

**VILLAGE of SUGAR GROVE
PLAN COMMISSION/ZONING BOARD of APPEALS
MINUTES of January 25, 2012**

1. **CALL TO ORDER**

The meeting of the Sugar Grove Plan Commission / Zoning Board of Appeals (ZBA) was called to order at 7:01 p.m. by Chairman Irv Ochsenschlager in the Village Hall Board meeting room.

2. **ROLL CALL**

Plan commission/ZBA members present:

Irv Ochsenschlager, John Guddendorf, Mary Heineman, Rebecca Sabo, Jim Eckert, Ryan Reuland and Don Meisinger

Absent: None

Also present: Mike Ferencak, Village Planner; Richard Young, Community Development Director; Lane Wright, Coast Oak Group; Gary Weber, Gary Weber Landscape; Chuck Hanlon, Land Vision; Joe Safin, USB Design; Steven Kaminski, Mackie Consultants; and the Alexander family.

3. **APPROVAL OF MINUTES of the December 21, 2011 MEETING**

Motion made by **Mr. Guddendorf** and seconded by **Mr. Meisinger** to approve the minutes of the December 21, 2011 Plan Commission meeting as presented. On page 2 in the first paragraph there was a grammatical correction made. **The motion carried by unanimous voice vote.**

4. **PUBLIC HEARINGS**

5. **OLD BUSINESS**

None

6. **NEW BUSINESS**

- a. **Petition 11-018: Settlers Ridge – Workshop (Coast Oak Group)** Mr. Young stated that this workshop is preparation to the upcoming public hearing for changes to the annexation agreement being planned for the Commission at the next regular meeting scheduled for February 15th. **Mr. Lane Wright, Coast Oak Group** represents the owner, Land Cap. He introduced himself, his team and the project. He thanked the Commission for their time and staff for their help and professional representation of the Village. He then gave a history of Settlers Ridge from Kimball Hill's bankruptcy in 2008. Land Cap took over ownership in 2009. The main goal since that time has been to align this development into a positive position in the current market where it can be reopened and reactivated. Meetings and surveys have been completed with the current homeowners, via consultants, in an effort to include their opinions for the most important and least important amenities for the development in moving forward. Some of the items indicated as

important and good by the homeowners included location, rural feeling, getting the roads in place and maintenance of them, keeping the school in the development and the school district's overall desirability, existing amenities (parks, sidewalks and connectivity) and their quality. While the traditional neighborhood development (TND) and mixed use components from the first phase weighed in at the lowest for desired attributes. This information was then used in creating the future plan. Due to the current market, changes are being proposed to avoid the same outcome that happened in 2008. Smaller phases are going to be one piece of the change requested.

Chuck Hanlon, Planner - Land Vision showed a layout of the property including current ownerships. He then compared the past design of a large master plan community which he feels is a design of the past; to what is being proposed now which is development in smaller increments over time. Each "Pod" would be reviewed and then built in individual sections. The build out pace has changed; the feeling is that it will be longer than 6-8 years for build out of a subdivision. He reviewed different amenities that are to be included like the trails, buffer to the south, school location which has been moved to the west for a more central location to the existing town but the size is about the same (elementary proposed), street layouts, extensions, and types, etc. Design ideas were shown to indicate future building Pods. The size and exact layout may shift prior to building. **Mr. Young** stated that the school and park sites are the same size as in the original plan and are adjacent to each other so that they can utilize each other's facilities such as parking. The site shown is approximately 28 acres.

The specifications for the roadways' right of way and cross sections being proposed are comparable to what was in the approved plan. This will allow parking on one side of the street only. The road widths were discussed. All are being proposed at 28' wide back to back except Parkside Drive which is being proposed as the main east-west road at 32' back to back. They are proposing fewer options for lot sizes than were originally offered.

Steve Kaminski, Mackie Consultants Engineering spoke mainly about the stormwater management plan. Some background and specifics were given regarding the watershed and drainage patterns/paths in the area of Settlers Ridge. There are no mapped flood plains on the property, but approximately a one square mile drainage area exists on the property at the northwest corner that drains to Blackberry Creek which does trigger some State of Illinois regulations for flood plain area. So in addition to the stormwater detention volume that has to be provided, 45 acres of flood plain storage has also been provided. 100 year and 2 year storm management was reviewed as well as ground water quality measures being proposed. A change was made to distribute the total volume of stormwater from the site throughout the ponds not into just one more than the others. The flow from Chelsea Meadows and the surrounding area was also taken into consideration. Dissipation is performed by gravity in the northwest area due to water levels and is currently in place. The natural ridge topography to the

southeast is already there and will be continued. The ponds are designed to have permanent open water pools with both shallow and deep water zones ranging from 6' to 8' deep. That way fish can live over the winter. Questions regarding Ingham Park were not able to be answered due to it being a different project.

Gary Weber, Gary Weber Landscape Architect, explained that they've prepared landscape guidelines for site aesthetics for signage, lighting, pocket parks, stormwater basins (ponds), foundation plantings for townhouses and duplexes as well as perimeter landscape. Key points were reviewed. Signage would be similar to what is already in the development. Site lighting will be continued with what is already there so neighborhoods would blend. Shade and natural plantings will be included in the pocket parks and trail openings. Plugs of plants are used for stabilization of the pond edges along with a fescue mix and low maintenance turf out from there. Native trees will accent the perimeter. Foundation plantings will be set for townhomes and duplexes including perennial plantings and flowering shrubs to compliment the architecture throughout the season. A 50' perimeter buffer is proposed along Route 56 including a raised berm with evergreen and shade trees and shrubs. A 75' buffer with a mixture of evergreen and shade trees is planned along the railroad tracks adjacent to all residential areas with a 25' meandering tall prairie along the railroad right of way. **Commissioner Eckert** suggested that the south pond closest to the railroad be moved further south to allow homes to be further away from the tracks. **Commissioner Guddendorf** asked about right-of-way dedication for Route 56. EEI will need to look at that point.

Joe Saffin, BSB Design prepared design guidelines for the new Settlers Ridge. Architecture, elevation, plan types, unit and lot sizes, and what content and goals are desired by the applicant and Village are included. Architecture and streetscape were the focus. 20 different architectural styles were selected which will be included in the guidelines. Themed elevations like Craftsman, Prairie, and Victorian are what statistics show buyers are gravitating towards. Each style has a single page with proposed guidelines and features that qualify it. This way when a developer or builder submits his drawings they can see if they follow the guidelines architecturally. General elevation features were listed as well as style specific features. Materials for the external elevations are also listed. A separate page lists elements for homes located on corner lots or lots that face a street or boulevard. These would provide a detail of enhancements to the elevations. The process for architectural approval and the application is provided at the back of the guidelines. They want to provide opportunities for future developers to come in and select the styles, create the styles but have guidelines to maintain the character that was original to Settlers Ridge. **Commissioner Heinemann** asked for explanation for how the design of the sections is being proposed. Each phase laid out may have several different builders within it. Each builder may have their own styles chosen for within these phases using these guidelines to build their home next to a different builder's home. The market will dictate a lot of how this phase building will work out. She asked if there were examples of this in the area. Land

Cap is the master developer but it is possible that a separate builder may buy a portion of the land and propose a plan to put the lots in the ground (a Pod). Land Cap could also put in the lots and then sell them off to other builders either individually or in groups of lots. These are standards for the overall theme or character of the entire community. Then the individual builder can apply them on a phase by phase basis. The average home square footage was discussed. This development currently has a large span of square footage due to the different products included in it, townhomes and duplexes, smaller and larger single family. The latest market tendencies were discussed as well, smaller square footage and more energy efficient. The future market is hard to predict and why the standards proposed are so nonspecific is to allow for fluctuation in the sizes of the homes and specifics. **Commissioner Guddendorf** asked about the plan for the installation of the infrastructure. **Mr. Saffin** stated that he would think that it will be from east to west but a builder could opt for a western segment right at the beginning. There is no intent to allow islands to be built so there will be connectivity constructed to the rest of the subdivision. The scope of construction in order to maintain minimum inconvenience for the existing residents as far as dust and other factors was discussed. Anticipating what the future will bring for construction and placement is tough. Each time there is a builder or developer ready to plat a group of lots; it will be brought back to the Plan Commission for review. **Commissioner Guddendorf** asked about recycling construction materials and erosion control around the ponds. **Mr. Young** explained that the Village adopted the Kane County Stormwater Ordinance and our Civil Engineers will oversee those regulations. **Commissioner Sabo** asked if this applicant has discussions going on at this time with any specific builders. They do. **Commissioner Meisinger** questioned monotony standards for this development. He also commented on how the price of the product can increase if islands of homes are built throughout the development instead of staying focused in one area. **Mr. Saffin** stated the intention is to utilize the seventy lots that are already improved first. Monotony standards have not been addressed in the design guidelines but each builder will have his own set of standards that he follows for that section of lots. It will be addressed for each individual area at the time plans are submitted. Effort will be taken to maintain variety to the streetscape appearance. Any builder who purchases a group of lots would receive a set of the design guidelines and then choose which designs to build. The plans would need to be drawn using the style specific elements within the guidelines for that style of home. Part of their submittal package would include these for each specific style of home.

Chairman Ochsenschlager asked what is planned for next month's Plan Commission Meeting. **Mr. Young** explained the three separate tracks and the timelines proposed for each. One is the amendment to the annexation agreement which is in discussions between the attorneys for the Village, Coast Oak, and the Alexanders. This probably won't come back next month. The second is a public hearing on the revised zoning and site plan. The third is the approval of the preliminary and final plats of the largely undeveloped areas. Discussion was

expanded on these in terms of how the planned development district (PDD) documents and exhibits to the annexation agreement would be incorporated into the development. Anyone who develops or comes in to build would follow the amendments to the annexation agreement. Some items in the current agreement may stay, but the entire amendment will be reviewed before the Plan Commission and Village Board. **Mr. Ferencak** stated the annexation agreement amendment public hearing is held before the Village Board not this Commission, but the planned development district (which is the zoning) amendment, which is related to the annexation agreement is what will come before this Commission and will include the exhibits to the annexation agreement as well.

Commissioner Heineman asked if the applicant is considering how they are planning to financially manage the overall infrastructure improvements with developing only small sections at a time. Each phase will include the level of infrastructure required for that phase, whatever is needed. There also may be recapture from pod to pod that will be collected along the way. The master developer will be responsible for collecting the money and determining the recapture needed for that infrastructure. Each pod will be analyzed as to what constraints it has to complete the infrastructure it needs to be developed and what financial amounts go along with those improvements (i.e. sewer, water, roads, storm sewer, etc.). She asked if there was going to be some balance between all of them. **Mr. Young** explained that some of the basic framework is already in place and each pod will trigger the master developer to run the analysis and collect what is needed to move forward.

Commissioner Heineman asked that pathways internal to the pods be added to allow for safe connection to the overall trail system. The applicant agreed.

Commissioner Reuland commented that the northern east-west roadway running through the entire subdivision should be wider, not narrower and that this roadway would be the more through route than the southern east-west roadway since the southern route passes by the school site. The applicant stated that there isn't plans for one main collector road and the intent is to maintain neighborhood streets instead of a collector road. There was discussion about the width that the northern east-west road should be in order to handle the amount of traffic that could potentially utilize that road once it connects through. **Commissioner Guddendorf** commented that most residents living on the existing streets to the west don't want to see their roads opened up to the east. The possibility of having direct access onto Route 56 was discussed. The applicant has approached IDOT for discussion.

The applicant thanked the Commission for the opportunity to have this discussion. An overview of the final plats that will come before the Commission was given. There are three, one lot plats. The three parcels included are the residential subdivision, which will be resubdivided in the future for the development pods, the commercial subdivision and the triangle parcel. The replatting is being done to

clean up the convoluted legal descriptions that were created previously. The intent for the triangle parcel is not known at this time.

7. **PLAN COMMISSIONER COMMENTS, PROJECTS UPDATES and MISCELLANEOUS INFORMATION**

Light Industrial District which was recommended by the Plan Commission has not gone to the Village Board yet but will soon.

The next regularly scheduled meeting would be February 15.

7. **ADJOURNMENT**

A motion was made by Ms. Heineman and seconded by Mr. Guddendorf that the meeting be adjourned at 8:40 pm.

The motion carried unanimously by voice vote.

Respectfully submitted,
Holly Baker
Substitute Recording Secretary