matt Worline, Vice President and Principle Engineer for Cemcon, said he will give an overview of the existing and proposed drainage. He showed on the overhead the existing boundary lines and the water shed sub catches. He stated there has been some questions as to what effect will the project have for Farmingdale Unit 11 to the east. Under current conditions there are about 21 acres that actually run easterly and there is an elaborate drain tile system there that connects into the storm sewer system for Farmingdale Unit 11. Currently the water will run there via drain tile or over land. There is about another 21 acres on site that drains south to 83<sup>rd</sup> Street, nine acres to the north that drains to the Village Greens Golf Course, and about four acres on site that drains to the west into the Farmingdale Unit 16 stormwater facility.

Mr. Worline stated they are going to construct a separate storm sewer system. In the rear of the existing lots they have a storm sewer system that carries water to their facility at 83<sup>rd</sup> Street. He said they are going to have a separate storm sewer system where the north portion will drain north to a stormwater facility in the northeast corner and then continue to drain into the golf course. Then the other portion will drain to the south to a facility on the east side of Ide Drive and then continue to outlet to the storm sewer system on 83<sup>rd</sup> Street.

Mr. Worline said the area that currently drains east is going to be reversed and drain west to the facility in Farmingdale Unit 16. He showed the area where the expansion will occur to the existing detention facility located in Lot 186 of Farmingdale Village 16 subdivision. This will be expanded to add volume for the additional drainage. The plan

has been approved by the Village Engineer; they are in strict compliance with the DuPage County Stormwater Ordinance. They are able to maintain the existing high water level here and not increase flows from the facility. Mr. Worline stated the water from the proposed development will be collected by the new proposed storm sewer system swale and will go either north or south. He said it will not go on the lots to the east. He asked if there were any questions. None responded.

Ms. West stated over the past few weeks they have been working with staff as well as with the neighbors to the east. They have modified their landscape plan to include some trees and bushes between the two developments. She said Greg Sagen, President of Signature Design Group, will talk about this further.

Mr. Sagen, President of Signature Design Group, said over the past several weeks when talking with residents there was concern and questions brought up about providing a buffer between residents. He showed on the overhead what they are proposing. They will be providing 38 additional shade trees with a two and half inch caliber that will be planted along the east property line. These trees will be planted on Pulte's lots approximately 10 feet inside the property line to respect utility and drainage easement. They will be far enough back that there will be a usable back yard for their residents and far enough off the existing resident's property line. The location was set based on the input from the residents and the trees that they specifically requested. The voids on the site are the result of existing vegetation on the site or neighboring residents did not want any trees. This plan creates where possible a continuous row of shade trees and additionally there will be three evergreens where they have a unique side yard condition; meaning they have a side of one of their houses opposing a neighbors rear yard and they have a pool so they did not want shade trees. He stated this tree line provides a nice buffer between the two subdivisions.

Mr. Sagen stated the other trees on the site are parkway trees, which are required by Village Ordinance and are planted throughout the development. He showed on the overhead where the existing tree groves are on the site. There is one in the northwest corner and the large tree growth in the center of the site. These are basically closed canopy woodlands which consist of oaks and hickory. He said there is some invasive species that will be removed. They did a complete tree survey per Village Ordinance on every tree over a six inch caliber, in excess over 1,600 were documented. In conjunction with Village Ordinance they worked to try and preserve the highest quality trees. The Village's primary concern was the tree grove in the north corner. He stated they feel along with the Comprehensive Plan that the trees define some of the character of the site and it adds value to their development.

Mr. Sagen said in the center they weren't able to preserve the entire tree grove due to plotting. The highest quality trees were preserved and they worked around that to create a backyard buffer. In keeping with the overall intent of the Tree Preservation Ordinance and preserving the character of the site they feel comfortable with the trees they are preserving. It will add value and character to the community. He then showed the landscape plan of the Ide Legacy Park.

Mr. Sagen stated one of the other amenities will be a nice landscaped berm along 83<sup>rd</sup> Street. There will be a large stone and brick masonry sign identifying their community. He said he is willing to answer any questions that the Commission might have.

Commissioner Page asked about the trees that are being planted between the two developments and what the grading is in that area. She asked if the trees would be up higher or on the same plain.

Mr. Sagen said they will be at the newly created rear yard grade which would be similar to what the Middlebury's backyards are at that point.

Commissioner Page clarified if it would be similar or slightly higher.

Mr. Sagen stated slightly higher. The Middlebury's backyard slopes down to their swale and from that point the grade starts to slope up to their houses. It will be 10 feet sloped up toward their houses. In general, it will be similar to the neighbor's backyard. He said they will not be berming that or elevating that area. The trees are a deciduous shade tree which will have a six foot trunk and should be about 12 feet tall when planted.

Chairman Zawacki asked what type of trees they are planting.

Mr. Sagen said they are planting hybrid Elms, Oak, a couple of different Maple species, Honey Locust, Lindens and Pear tree.

Commissioner Balogh asked how long will it take these trees to grow.

Mr. Sagen stated you do want the trees to grow quickly since they are a buffer. The trees selected do have a moderate rate of growth once planted. The first year or two they don't grow much.

Chairman Zawacki asked if there were any further questions. None responded.

Ms. West said because this development proposal is in substantial conformance with the Preliminary Plat of Subdivision which was reviewed back in January and it is in conformance with the Village's Comprehensive Plan, Pulte would request that the Commission would recommend approval. She stated they are willing to answer any questions.

### **C. Public Comments**

Chairman Zawacki asked if anyone in the audience wanted to come and speak in regards to this case.

Constance Vanni, 8140 Middlebury Avenue, Woodridge stated she bought her home in 1997 and is very attached to her house. She has a very protective interest in making sure her home retains its value and remains a place of nurturing and security for herself and her family. She said she keeps coming back to that if the most popular home model in the Ashwood Point Subdivision in Naperville goes in behind her house it would be

48% bigger than her home. It would be on a lot that is 8% to 9% smaller on average between the two subdivisions. She feels this is a significant difference.

Ms. Vanni said she supports the Ide's right to sell and Pulte's right to build, but wishes the homes were more equitable in size. If the largest home that they build goes in behind her house it would be 69% bigger than her house. She stated she does not agree that these are single-family homes backing up to single-family homes. If someone is looking for a home that is like her size on a larger lot, it might look less desirable if it is next to these big homes that are so close to her lot. This has been her motivation behind her constant emails and inquiries. Ms. Vanni stated she will conclude her statement complimenting Pulte on the way they are handling this development. They have been pleasant, easy to work with and very accommodating.

Mr. Tremulis stated he did survey the surrounding homes on Middlebury and tried to do a comparison. What they found was that when Gallagher and Henry developed the property to the east the homes they built met a market need at that time. They were consequently smaller than what is really allowed by ordinance within the R-3 zoning. His comment to the homeowners when they discussed this at the resident meeting was that as time goes on the homes on the Middlebury side may redevelop with custom homes. A buyer or builder for one their lots could come in and build the same size home on their lot. He understands that the homes today are smaller but they think those property owners should retain their right to build a bigger home on that lot. Mr. Tremulis said they just happen to live in a home that was built when houses were smaller. Today the market need is for a slightly larger home with 2,500 to 3,000 square feet. This is their "bread and butter" home that they build throughout the area. They feel the price points of mid \$400,000's to low \$500,000's is keeping within home values in the Woodridge area. It is not uncommon to see new homes sell 20% higher at resale. The properties that have sold in the last 18 months around the perimeter of the development, have sold in the high \$300,000. He stated he feels they are priced appropriately.

Chairman Zawacki asked if they have found any truth with what they say that you don't want to build the most expensive home on the block. The most expensive home does bring up the value of surrounding homes.

Mr. Tremulis said he knows that they will have a positive impact on housing values. The way they are looking at this property is they are building 149 lots with a three year build-out. He stated they could have people looking at their home and they can't afford them but they do like the neighborhood. They might look at homes in the existing community. They spend a lot of money on marketing and sales to bring traffic into their subdivision.

Ms. Vanni stated she gets that the market is different and it is a different generation. It does not change the fact that when she looks out her back door there is going to be a very large house close to her property line. It is a lot different then what other people in her neighborhood see when they look out their back doors. It will make her house look different and she is not interested in tearing down her house. She said while it is all very true it is small comfort. It is hard enough to have to deal with having homes being built behind you but then to have such a large home on top of it.

Chairman Zawacki said he would not say they are gargantuan. He said the subdivision that she lives in was during a time when there were a lot of experiments going on in terms of scaling down on size of homes. If you look at the models on 83<sup>rd</sup> and Woodward that was their first attempt at building smaller homes. It lasted about three years and then the market did not want smaller homes. He stated he assumes the trees that they will be planting might help mitigate that perceived feeling of a big house next to a smaller house.

Ms. Vanni stated yes it will and she commends them for doing that.

Chairman Zawacki asked if there was anyone else who wanted to speak.

Robert Spiewak, 8204 Middlebury Avenue, said he agrees with Ms. Vanni in that the people from Pulte Homes have been very accommodating. He stated since most of their models are two story homes he asked if there was anything Pulte could do to prevent a whole row of two story homes. It would be much nicer if they could make it so you could not have more than four two story homes in a row. It will look like a wall if all of the houses behind Middlebury are two story homes.

Mr. Tremulis stated they are offering a ranch plan. They feel there will be approximately 8 to 12% built for the development. They could accommodate for many ranch homes in the subdivision, but they are going to be mindful to where they can place them. They are not all along the east side of the property and some are within the property itself. He said they don't build tri-level or bi-level homes today. They do offer a master bedroom down home in a two story format. They will have some ranches but they usually let the buyer decide what lot they want and what they want to build.

Chairman Zawacki asked what the square footage was for the ranch.

Mr. Tremulis said it is about 2,200 square feet, three bedrooms, two and half baths with a full basement. It does have a two and half car garage.

Chairman Zawacki asked if it fits on most of their lots.

Mr. Tremulis stated in width it does, but with depth it does not fit on all lots. It will only fit on the deepest lots.

Mr. Spiewak asked if any of the lots on the east side would be able to accommodate a ranch style home on it.

Peter Pluskwa, Cemcon, Ltd, said they would not be able to accommodate the ranch home on the eastern lots.

Commissioner Hendricks asked if Pulte will build homes prior to their sale to homeowners.

Mr. Tremulis stated it depends if the demand is strong. If they feel like they could sell a home while it is under construction to a buyer then they may build a few speculative

houses. Unlike their competitors they do limit that and usually only do one to three spec homes. They like to let the buyer choose and design their home.

Commissioner Hendricks said then the time frame for the whole development depends on the market.

Mr. Tremulis stated yes it does. They are anticipating building 30 to 50 homes a year so it can be three to four years.

Ms. Vanni said so all of the trees are coming out all at once for phases one, two and three. They could be dealing with loose dirt behind their homes for three years.

Mr. Tremulis stated they are required to stabilize the earth after they move it. The earth moving would occur as one phase but they will not be in the area north of Middlebury for 18 to 24 months from the time they get started. Their phasing is south to north.

Commissioner Page asked when will the border trees be planted.

Mr. Tremulis said they have to go in as the homes are being built in order for them to be planted on final grade.

Chairman Zawacki stated he sees they are allowing the residents to take small pine trees.

Mr. Tremulis said they only had a couple of homeowners who expressed interest in it. He stated he will let Mr. Sagen speak in regards to that because the trees are not really made to be transplanted.

Mr. Sagen stated he has cautioned the homeowners on this and Pulte Homes wants to be accommodating to them. Three homeowners will take a small tree, which are hard to find out on the property. They did have Mr. Ide out there explaining how hard it is to transplant these trees. These are big old trees with very sparse root systems that have been sheared back for many years. Even the homeowners that are taking them understand that there is a 50/50 chance with them not making it. They could not open this up to the public because there would be a lot of unhappy people.

Chairman Zawacki said it is only being offered to those residents who live right there and not to the community.

Mr. Sagen stated they are hoping to transplant one into the Ide Legacy Park to be a memorial to them.

Chairman Zawacki asked if they knew when they will be starting.

Mr. Zawila stated the next step after Plan Commission would be the consideration of the development in front of the Village Board. With a development approval like this there are many documents that have to be put together. He said he can't comment on an exact date until all agreements are completed.

Mr. Tremulis said the best time to do grading is in July and August. They want to make sure that they have the opportunity to over excavate dry material to provide the best road bed material for the public improvements that they are proposing. They believe July and August would be critical to accomplish that. After the earth work, then underground utilities and structure would go in. Their goal would then be to have pavement by the end of September or October with models to start. They would have a grand opening after Superbowl in 2015.

Chairman Zawacki asked if there was anyone else who wanted to speak.

Bob Utesch, 8108 Middlebury Avenue, stated his concerns are with the backyard drainage. He thanked Pulte for handling their questions and concerns. He said he hears the neighbors concerns about the wall of houses going up but that is due to the R-3 zoning. Placement of the homes allows a smaller set back of seven feet along the sides which is 14 feet between the two sides. He stated their homes are like 24 feet which is a big difference with the homes they are proposing. He has looked at Pulte's home designs on their websites and they do offer some homes that are more comparable to their homes. He asked if there was any consideration into build these smaller homes.

Mr. Tremulis said they have not considered building smaller homes on the property. The development in Naperville is a much larger project with 238 lots. In order to develop that property they had to have two programs to absorb that number of lots over the same four year period. They decided to offer two different size lots there to have a broader price band, starting at a much lower price. They are not planning to offer the smaller homes here. Over the four years it is quite possible they could offer some additional models depending on market demand.

Mr. Utesch stated they were talking about the effect of real estate values and they are looking at three to four years of construction. He asked what if someone had to move in two years would that construction have an affect on their home.

Mr. Tremulis said they can't predict the future or what a particular buyer would be interested in. Generally, they have not seen someone not want a particular house because there are new homes going in behind them. Their typical construction is about 4 months from start to finish on a home. He stated he can't predict what will happen in two to four years while waiting for the north end to be developed.

Chairman Zawacki stated their intent is to not build a lot of speculative homes.

Ted Biberstein, 8104 Middlebury Avenue, asked what is to the west of the little section and is that where Mr. and Ms. Ide's home is.

Mr. Tremulis stated that is owned by Mr. Sullivan and is not part of their development.

Mr. Biberstein said in the proposal did Pulte say what they were going to do with the fence.

Mr. Tremulis stated the fence is actually on the Ide property. It was installed by Gallagher and Henry and it is off by six inches from the property line. It is in the same

location where they would be putting the temporary fence up. They decided to leave it there because it is more durable than any type of construction fencing proposed. It is not a pretty fence and it won't hurt marketing, but when they get ready to start this area for new construction they would take it down and put other measures up.

Chairman Zawacki said at some point the fence would need to come down.

Mr. Tremulis stated it will come down.

Mr. Biberstein asked if the initial grade would be coming up to the property line.

Mr. Tremulis said they are supposed to meet property grades. A lot of that is fine grading because they are matching two yards. The house has to be on the lot, all drainage improvements in, then final grade is established to be able to meet grades at the property line. They are not proposing any fencing in those rear yards. If the homeowners choose to build a fence it would have to be a black aluminum rod iron fence for openness.

Mr. Biberstein asked if the bike path that will be going north across the subdivision would continue to go east and would they be using the NICOR property.

Mr. Tremulis stated they are proposing that piece of bike path be installed as part of their donation to the Park District. The Village and Park District are working to look at their regional trail system. They could use that property, but it is not part of their planning.

Mr. Zawila said the property to the east is the NICOR property. The Park District does have an easement along that property to build a bike path. They are waiting to see what happens with this plan and how it will connect with the regional plan.

Mr. Biberstein stated on Tuesday night the Mayor and Board of Trustees were out at the Ide property. He had overheard one of the Board Members say "looks good let's get it done". He said this tells him that some of their minds are already made up. He asked if the Commission has any input into this.

Chairman Zawacki said they have a lot of input and there are a lot of people like him that make comments that their minds are already made up. The Plan Commission has been looking at this project for maybe six months or longer and has not made a final determination.

Mr. Zawila stated their application was submitted on September 20, 2013.

Chairman Zawacki said every week or two they receive additional documentation about the project. He stated this is not a fluke that they are looking at; they have been studying it for a long time. At some point in time someone might feel that this meets their criteria and they think they should get it done. He stated that is one guy saying it, not the whole Village Board.

Mr. Biberstein asked can he have a show of hands of how many people present tonight will be buying homes here. He said this is to test the market.

Chairman Zawacki said they already own homes so why would they want to buy another one.

Mr. Biberstein asked what size of drain pipe will be on the east side going towards the golf course.

Mr. Tremulis stated it will be a 15 inch concrete pipe to the golf course where they will have a restrictor in the pond.

Mr. Biberstein asked with all the trees that will be taken down will they be going to Woodridge for mulch.

Mr. Zawila said they have not discussed that with the applicant.

Mr. Tremulis stated if the Village would like the mulch they can have it, but there will quite a lot of it.

Mr. Biberstein said when Ms. Vanni was comparing her size of house to the new homes, there was a comment made that 60% was not that much bigger. He stated Mr. Tremulis compared these lots to the lots in Naperville and stated the quantity which is the same percentage, 60%, is a lot bigger.

Chairman Zawacki stated they are talking about the number of lots and not the size.

Mr. Biberstein thanked Pulte Homes.

Mr. Utesch said they had indicated that the residents that had side fences that they would be replacing the fence.

Mr. Tremulis stated they would.

Chairman Zawacki asked if there was anyone else in the audience that wanted to speak. None responded.

#### **D. Plan Commission Discussion**

Commissioner Page said at one time there was concern about the wildlife on the property. She asked how is that going to be addressed or is that no longer a concern.

Mr. Zawila stated from the very beginning when this development came in for concept, that it was a Village goal to have significant open space remain on the site. A portion of it has been decreased by the work from this project, but the open space is intended for wildlife. There is also existing open space outside of the property as well. He said wildlife will relocate as part of this project, but that is what happens with development. From the very beginning they have tried to maintain a large portion of open space per their Comprehensive Plan and to make sure this development is done right.

Mr. Sagen said Mr. Zawila summed it up very well. The nature of the timing of construction and the duration of the construction will affect any wildlife there. The wildlife will move out once construction starts. The preservation of the open space and the adjacent open space will provide corridors and means for them to move. He stated he has spoken with DuPage County Forest Preserve because there were conversations regarding trapping and relocating. They highly discourage such activities because more often than not families get separated. They believe wildlife will find suitable habitat and relocate. If they relocate under someone's deck, they will find it unsuitable and then they will move on. The evergreen forest, the Christmas trees, will be removed, but he is not sure if that eco-system houses any particular species.

Chairman Zawacki asked if there were any more questions. None responded.

#### **E. Staff Recommendation**

Mr. Zawila stated staff recommends that the Plan Commission recommend to the Mayor and Village Board of Trustees approval of the Final Plat of Subdivision for the subject property, based upon the following plans and conditions as listed in staff's report on page 8 and 9.

Chairman Zawacki asked what was the agreement with the fence that Mr. Utesch stated.

Mr. Tremulis said the comment was in regard to the existing side yard fences that are attached to Gallagher and Henry's fence. That section that is in the common property line would be replaced by Pulte on the existing homeowner's lot once the fence is removed. Pulte has agreed to replace that existing fence with a four foot chain link fence.

Chairman Zawacki stated this was something discussed.

Mr. Tremulis said there are about three or four fenced yards that they would replace.

Chairman Zawacki then called for a motion for a recommendation.

#### **F. Plan Commission Recommendation**

Commissioner Balogh made a motion, seconded by Commissioner Hendricks to recommend to the Mayor and Village Board of Trustees approval of the Final Plat of Subdivision for the subject property, subject to the following plans and conditions as listed on pages 8 and 9 in staff's report dated June 2, 2014, and subject to the variations from the Subdivision Regulations as stated in Attachment 7 of staff's report dated June 2, 2014. A roll call vote was taken:

*Ayes: Balogh, Hendricks, Mast, Page, Zawacki*

*Nays: None*

*Motion passed*

### **V. PUBLIC COMMENT (ITEMS NOT RELATED TO THE AGENDA)**

Ms. Vanni asked if the Village Board meeting was open to the public.

Chairman Zawacki stated it was.

Mr. Mays said they would be happy to coordinate with any interested members of the audience to let them know when it would be considered by the Village Board.

## **VI. DISCUSSION ITEMS**

Mr. Mays provided an update on the Plan Commission workshop for Seven Bridges. At the recommendation of the Plan Commission, a public meeting has been scheduled in Seven Bridges on Tuesday, June 24<sup>th</sup> at 6:30 p.m. It will be at the former Cabana Charley's on Main Street in Seven Bridges. The purpose is to get resident input on the future development of the northwest quadrant of Seven Bridges. Staff will be present to provide an overview of the history and the Broe Group will present their proposal for the site. Staff will be taking feedback and comments. Once staff has gathered all the feedback they will provide to the Plan Commission and Village Board.

## **VII. UPDATE OF PREVIOUS PLAN COMMISSION CASES**

Mr. Mays said the Village Board and the Park District Board held a joint workshop to consider the proposed Town Centre plan. Village Board feedback included determination of the Village's space needs as it relates to the Public Works facility and the Police Department. The Village Board's desire is that it should be considered prior to final recommendation for the Town Centre Plan. The challenge is the grant associated with the plan needs to be completed by August. Staff is working in earnest to respond to the Village Board feedback.

In addition, School District 68 is questioning the Jefferson Junior High parking lot expansion. Staff is seeking clarification from the school on their desire for that expansion. The Village Board also asked for prioritization of the plan elements. The intent with plan implementation is that it would occur over the next 20 to 30 years and the community can decide which elements to pursue subject to grant availability. One of the follow-up items staff is doing is sharing the input that was provided by the residents regarding which elements had the highest desire. They are hoping to bring it back before the Village Board before the end of summer.

Chairman Zawacki asked if they are forcing the Public Works and Police Department to make a decision when they should have more time to think about what they want.

Mr. Mays stated it will not finalize the decision. The Village Board will be looking at project alternatives over a longer time period.

Chairman Zawacki asked if there was anything further from the Commission. None responded. He then called for a motion to adjourn the meeting.

## **VIII. ADJOURNMENT**

Commissioner Hendricks made a motion, seconded by Commissioner Page to adjourn the meeting. A roll call vote was taken:

*Ayes: Hendricks, Page, Balogh, Mast, Zawacki*

*Nays: None*

*Motion passed*

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Donn Zawacki, Chairman

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Peggy Halper, Recording Secretary