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PLAN

REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
PLAN COMMISSION

COMMISSION

RE: GREENBRIER DETENTION POND - NE CORNER CAMBRIDGE STREET AND
YALE AVENUE - PC #21-004
PUD, PRELIMINARY AND FINAL PLAT OF SUBDIVISION, REZONING FROM
R-3 TO P-L, COMPREHENSIVE PLAN AMENDMENT TO CLASSIFY AS OPEN
SPACE, VARIATIONS

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting held virtually in response to the COVID-19
pandemic, which permits the public to fully participate via their computers or using their phones,
on the 24th day of February, 2021 at the hour of 7:30 p.m.

MEMBERS PRESENT:

TERRY ENNES, Chairperson
BRUCE GREEN
MARY JO WARSKOW
JAY CHERWIN
LYNN JENSEN
JOE LORENZINI
JOHN SIGALOS
SUSAN DAWSON
GEORGE DROST

ALSO PRESENT:

SAM HUBBARD, Development Planner
JAKE SCHMIDT, Assistant Planner
SCOTT SHIRLEY, Director of Public Works

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CHAIRPERSON ENNES: So, Jake, any time you want to, there he is.
Good evening, Jake. Is your Petitioner here?

MR. SCHMIDT: We are the Petitioner.

CHAIRPERSON ENNES: Well, then you're here.

MR. SCHMIDT: Let me pull up my presentation here. I'll begin with the Staff report if everyone's ready?

CHAIRPERSON ENNES: We're ready.

MR. SCHMIDT: So, the project tonight here is the Greenbrier detention pond expansion. The location of the property is at the northeast corner Cambridge Street and Yale Avenue. The current zoning of the property is R-3 One-Family Dwelling District and P-L Public Land District. The Comprehensive Plan designates the site as single-family detached.

The requested action tonight is in four parts: the first being a preliminary plat of subdivision approval, to consolidate four lots and Village right-of-way into one lot; the second being a rezoning from the R-3 District to the P-L District; a third being a planned unit development approval, all developments within the P-L District are required to obtain PUD approval per Village Code; lastly, a Comprehensive Plan amendment to classify the site as open space. As the proposed use of the site would be an open detention basin, open space is a more compatible designation for the site.

One variation is required for this petition, that being a variation from Chapter 28, Section 6.12-1, to waive the requirement to provide a traffic and parking study.

The subject site is south of an existing detention basin in the Greenbrier area, situated just north of Cambridge Street. To provide some additional context for the project, it is part of a larger stormwater infrastructure improvement program. As seen in this aerial, the subject site is shown in the yellow box. New storm sewers are proposed in yellow north of the site, and existing storm sewers do tie into this site as shown with the black lines in the neighborhood.

As mentioned, a plat of subdivision approval is required as part of the petition, tonight is just preliminary plat of subdivision approval. Here, you can see the four existing lots and the Village right-of-way. The Village right-of-way will be vacated, and the four lots combined to form one single parcel for the purpose of expanding the pond.

Rezoning is also required. All public facilities are required to be zoned P-L. Currently, as shown here, you can see the two lots that are zoned R-3 as well as the Village right-of-way. As part of this project, rezoning to P-L is proposed which would look as shown.

As part of PUD approval, engineering plans are required, which the Village has prepared. As seen here to the left side of the map, south in orientation, is the expanded basin. Water would flow into this basin during large stormwater events when the pond would exceed its capacity, and then it would drain back into the basin as water flows out from the pond.

Landscaping plans are also required as part of PUD approval. The Village has prepared one as well for the subject site. It should be noted that there will be some slight changes when this project goes to Village Board for the landscaping plan. Trees will still be provided; however, there will be a 30-foot gap which is necessary for service trucks to enter the pond, as well as some changes to the location of the trees in order to account for existing parkway trees as well as existing utility lines.

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With respect to traffic and parking, no vehicular or bicycle parking is required for this use; however, a traffic and parking study is required. The Village has sought relief from this requirement, and Staff supports the variation as this use generates no traffic. It will maintain the fabric of the neighborhood and preserve the quiet residential character. Since there is no traffic generated, a traffic and parking study would be an undue cost for the taxpayer. As traffic and parking studies are required to assess impact, since there will be no impact on traffic, this is within the harmony and intent of code.

In conclusion, the Staff Development Committee recommends approval of the application subject to two conditions: the first being that final plat of subdivision approval will be required, and that we will comply with all applicable regulations and policies.

This concludes my presentation. If there's any questions, I'm happy to answer.

CHAIRPERSON ENNES: Okay, can we have a motion to approve the Staff report?

COMMISSIONER GREEN: I'll make that motion.

COMMISSIONER CHERWIN: I'll second.

CHAIRPERSON ENNES: Okay, and a second. A question though, Jake, do you have to recuse yourself from this?

MR. SCHMIDT: I'm sorry? Oh, I don't think so.

CHAIRPERSON ENNES: Okay, well, the Staff approves it, right, but you're the Petitioner. Anyways, so will you take the roll call vote to approve the Staff report? We have a motion and a second.

MR. SCHMIDT: Certainly. Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. SCHMIDT: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. SCHMIDT: Commissioner Drost.

COMMISSIONER DROST: Yes.

MR. SCHMIDT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. SCHMIDT: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. SCHMIDT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. SCHMIDT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. SCHMIDT: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. SCHMIDT: Chairman Ennes.

CHAIRPERSON ENNES: Yes.

So, you have a unanimous approval on your report.

Are there any questions of Jake, Commissioners?

COMMISSIONER GREEN: No.

CHAIRPERSON ENNES: No?

COMMISSIONER DAWSON: I'd like to hear public comments.

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COMMISSIONER CHERWIN: I agree.

MR. SCHMIDT: Before we do that, the Director of Public Works has his hand raised, so I'm going to allow him to speak in case there's anything he wants to add.

CHAIRPERSON ENNES: Okay.

MR. SCHMIDT: Scott, you're able to speak if you'd like to add anything.

MR. SHIRLEY: Yes. I just wanted to let you know that we're here, Jake. Chris and I are out here and we can't tell whether or not you know we're here. So, that's why I raised my hand. We are here for questions, either of the Commissioners or of the public. So, we're out here. We just don't, we don't see the same thing you guys are seeing, so that's all I have.

MR. SCHMIDT: Thank you.

CHAIRPERSON ENNES: Mr. Shirley, you're here because your department is going to be handling the preparation of the pond?

MR. SHIRLEY: Absolutely, yes, sir.

CHAIRPERSON ENNES: Okay, are there any questions?

COMMISSIONER LORENZINI: Yes, for Mr. Shirley. So, you are in agreement with this plan?

MR. SHIRLEY: Am I in agreement with this plan?

COMMISSIONER LORENZINI: Yes.

MR. SHIRLEY: Yes, sir.

COMMISSIONER LORENZINI: Okay. All right, Jake, there were a couple of e-mails that the residents sent. They're worried about floodings. That kind of makes sense, but did you get back to them? Did you get back to them in any way?

MR. SCHMIDT: I did. My responses were included in that packet, at least they should be.

COMMISSIONER LORENZINI: Okay, I just wondered if there's anything else, okay, all right.

MR. SHIRLEY: Pursuant to that, Commissioner Lorenzini, the pond, this is just an overflow for the existing pond. The pond will be cleaned, de-watered, a safety shelf will be put in, the volunteer growth will be cleared out and it will be more landscaped in appearance, both the existing wet pond and the overflow area that will remain dry.

So, the homes right around the pond don't have flooding issues under moderate conditions. However, farther up in the neighborhood to the north is where we have some problem spots along several streets, namely, Roanoke and a couple of others there. So, this will allow more water to be intercepted and get to the pond before it's discharged at a controlled rate. So, the people around the pond I know have expressed concern, they will not be impacted at all. There will be an overflow from the pond and the dry section that will route the water, if it overflows, to the street.

So, there will be no impact on flooding except to improve it for people within the neighborhood.

CHAIRPERSON ENNES: Mr. Shirley, would both ends of the pond be fenced? The wet part and the dry part?

MR. SHIRLEY: We have just planned to fence the wet part because the Park District would still like some, possibly like passive or smaller like kids soccer and such. They don't program is formally, Commissioner Ennes, but people do go there and use the lot

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that's there now. So, that will be down a little slope but there's a relatively flat area and they still want to encourage people to use that because it will not have water in it but maybe, I'm going to guess once every couple of years and maybe for 24 hours max. So, it's going to be normally dry and we plan to maintain turf on the dry part.

Like I said, we want to improve the wet part because right now we can't even get in there to maintain the wet part. I don't know if you've been out there, but it's a pretty ugly pond.

CHAIRPERSON ENNES: Right.

MR. SHIRLEY: So, it will also give us access to it so we can maintain it better for the residents around there. So, there have been issues with some snows and such in the pond, and so cleaning it out, taking out the sediment, putting in some controlled landscaping that's engineered will help everybody there around it.

CHAIRPERSON ENNES: Somebody had mentioned something about a fountain in there to circulate the water?

MR. SHIRLEY: No, we did not have current plans for an aeration device. But if we get to a point where odors are an issue again, we will install one, but we think that cleaning the pond of the sediment. It's not been touched in at least 25 years, that that will take care of the odor issues that we've experienced periodically.

CHAIRPERSON ENNES: So, on an ongoing basis when we have a rain and it goes into the dry pond, will it just settle into the ground or will it flow into the wet pond?

MR. SHIRLEY: It will, some will probably settle or infiltrate into the dry area, but the majority will flow back into the wet pond as the water will go down into the system.

CHAIRPERSON ENNES: Okay, so the two ponds will have some kind of a pipe connecting them?

MR. SHIRLEY: Yes.

CHAIRPERSON ENNES: Okay, Commissioners?

COMMISSIONER GREEN: No questions.

COMMISSIONER CHERWIN: I'll wait for public comment.

CHAIRPERSON ENNES: Yes, Jay?

COMMISSIONER CHERWIN: No, I just said I'll wait for public comment. I don't have a question.

CHAIRPERSON ENNES: Okay, Jake, are you going to read those letters? Do you have to read the e-mails since we all got them in our packet and read them, or do you have to read those into the record?

MR. SCHMIDT: No, it's not something we've done before.

CHAIRPERSON ENNES: Okay, I'm fine with that. I've read them all. I think the biggest concern was that the neighborhood was losing kind of a shared play area, and they were concerned about flooding. Obviously, it's a Village issue that this will help resolve. You know, they've had the benefit of a piece of land in their neighborhood for gatherings and whatnot, and it sounds like they'll still have that. So, that kind of answers the questions I saw in there.

COMMISSIONER JENSEN: Jake, don't you have three people who want to come in and make comments?

MR. SCHMIDT: We do. So, we can open it up for public comment.

CHAIRPERSON ENNES: Okay.

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MR. SCHMIDT: But I'd like to make one note on the e-mails we did receive. As far as part of the record, it will be provided to the Village Board in their agenda, so it will be recorded down in our record via the Village Board meeting.

CHAIRPERSON ENNES: Yes, okay. So, if you could bring in any audience members that would like to comment?

MR. SCHMIDT: Yes. I see three hands raised. John and Mary, you should now be able to speak.

QUESTIONS FROM AUDIENCE

MR. ERNST: Hi, my name is John Ernst. Can you hear me?

CHAIRPERSON ENNES: Yes, we can, John.

MR. ERNST: Okay, good. Thank you very much.

CHAIRPERSON ENNES: Thank you for coming in so late this evening.

MR. ERNST: Thank you, Chairman Ennes and members of the Plan Commission. My question pretty much had been answered. The first question I had concerned the fencing, so I see that is going to happen. That's good.

The other is the safety, during the construction phase, the safety for pedestrians walking on Cambridge and Verde Drive going past Happiness Park, the children on their way to Greenbrier School. That all I presume is going to be taken care of by the contractor, is that correct?

CHAIRPERSON ENNES: Mr. Shirley?

COMMISSIONER GREEN: They're going to, the Village is going to do the work.

MR. ERNST: Oh, the Village is, okay.

MR. SHIRLEY: No, sorry, Trustee Green. Actually, we've contracted it out. We've awarded a contract for the pond and all the utility work in the subdivision to the Mail Brothers Construction. Residents in the area should have gotten a notice, either my e-mail blast or a letter that should be in mail boxes in the next couple of days. There is a neighborhood meeting, virtual meeting next Wednesday, March 3rd, that everyone in the neighborhood is invited to attend where the contractor and our consulting engineer will be present to answer questions along with those of us from the Village.

As far as the safety plan that the gentleman is asking about, the Happiness Park side will have some utility work obviously in the street. So, they will have to either detour people around the sidewalk and such. The park itself may be closed for a period of time for everyone's safety. On the Cambridge side, they'll have to detour people around that sidewalk if they make it, you know, impassable which it probably will be when they fence off the site, although that may come and go a little bit depending on the activities that they're working on.

So, yes, safety is part of their requirement. We will have a consulting engineer overseeing the contractor, and then Village Staff will be assisting him. So, we've already contacted Greenbrier School through the school district, and they are aware of what's going on. I mean, we're going to try to do our best to gap the work that directly impacts like bus traffic and kids and such to other areas around the neighborhood that will be a little bit less impacted on Greenbrier. We can't avoid it totally because we're going to start hopefully,

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probably by I guess like second week in March and we're coming up pretty quick. We'd like to get going because we've awarded.

So, I hope that answers your question.

MR. ERNST: Yes, pretty much I think it does. The fencing that currently surrounds the basin will be removed. I presume that there will be a fence surrounding the entire Happiness Park so that children cannot get in there and go to that attractive nuisance called a pond?

MR. SHIRLEY: Yes.

CHAIRPERSON ENNES: It will look a lot nice when it's done.

MR. SHIRLEY: Yes, actually we'll have, probably we'll have like either a black or green fence.

MR. ERNST: The fence itself, yes, no, the question isn't about the fence surrounding the basin.

MR. SHIRLEY: Oh, I'm sorry.

MR. ERNST: Once that fence comes out, the existing chainlink fence that's in there I know is going to be removed and replaced.

MR. SHIRLEY: Yes, sir.

MR. ERNST: But until that happens, if the current fence is removed and before a new fence is installed, the concern I have is for the children who see the park to play. That part should be closed off completely until a new fence has been installed around the pond.

MR. SHIRLEY: Yes, sir. Now I understand completely, and it is the Mail Brothers contractor's responsibility to put up a temporary fence for whatever that gap --

MR. ERNST: Yes.

MR. SHIRLEY: So, and it won't be just an orange snow fence.

MR. ERNST: No, I would hope not.

MR. SHIRLEY: It will be something, right, no, it will be something that will be basically probably a chainlink fence but it will probably have no post in the ground.

MR. ERNST: Sure.

MR. SHIRLEY: It will probably have those little platforms with some sandbags on them and such. So, no, it will be substantial enough to deter people from going through it or over it.

MR. ERNST: And the project is anticipated to be completed by what date?

MR. SHIRLEY: I think that we have a due date before school starts in the fall. So, I think we're somewhere around middle of August to beginning of September latest. But our contractor wants to get in and get out. There is quite a bit of utility work in the subdivision because while we're going to be putting in these larger storm sewer pipes, we want to do the water main on those streets and then obviously repave all those streets afterwards. So, there's several phases to the project, and one is water main replacement in those areas that are affected, one is storm sewer placement as outlined in the exhibits that Jake was showing, and then we're resurfacing all those streets that we excavate through because they're really going to be trashed, for lack of a better term, during construction.

Yes, it's going to be an impact on the neighborhood. I don't want anyone to get the feeling it's not going to be, but we think in the end the overall project both from the utility replacement standpoint and the pond itself will be an improvement.

MR. ERNST: My wife and I live on Plymouth Court, the cul de sac street

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immediately to the north of Happiness Park.

MR. SHIRLEY: Okay.

MR. ERNST: For the last couple of weeks, we have seen surveyors come into the neighborhood and they've got posts that they've banged into the ground and through the snow. They've got little flags on them. So, yes, we are well aware of the impact and the construction areas.

MR. SHIRLEY: Yes.

MR. ERNST: And we thank the Village for taking such an aggressive and positive action in helping to reduce the flooding in Greenbrier. We moved here Memorial Day 1975. Our children went to Greenbrier School, and we just love living here, the Village of good neighbors. Thank you very much.

CHAIRPERSON ENNES: Thank you. Jake, the next up?

MR. SCHMIDT: Andrew, you should be able to speak now.

MR. SCOTT WALLACE: Hi, this is actually Scott Wallace, but I'm here with my father-in-law Andrew who actually lives right behind us. So, thank you for having me and for giving me the opportunity. I had actually e-mailed Jake earlier, and most of my questions were answered.

But I still have some concerns about the pond because I can tell you that pond has, over the last few years, backed up into our backyard. We're on the southeast corner right by Happiness Park. We've had that pond back up into our yard several times and it's gone a little bit farther each time. It brings whatever, you know, you guys were joking around about the condition of the pond, it brings whatever it brings with it onto the plants and my grass and everything.

So, I'm just, I'm still concerned about that and the odor. When we had discussed this with several other of the associates who were on this project before, they had mentioned that they had talked about a fountain. So, I guess my take on it would be I think there needs to be some considerations for that in terms of water circulation and in terms of beautification. I don't want to see, the pond has been an eyesore for a long time and I think you guys were talking about doing cleaning things, but I think that a fountain would, it's been probably over 50 years since anything has been done.

I believe the fountain would add a lot to that process and also, you know, obviously add some aesthetic appeal as well. But I think it would just be something that should be considered and would help overall with, you know, the integrity of the water quality. The odor is bad, it's bad and it's been, and for people that have allergies who are close it, it is definitely something that everybody needs to take into consideration when we discuss it.

CHAIRPERSON ENNES: Mr. Wallace, do you plan to attend the neighbor meeting next week?

MR. SCOTT WALLACE: Yes.

CHAIRPERSON ENNES: Mr. Shirley, did you say where the meeting was going to be held?

MR. SHIRLEY: Well, Commissioner Ennes, it's a public virtual meeting.

CHAIRPERSON ENNES: Oh, okay.

MR. SHIRLEY: So, may I respond? The e-mail blast has the link information and the call information if people want to do it over a phone. But to address Andrew's other questions, any of that spillover into backyards will be eliminated because now it

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will go in to the dry basin area which right now it cannot do. So, even though we are bringing in more water, we've engineered in the quantities for what's coming in now and having to sometimes spillover, and the additional water that will arrive there due to the improvements.

As far as the aerator, like I said, we do not have it included in the contract. What we propose, and we'll be open for discussion at the neighborhood meeting and going forward as we have a firm that comes in and tests the ponds for, you know, whatever stagnancy, and I don't know the exact terms of all the stuff they test for. So, if it becomes a problem --

MR. SCOTT WALLACE: It is a problem.

MR. SHIRLEY: Yes, we will address it the same way we have, like we have an aerator over at Hasbrook if you're familiar with that location, just north of Thomas and several others. So, we have a consultant over contract that maintains them for us. So, if that's necessary, we will take action.

MR. ANDREW WALLACE: Yes, I've been talking to them sometimes, nothing has been done before. I've been living here for over 50 years and nothing has been done. I've been complaining to Jeff Wozinski, to Dennis who used to be superintendent. They told me they're going to do something, but they've never done anything.

CHAIRPERSON ENNES: Well, now it's going to --

MR. ANDREW WALLACE: And we have a problem, we have a health issue over here. We have a very bad smell, we have the odors. You know, we have to do something, or if not, we'll have to just talk to somebody in the state. I don't know who we'd have to talk about it but we have to take care of it. There is a health issue.

CHAIRPERSON ENNES: Andrew, that's --

MR. ANDREW WALLACE: Since 50 years, I've been living here and nothing's been done, nothing in this pond.

CHAIRPERSON ENNES: But Andrew --

MR. ANDREW WALLACE: So, I hope you guys are going to do something.

MR. SHIRLEY: I believe Trustee Ennes --

CHAIRPERSON ENNES: I'm a Commissioner.

MR. SHIRLEY: Commissioner, I'm sorry. I don't dispute what -- I don't really have any information contrary to that.

COMMISSIONER CHERWIN: Guys, I'm hearing a lot of feedback, it's very difficult to hear. I don't know if anybody else is having that problem.

(Chorus of yeses.)

CHAIRPERSON ENNES: Yes, with many people talking.

MR. SHIRLEY: I'll wait. Should I go ahead?

CHAIRPERSON ENNES: Yes, you were going to comment on that?

MR. SHIRLEY: Yes, I was saying that I'm not going to dispute what Andrew is saying about the lack of maintenance going way back. I know that in the 22 years I have been here nothing has been done, and I don't dispute what he's saying at all. But I do believe that this improvement will address all his concerns.

CHAIRPERSON ENNES: Good, good to hear. Andrew and/or Scott, do either of you have any other, or were you done?

MR. ANDREW WALLACE: I would like to ask, because I've been told that they're going to put some kind of, you know, water pond and this is to circulate the water so that

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we don't have that issue.

CHAIRPERSON ENNES: But it has not been approved.

MR. ANDREW WALLACE: Well, I've been told they're going to do it but if you guys, you know, did not approve yet, I don't know who's going to approve, but I just am saying that, you know, there was supposed to be, what is it, my daughter is saying something, sediment, yes. The maintenance, this thing, they're supposed to remove the sediment because we have it very shallow on our side of the backyard, it's very shallow, that the water, whenever we have rain, the water comes to my backyard.

CHAIRPERSON ENNES: Right.

MR. ANDREW WALLACE: All those dirt and everything comes right into my backyard. I have to clean all those things.

CHAIRPERSON ENNES: Okay.

MR. ANDREW WALLACE: So, something has to be done there. Somebody has to come over.

CHAIRPERSON ENNES: It is being done.

MR. ANDREW WALLACE: They can look at it.

CHAIRPERSON ENNES: Thank you, Andrew. Jake, anyone else?

MR. SCHMIDT: Yes. Tim Copeland, you should be able to speak.

CHAIRPERSON ENNES: Mr. Copeland?

MR. COPELAND: Yes, thank you for having me on.

CHAIRPERSON ENNES: And thank you for staying so late with us.

MR. COPELAND: I appreciate it. Yes, I think most, Mr. Shirley has answered most of my questions. I am glad to hear that the south side will be, you know, dry for the most part and used as an overflow. I think that was my biggest concern.

I've, you know, conversed with Jake a little bit about the safety issues that are over there, so I'm glad to hear that the fencing will be replaced also. So, I guess not really any questions but just comments at this point. So, thank you.

CHAIRPERSON ENNES: Thank you, Mr. Copeland.

Any other hands?

MR. SCHMIDT: Yes. J. Costello, you should now be able to speak.

MR. COSTELLO: Okay, I have one comment and a couple of questions. The comment, I agree with what's been said. I have been here for 37 years. I don't think that pond has ever been touched, and the odor is constant. So, something, if we're going to spend the time and money to do something, the pond needs to be addressed and not forgotten.

One of the questions that I had is that dry retention area, how deep from the sidewalk, from the street level is it going to go down? I'm just concerned about the children when they go down there to play.

MR. SHIRLEY: Yes, it's about , can you hear me, Commissioner Ennes?

CHAIRPERSON ENNES: Yes, go ahead.

MR. SHIRLEY: Yes, it's about a four-foot drop on the side slopes, but it's in a gradual slope so it shouldn't be a hazard for people to trip or anything like that.

MR. COSTELLO: Okay, and then just to confirm, there will be a fence around the pond itself to separate the pond from the dry retention area, the overflow part?

MR. SHIRLEY: Yes.

MR. COSTELLO: Okay, and then the last question I had, I thought this was

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a public hearing tonight and the Plan Commission was going to vote about the redistricting from R-3 to P-L District. But again, I'm hearing that the contract with Mail Brothers has already been executed. So, my question for my own clarification is how can you execute a contract when this hasn't been approved yet?

CHAIRPERSON ENNES: It can be made contingent; a contract could be made contingent on being approved.

MR. COSTELLO: But hasn't work been done already? I already heard that the survey has been going on.

CHAIRPERSON ENNES: If a contractor is going to give us a bid, they're going to have to do some surveying review to know what it's going to cost them to dig this out and fix up the pond. So, if a company wants to bid on it, they've got to come out there and take a look at it.

MR. COSTELLO: I thought that somebody said that the contract was already awarded. Is this a foregone conclusion that this is being done?

CHAIRPERSON ENNES: No, what I just said when you asked about that is that a contract could be given subject to the project being approved.

MR. COSTELLO: Okay.

MR. SHIRLEY: Yes. So, I will just add, sir, that, you know, we had to negotiate the transfer of three of the lots from the Park District. So, that took longer than expected, and so that's why we're coming to the Plan Commission a little later than we might otherwise like to. But because we want to get a jump on the construction, we are trying to push this through because it's an improvement for the neighborhood. It will not be a detractor, in fact, it will solve a lot of the issues that the public has brought forward as far as maintenance and such. Now we'll be able to get in there and actually maintain it.

So, we expect it to be approved, but anything can happen. So, Commissioner Ennes is correct, if it doesn't happen, we either push it off or we'd have to cancel the contract.

MR. COSTELLO: All right, one last question. Are there going to be sewers in this retention area to catch the water and put it back into the pond?

MR. SHIRLEY: Yes.

MR. COSTELLO: Okay, and those will be covered to keep, because right now that field is used, everything with the kids, from soccer to baseball and everything, so the last thing we want to do is see a child get caught in some type of sewer. So, that will be covered and the safety protocols will be followed, correct?

MR. SHIRLEY: Absolutely.

MR. COSTELLO: Okay, all right. Thank you.

CHAIRPERSON ENNES: Mr. Costello, while you're here, do you see any reason why this project shouldn't be approved?

MR. COSTELLO: Well, I don't know what it's going to do for the property values. I would think that it would be a benefit regarding the flooding.

CHAIRPERSON ENNES: Right.

MR. COSTELLO: But again, hopefully, but it's just, we'll have to wait and see. It depends. As I mentioned before, nothing, nobody has touched that pond in the 37 years I have been here. You know, I just don't want to see something put in place, you know, have everything fixed up and then everybody walk away from it, and then the neighborhood has to

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deal with it like we're dealing with the pond right now.

CHAIRPERSON ENNES: Well, my understanding, it will be in the budget to maintain going forward, and this is part of the flood control.

MR. COSTELLO: Okay, thank you.

CHAIRPERSON ENNES: Thank you, Mr. Costello.

Jake, any --

MR. SCHMIDT: Yes. Zoom Meeting 2020, you should now be able to speak, and if you wouldn't mind giving your name and spelling it for the record?

MS. PFEIFER: Hi, my name is Pat Pfeifer, P-a-t P-f-e-i-f-e-r.

CHAIRPERSON ENNES: Could you say that again?

MS. PFEIFER: Sure. Pat Pfeifer, P-a-t P-f-e-i-f-e-r.

CHAIRPERSON ENNES: Thank you, Pat. What is your comment?

MS. PFEIFER: So, my home faces the Illinois Avenue and I just have a couple of comments. One, I just wanted to ask, I was under the impression that the utility lines would be buried. Is that correct or only in certain areas?

MR. SHIRLEY: The utility lines that are crossing kind of the point between the wet pond and the lot we're talking about this evening, those will be raised by ComEd so that we can get equipment in for the construction and also for maintenance in the future. So, they are not going to be undergrounded.

MS. PFEIFER: Okay, directly behind our home, we have quite a few utility lines. How will they be affected at all?

MR. SHIRLEY: No, they should not be, ma'am.

MS. PFEIFER: Okay, the other thing I wanted to reiterate like some of the earlier folks is we, too, smell the pond as it is now. It has a very pungent smell. I feel like they do, if we're going to go to this expense, I don't know why an aeration system wouldn't be part of it already knowing what we've been living with here. So, I strongly urge that that be considered, just as a resident living very close to the pond.

CHAIRPERSON ENNES: Ms. Pfeifer, are you planning on going to the neighborhood Zoom meeting next week?

MS. PFEIFER: Yes, I am now. Thank you for letting me know about that.

CHAIRPERSON ENNES: Okay, because that will be a good time to bring that up because all those comments will go to the Village Board if this project is approved by us tonight.

MS. PFEIFER: Okay, wonderful. Then you had mentioned, too, that it would be in the budget, in the future budgets to maintain that pond, keep an eye on it and make sure that all the work that we do does stay in good shape.

CHAIRPERSON ENNES: Mr. Shirley, can you comment? Is that the plan is to get that in the budget?

MR. SHIRLEY: Yes. We already have enough funds in the budget for it.

CHAIRPERSON ENNES: And maintenance going forward?

MR. SHIRLEY: Yes.

MS. PFEIFER: Great. Then we've never really had a problem, we've had some of the water come up, and like the earlier gentleman said, it does bring with it whatever sediment and unpleasant things come. So, with the new layout, that should eliminate that from creeping up on people's lawns?

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MR. SHIRLEY: Yes. The properties that border upon, that water will go into the dry basin overflow before it gets in your backyards.

MS. PFEIFER: Okay, and then just about the fence, we touched on that a little bit. Can someone just give me an idea of what the fence might be like? Is it a black fence, decorative fence? I'm not sure.

MR. SHIRLEY: We would propose either a green vinyl-coated or black vinyl-coated chainlink fence.

MS. PFEIFER: Okay, and would the fence line stay similar to where it is now around the property or are you going to move that?

MR. SHIRLEY: We would propose keeping it right where it is.

MS. PFEIFER: They're taking the dead trees out. That's correct, right? All these overgrowth trees and invasive plants?

MR. SHIRLEY: Yes, ma'am. We kind of consider those volunteer growth which means seeds that fell there many moons ago and things just sprouted up. We don't believe there was ever any kind of landscape plan for the perimeter of the existing pond. So, the plan is to clear all that invasive growth out of there, plant in some things that are engineered for this kind of application. There'll be trees along the dry basin, you know, parkway trees and stuff where possible, leaving some gaps for maintenance access. But no, the landscaping will be cleared that's out there now, and then a more engineered landscaping will be put in.

MS. PFEIFER: Okay, and then just one other thing I'm thinking of, there is wildlife back there. We've had a lot of problems with skunks, and I know coyotes go. So, I'm not sure what the plan is to handle the wildlife.

MR. SHIRLEY: Well, we don't really have a plan. You know, I think that if we remove all the volunteer growth and such, that those two specific wildlife that you mentioned, it will be less attractive to them. It won't be an easier place to hide. So, you know, we don't have a plan to address or relocate any wildlife, I can tell you that. They're just going to have to kind of go on and find somewhere else.

MS. PFEIFER: I'm okay with that. I just want you guys to know that you're going to run into some wildlife back there and some skunk issues.

CHAIRPERSON ENNES: Usually they move into backyards.

MS. PFEIFER: Yes.

CHAIRPERSON ENNES: I'm trying to be honest.

MS. PFEIFER: Oh, I know. We've had, I had five in my backyard one time. Yes, that's all I have. Thank you so much for addressing this. Sorry I didn't type my name, and I appreciate it.

CHAIRPERSON ENNES: Thanks, Mrs. Pfeifer, appreciate your call. Mr. Shirley, will any of the existing trees on the wet pond be left?

MR. SHIRLEY: That's not our plan.

CHAIRPERSON ENNES: Okay, because there's a couple of decent-sized trees over there, right?

MR. SHIRLEY: I'm not aware of anything that's desirable.

CHAIRPERSON ENNES: Okay, so the neighbors should really look forward to this it sounds like.

MR. SHIRLEY: I think so. I think there'll be a little rough sliding during construction and everyone will have to kind of hold their nose, too, no pun intended. But you

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know, I think otherwise it's going to be a great improvement, you know, compared to what they're dealing with now with the pond.

CHAIRPERSON ENNES: Okay, Jake, any other audience up?

MR. SCHMIDT: Yes. Don Peterson, you should now be able to speak.

MR. PETERSON: Yes, hi. Thanks for the opportunity to talk with you folks.

CHAIRPERSON ENNES: Hi, Mr. Peterson.

MR. PETERSON: We've been a resident, we actually were one of the original owners of the house that was around Lot 77 which backs up to the middle of the proposed area where you're going to consolidate those four lots. So, we've been watching all the activity going on with ComEd, AT&T, Comcast has been out there pretty much around, but the focus had been parking and utilities underground, you know, in the last couple of days.

So, we're looking forward very much to having this area -- help with summer activities -- a couple of questions though.

CHAIRPERSON ENNES: Mr. Peterson, are you on a speaker phone?

MR. PETERSON: No, I'm actually on a computer talking through a microphone.

CHAIRPERSON ENNES: Okay, I'm just getting a lot of echoing.

MR. PETERSON: Really? Okay, sorry.

CHAIRPERSON ENNES: No, that's okay.

MR. PETERSON: My question has to do with the landscape plan. The landscape plan that was published, that was posted on the web only shows the trees that are going to show up along Cambridge and it shows 20 something trees in the works. Yet the text of the discussion of the plan talked about none of the 40 plus old trees and plants that are around the detention pond. So, I'm assuming there's going to be 26 along Cambridge and -- or so, you know, around the detention pond. I'm curious whether there is a plan where you can actually see what is proposed for the landscaping --

MR. SCHMIDT: There is, and I'll jump in. So, to be clear, the subject site is just that southern portion which is currently the empty field. The adjacent site, the existing pond is under a separate plan. I do have it for reference to show now. It should be on the screen. This would be, in reference or as a note, this would be the landscaping for the existing pond.

MR. PETERSON: Okay, that's helpful. Would it be possible for you to be able to post it up on the website where the other documents go?

MR. SCHMIDT: Sure, that can be posted as part of the Village Board agenda.

MR. PETERSON: Okay, yes, thanks. The other question I had is regarding the meeting on March 3rd. We submitted our e-mail address twice to the Village now to be notified about things like this. I've gotten some things in the mail but never any information about a meeting on March 3rd.

MR. SHIRLEY: Yes, we sent out an e-mail blast. If you did not get it, Mr. Peterson, then we must not have you on the Greenbrier distribution list. So, if you want to call the office tomorrow here at Public Works at (847) 368-5800, give us your e-mail address, we'll put you on the e-mail blast list. You should be getting something in the mail, a manual mailer probably tomorrow, because it was put in the mailbox over the post office on Tuesday.

MR. PETERSON: Okay, yes, I appreciate that. Like I said, I submitted my e-mail address and sent it to the Village. Okay, gents, that's all I really have. Appreciate you

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taking the time for this. Thanks.

CHAIRPERSON ENNES: Thanks, Mr. Peterson. That's gents and gentsesses.

COMMISSIONER DAWSON: Not gentsesses, no. Ladies would be nice.

CHAIRPERSON ENNES: Okay, so anyone else?

MR. SCHMIDT: Yes, just as an item, since it's past 11:00 o'clock, we do need a motion to extend the meeting.

COMMISSIONER DAWSON: I'll make the motion to extend. How much do we want to extend?

COMMISSIONER GREEN: Two in the morning.

CHAIRPERSON ENNES: Two minutes?

COMMISSIONER GREEN: Two in the morning.

CHAIRPERSON ENNES: Just in case, just in case.

COMMISSIONER CHERWIN: I'll second. This is Jay, I'll second.

CHAIRPERSON ENNES: Okay, shall we take a voice vote on this?

MR. SCHMIDT: Everything has to be roll call. Just to be clear, the motion is for an extension of an hour?

COMMISSIONER DAWSON: Sure.

MR. SCHMIDT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. SCHMIDT: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. SCHMIDT: Commissioner Drost.

COMMISSIONER DROST: Yes.

MR. SCHMIDT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. SCHMIDT: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. SCHMIDT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. SCHMIDT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. SCHMIDT: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. SCHMIDT: Chairman Ennes.

CHAIRPERSON ENNES: Yes.

Okay, so we have an extension, and there is another speaker?

MR. SCHMIDT: I'm seeing no other hands raised.

CHAIRPERSON ENNES: Okay, I will, therefore, close the public portion of the meeting.

Are there any questions from the Commissioners?

COMMISSIONER CHERWIN: This is Jay. I don't really have any questions about it. I think it seems like the park is going to be in tact, that's a big part of this, you know, attraction for families. The fact that it's going to be a grass-bottom dry, I think that allays a lot of the concerns in some of the e-mails as well.

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I would just say, you know, going forward from a public works perspective, it would be helpful to have the neighborhood meeting before our meeting, because then we can have a better kind of collection of thoughts, but you know, it is going to be --

CHAIRPERSON ENNES: Right.

COMMISSIONER CHERWIN: It seems to me, you know, there are just a few small things, you know. We talked about this, an agitator in Hasbrook Park, and that's what people are looking for. I don't see why we wouldn't put it here. You know, as far as having the neighborhood meeting and understanding what the landscaping is, what the fence looks like, making sure everybody has some input, there's probably some variation on what they can do. So, I would just say listen to the neighbors going forward. You know, they're the ones that will be most affected by it, so to the extent we can accommodate them on landscaping, fencing and all that, I say we do it. That's all.

CHAIRPERSON ENNES: Thanks, Commissioner.

Anyone else?

(No response.)

CHAIRPERSON ENNES: Okay, is there a motion?

COMMISSIONER LORENZINI: I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of Greenbrier Detention Pond, PC# 21-004, a Planned Unit Development, Preliminary Plat of Subdivision to consolidate four lots and Village right-of-way into one lot, Rezoning from the R-3 District to the P-L District, a Comprehensive Plan Amendment to classify the site as Open Space, and the following Variation:

1. **A variation from Chapter 28, Section 6.12-1, to waive the requirement to provide a traffic and parking study prepared by a certified traffic engineer.**

This recommendation is subject to the following conditions:

1. **Final Plat of Subdivision approval is required.**
2. **The Petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.**

COMMISSIONER CHERWIN: I second.

CHAIRPERSON ENNES: Thank you, Jay.

Can we have the roll call vote?

MR. SCHMIDT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. SCHMIDT: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. SCHMIDT: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. SCHMIDT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. SCHMIDT: Commissioner Jensen.

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COMMISSIONER JENSEN: Yes.
MR. SCHMIDT: Commissioner Lorenzini.
COMMISSIONER LORENZINI: Yes.
MR. SCHMIDT: Commissioner Sigalos.
COMMISSIONER SIGALOS: Yes.
MR. SCHMIDT: Commissioner Warskow.
COMMISSIONER WARSKOW: Yes.
MR. SCHMIDT: Chairman Ennes.
CHAIRPERSON ENNES: Yes.

So, Jake, you have unanimous approval. I think a great project for the neighborhood. That is an unsightly pond and the project should drastically improve it. I am also glad that the overflow pond will be a dry pond so that the neighbors will continue to use it. Super.

Mr. Shirley, thank you very much for being with us to provide all the insight that you did.

MR. SHIRLEY: You're welcome and I thank all of you, Commissioner Ennes, I really do. Thanks to everybody. I know several of you, I haven't seen you in quite sometime, so it's good to see some familiar faces. I don't think I've been in front of Plan Commission since 2003.

CHAIRPERSON ENNES: It's been a while --

MR. SHIRLEY: That's when it came through for that. So, it's been a while. But thank you to everyone, I appreciate it.

CHAIRPERSON ENNES: Okay, seeing no other business --

MR. SCHMIDT: I do have a few announcements.

CHAIRPERSON ENNES: Okay.

MR. SCHMIDT: Just so you guys are aware, there won't be a meeting on March 10th. There's no items on the agenda. Then for the second meeting in March, it's been moved to March 31st on account of spring break. There's one final announcement, if you haven't already, please respond to Sam's e-mail regarding in-person meetings. He needs to have an answer by Friday.

CHAIRPERSON ENNES: All right.

Yes, George?

COMMISSIONER DROST: Yes, can you send that around again? I must have missed that. Then one other question, what's going up kitty corner to the Village Hall?

MR. SCHMIDT: Nothing right now. They just removed the building. There's no final proposal for the site as of yet.

CHAIRPERSON ENNES: Aren't they consolidating the number of parcels?

MR. SCHMIDT: There's been some proposals for the site, but nothing official yet that I've seen.

CHAIRPERSON ENNES: Okay, so what do you think, the Bears on Arlington Park?

MR. SCHMIDT: I couldn't opine on that.

CHAIRPERSON ENNES: It was in the news on Channel 7 tonight and they said won't that be a great industrial park? Anyways, thank you all for being here tonight. Long meeting but we got a lot covered. Really appreciate all your comments.

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COMMISSIONER JENSEN: We need a motion to adjourn.

CHAIRPERSON ENNES: That sounds great.

COMMISSIONER DROST: I'll make the motion.

COMMISSIONER GREEN: Second.

CHAIRPERSON ENNES: George was the first, who was the second?

COMMISSIONER DROST: I'll be ecumenical about it whoever wants to take it, but we want to get Jake out of the building here.

CHAIRPERSON ENNES: Do we need a roll call vote?

COMMISSIONER GREEN: Yes, you do.

MR. SCHMIDT: Who make the motion, who made the second?

COMMISSIONER GREEN: I think I seconded, but I'm not sure.

CHAIRPERSON ENNES: Okay, George and Bruce.

COMMISSIONER DROST: Yes, I made the motion.

MR. SCHMIDT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. SCHMIDT: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. SCHMIDT: Commissioner Drost.

COMMISSIONER DROST: Yes.

MR. SCHMIDT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. SCHMIDT: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. SCHMIDT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. SCHMIDT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. SCHMIDT: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. SCHMIDT: Chairman Ennes.

CHAIRPERSON ENNES: Yes, with comment. I'll see you all in March. I will have my second shot. Okay, thanks a lot.

(Whereupon, at 11:10 p.m., the public hearing on the above-mentioned petition was adjourned.)