

**Minutes of the Plan Commission Meeting
March 18, 2019 at 5:30 p.m.
Village Hall Board Room**

Call to Order Plan Commission Chairman Burt McIntyre called the meeting to order at 5:30 p.m.

Roll Call Present: Plan Commission members President Burt R. McIntyre, Randy Smith, Mike Berg, Ellery Gulbrand, Mark Semrau, Natasha Gwidt

Excused: Mike Soletski, Daniel Kussow (alternate)

Also (staff): Dave Wiese, Geoff Farr, Leigh Ann Wagner Kroening

The Commission recited the Pledge of Allegiance.

Approval of agenda E. Gulbrand moved to approve the agenda. M. Berg seconded. **The motion carried unanimously.**

Action on 02/18/19 meeting minutes N. Gwidt moved to approve the minutes from the Plan Commission meeting on Feb. 18, 2019. E. Gulbrand seconded. **The motion carried unanimously.**

Public hearing on TID 9 project plan D. Wiese discussed the proposed project plan and boundary for Tax Incremental District No. 9, located at 1701 Cornell Road, Parcel VH-747-B-766. Brian Ruechel of Robert W. Baird explained the proposed pay-as-you-go incentive. Brad Migdal, a representative for the interested developer, came forward to answer questions about the infrastructure improvements and related costs.

B. McIntyre opened the public hearing. Nobody spoke. B. McIntyre closed the public hearing.

Action to adopt the TID 9 project plan N. Gwidt moved to approve Resolution 2019-01, recommending adoption of the proposed boundaries and approving the project plan for Tax Incremental District No. 9, contingent on updating the names of the sitting members of the Plan Commission. E. Gulbrand seconded. **The motion carried unanimously.**

Public hearing for apartment buildings on Howard Commons D. Wiese discussed the request from Alliance Management for Final Planned Development approval to construct four 18-unit apartment buildings and one 12-unit apartment building on Parcels VH-450-3, VH-3341 and VH-3340, located on Howard Commons.

Ryan VanStraten of Alliance Management came forward to explain the project in detail, including building materials, the individual units, landscaping, parking, and lighting.

B. McIntyre opened the public hearing. Nobody spoke. B. McIntyre closed the public hearing.

Action on the Final

PDD for apartments

on Howard Commons

R. Smith moved to recommend approval of the Final Planned Development District to construct four 18-unit apartment buildings and one 12-unit apartment building on Parcels VH-450-3, VH-3341 and VH-3340, located on Howard Commons. M. Berg seconded. **The motion carried unanimously.**

Public hearing for apartment buildings Riverview-Maywood

D. Wiese discussed the request from Duquaine Development for Final Planned Development District approval to construct three 20-unit apartment buildings at the corner of Riverview Drive and Maywood Avenue, VH-455.

Steve Bieda of Mau and Associates came forward to explain the project in detail, including the plan for sidewalk into and out of the property, curb and gutter, landscaping and parking.

B. McIntyre opened the public hearing. The following people spoke:

- Craig Olson, 555 Maywood Ave., said his concerns are for traffic speed and pedestrian safety. He wants to see the sidewalk on Riverview and potentially a sidewalk or bike lane on Maywood to help improve safety for residents who will be dealing with increased traffic.
- Bobby Coverston, 601 Maywood Ave., said he also would like to see safety enhancements for the Maywood residents because increased traffic on Riverview typically will use Maywood to cut through to Velp Ave. He said he also worries about the tenants who will be renting and any impact to his property value.

B. McIntyre closed the public hearing.

Steve Bieda responded with information about the rental rates, explaining that it will not be low-income housing and that it will be managed by a professional company. He said sidewalks are not planned because neither Riverview and Maywood are improved yet with full curb and gutter, and there are no sidewalks beyond the property.

Action on the Final

PDD for apartments at

Riverview-Maywood

R. Smith moved to recommend approval of the Final Planned Development to construct three 20-unit apartment buildings at the corner of Riverview Drive and Maywood Avenue, VH-455, with the following conditions:

- Proper grading for future sidewalks on Maywood
- Details on the trash enclosure (block or masonry to match buildings)
- Curb and gutter in the parking lot (at a minimum on curves and driveway entrance)

E. Gulbrand seconded. **The motion carried unanimously.**

Rebuilding single- family homes in non- conforming districts

D. Wiese discussed the existing ordinance that prohibits the rebuilding of single-family homes in non-conforming districts if they are damaged by fire and natural disaster. He said the ordinance is causing homeowners who are not allowed to rebuild to let their homes fall into disrepair.

The commission discussed. M. Berg asked staff to research how the ordinances of other local municipalities address this issue. N. Gwidt asked staff to try to identify how many single-family homes are in non-conforming districts to determine the potential impact. N. Gwidt moved to table the item for more information. M. Berg seconded. **The motion carried unanimously.**

**Future Agenda
Items/Other**

N. Gwidt requested information about the rental occupancy rates and financials for the Howard Commons Apartments.

Adjournment

M. Berg moved to adjourn. R. Smith seconded. **The motion carried unanimously, and the meeting was adjourned at 6:47 p.m.**

Leigh Ann Wagner Kroening
Administrative Assistant