

PLAN

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

COMMISSION

RE: 504 SOUTH MITCHELL SUBDIVISION - PC#14-016
FINAL PLAT OF SUBDIVISION

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington
Heights, Illinois on the 22nd day of March, 2017 at the hour of 7:30 p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman
LYNN JENSEN
TERRY ENNES
BRUCE GREEN
GEORGE DROST
SUSAN DAWSON
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner

CHAIRMAN LORENZINI: I'd like to call to order this meeting of the Plan Commission. Would you please all rise and say the pledge of allegiance with us?

(Pledge of allegiance.)

CHAIRMAN LORENZINI: Sam, roll call please.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Here.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Sigalos.

(No response.)

MR. HUBBARD: Commissioner Warskow.

(No response.)

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Here. Thank you, Sam. The next item on the agenda is approval of meeting minutes from New Hope Academy held on March 8th, 2017. Any comments?

COMMISSIONER DROST: I'll make that motion to approve the minutes.

COMMISSIONER ENNES: I'll second it.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Everybody here, okay. Next item on the agenda, we've got three public hearings tonight. The first one is for 504 South Mitchell Subdivision, PC#14-016, final plat of subdivision. Sam, is there a --

MR. HUBBARD: I do believe the Petitioner is here, and if there are any questions, the Petitioner can approach the podium. I do want to clarify one thing. There was a typo in the Staff report and it was relative to the fee per lot for the stormwater detention. It read \$11,700 per lot, it should read \$11,233. That's reflected in the motion sheet that you have before you this evening.

But as the Plan Commission may recall, this did appear before them on April, or probably before April in 2015, and it did receive a favorable recommendation and was approved for a preliminary plat of subdivision by the Village Board with six conditions. The Petitioner has met most of the conditions and, only to clarify, one of the conditions was requiring the maintenance fee for stormwater detention. We now have the estimate for how much it would cost to maintain that over a 10-year period, and so the condition has been altered to specify the amount required overall and per lot. The Staff's recommendation is to move forward. The plat conforms to the original preliminary approval, so there's really not too much here to discuss, and

I'm happy to answer any questions.

CHAIRMAN LORENZINI: Okay, is there any question from the Commissioners?

COMMISSIONER DROST: No, but I will be recusing myself from the vote.

CHAIRMAN LORENZINI: If there's no question at this time, I'll open it up to the public since this is a public hearing. Anybody from the public want to make any statements or comments on this project, this public hearing? Yes, would you please come forward? Please raise your right hand, or just tell us, you're not the Petitioner, are you?

MR. DIMUCCI: I am.

CHAIRMAN LORENZINI: You are? Okay, raise your right hand.
(Witness sworn.)

CHAIRMAN LORENZINI: Would you please state your name and spell it for us please?

MR. DIMUCCI: John Dimucci, D-i-m-u-c-c-i. I just have one comment regarding the fee that he was just speaking of. It seems that it's quite onerous, \$11,000 plus per lot for these. There's quite an expense that we're undertaking to put in the stormwater basin for the benefit of only three lots. That's fine, we understood that when the plan was approved and there really was no fee discussed other than that it was a condition, and I understand that. So, we just found out about this amount very recently.

I just want to kind of have it on record that it seems very high, and if there is any relief, it would be appreciated because, you know, there's also the impact fees that will be collected for the school board, for the school and library impact fees. I understand that, those are published and well known. So, this \$33,000 plus that will be collected at the time of building permit seems like quite a bit for the maintenance of, for all practical purposes, a kind of a maintenance-free stormwater basin.

That's all. I appreciate your time. I just kind of wanted to have that noted on the record.

CHAIRMAN LORENZINI: Do you agree with the other two conditions in the recommendation?

MR. DIMUCCI: The other two conditions of? I'm sorry.

CHAIRMAN LORENZINI: Well, the first one was the fee you just talked about. The second one, the Village will not accept ownership and maintenance of the stormwater detention area until such time as the maintenance fee is paid in full and the detention area is established and acceptable to the Village. I guess those two are kind of tied together.

MR. DIMUCCI: Yes, right, absolutely.

CHAIRMAN LORENZINI: The third one is the Applicant shall comply with all applicable federal, state, and Village codes, regulations and policies.

MR. DIMUCCI: Of course, yes.

CHAIRMAN LORENZINI: Sam, were all the proper public notices given?

MR. HUBBARD: Yes. This one actually was just a public meeting, there is no public hearing required for final plat approval.

CHAIRMAN LORENZINI: Okay. Thank you for your comment.

MR. DIMUCCI: Thank you.

CHAIRMAN LORENZINI: Sam, anything you want to add to that?

MR. HUBBARD: I don't have too much to add. I mean this, I believe the fee that we're requiring is something that the Village Board has recently decided to ask petitioners for

due to some MWRD requirements for these detention areas and their ongoing maintenances as a cost to the Village. So, I don't have too much to add on that.

COMMISSIONER JENSEN: Sam, is there a standard formula, protocol, algorithm or whatever that you would apply to everything going forward that's in this similar situation?

MR. HUBBARD: It's based on estimates that the Public Works Department receives for maintenance. So, I mean it's going to depend, you know, every detention pond is a little bit different. So, depending on the landscaping and the size and so forth, you know, that amount to maintain it is going to be a little different. So, I don't know if there is a standard, you know, a standard formula that we could always apply.

COMMISSIONER JENSEN: But this was based on some estimates then that the Engineering Department got?

MR. HUBBARD: Correct.

CHAIRMAN LORENZINI: Any other questions or comments?

COMMISSIONER CHERWIN: I guess I would just add to that a question being, so the Public Works Department came up with this, Sam, but was it based on similarly situated ponds that we have in the Village and we had experienced in those costs? The second response would be, is there anything that the Petitioner could do to satisfy the requirements but at a lower cost in terms of --

MR. HUBBARD: I believe it's based on actual estimates that they receive from a company that would be doing the maintenance. Whether or not the plantings in the pond could be redesigned to adjust that, I could not tell you. But I do believe, I know that the Public Works Department did get estimates for what this would cost over a ten-year period, similar to how it's been done for a subdivision recently by Lexington Homes earlier this year and Christina Court earlier.

COMMISSIONER CHERWIN: So, what you're saying is that the analysis or the formula that they used for the Petitioner's cost is similar to what Lexington experienced and the other folks experienced in understanding what the costs could be on those ponds?

MR. HUBBARD: Right, both based on estimates for what it would cost over a ten-year period.

COMMISSIONER ENNES: Sam, this is something new that's tied to the flood control problems that we've been having for decades and the cost to cure it?

MR. HUBBARD: Right, based on updated MWRD standards for how much detention you have to provide for when you develop a site so that, yes, we don't continue have flooding problems.

COMMISSIONER CHERWIN: I guess I would just add to the record that I think it would be important for us, if this is a new standard, that we provide some level of transparency from our Public Works Department so that people who are coming in and evaluating their sites have an understanding of what the cost requirements would be for stormwater management.

CHAIRMAN LORENZINI: The only thing I'd like to say is that I appreciate your comments, but it sounds like this is pretty much a standard fee that's based on some rationale, not just some artificial opinions on it.

COMMISSIONER JENSEN: So, this reflects the cost over a ten-year period and you pay it all up front, is that what you're saying?

MR. HUBBARD: Right.

CHAIRMAN LORENZINI: Any other, I guess we should finish the public comments. Any other comments from the public? If not, we'll officially close that portion of this public meeting. Any other comments or recommendations from the Commissioners?

COMMISSIONER GREEN: Yes, I'd like to make a motion.

A motion to recommend to the Village Board of Trustees approval of PC#14-016, Final Plat of Subdivision for the Walnut Park Subdivision (formerly called the Bruscato Subdivision).

This approval shall be subject to the following conditions:

- 1. A maintenance fee for the stormwater detention area totaling \$33,700 is required. The fee shall be paid on a per lot basis at the time of issuance of a building permit for each home within the subdivision in the amount of \$11,233 per home/lot.**
- 2. The Village will not accept ownership and maintenance of the stormwater detention area until such time as the maintenance fee is paid in full and the detention area is established and acceptable to the Village.**
- 3. The Applicant shall comply with all applicable federal, state and Village codes, regulations and policies.**

CHAIRMAN LORENZINI: Is there a second?

COMMISSIONER JENSEN: Second.

CHAIRMAN LORENZINI: We have a second. Roll call vote please.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: I'm recused.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Well, I guess congratulations on having received a unanimous approval, but this is just a recommendation to the Board of Trustees. Is there a date this is going to the Trustees?

MR. HUBBARD: April 3rd is what we're targeting.

CHAIRMAN LORENZINI: You can further express your opinion again at that time. Thank you for being here.

MR. DIMUCCI: Thank you.

(Whereupon, the public meeting on the above-mentioned petition was adjourned at 7:44 p.m.)