

VILLAGE OF LANNON
MINUTES OF THE PLAN COMMISSION MEETING FROM 1/28/21

1. Call to order by presiding officer. President Gudex called the meeting to order at 6:30 p.m.
2. Roll call: Plan Commission: Bembenek, Gizelbach, Gudex, Janas, Payleitner, Wesell and Yates were present.
3. Statement of Public Notice was confirmed.
4. Citizen Comments.

Don Sommers – Concerns about issues with Rock Pointe and the water drainage and early starts. Garbage blowing around, mud on the roads, no dust control, etc. What is the Village going to do to enforce this. None of that was done with this development. It was easy to work with Marv and he always took care of the issues. He thinks he and his neighbors deserve more respect from the Village. Please put on the Village Board agenda and look at this.
5. Consideration and discussion of aspects of the PUD Development Agreement Amendment for Phase 3 of the Overstone Condominiums and its details as may be contained in its civil plans and condominium expansion documents and plat. The purpose of this session will be to provide feedback to the developer and direction to village staff regarding all pending aspects of Phase 3.

Engineer Ben Wood stated that Marv has done a conceptual plan in front of the Plan Commission already. We are looking at Phase III. He will need to hand in his developer's agreement with the exhibits and we are ready to go through those and action will be tabled but this is an introduction to the amendment and the exhibits. This will be on the Village Board agenda in February as well. Phase III will be 90 units by 44 in phase III a and 46 in phase III b. He is acquiring lands adjacent to his current property to build out phase III and purchased land for access off of Main St. PUD overlay allows it to be modified over the zoning. Average lot area is a deviation because of the condominium plat because they don't have separate lots for building. 23,460 sq ft per building is being proposed, slightly under the min of 25,000. Setbacks are less at 15 feet vs the 25 feet. The PUD allows for adjustments in these things. They have asked for the PUD because of the conservancy area of the property. Allows for greater density in a cluster fashion to preserve the green space and conservancy. This is consistent with the rest of the project. It will be an amendment to the current developer's agreement. Strand has been over the engineering plans and have started making their notes. County is looking at the road at Main St. for site distance, lighting, etc. Bike path was discussed by Ben. Sanitary sewer plans were reviewed. He put an extra large pipe when he hooked into the Sewer System so they can have gravity flow from phase III instead of flowing into Custer Lane lift station first. Have best luck with full or partial exposure and will plant large arbor vitae for screening so they may build the road up a bit to allow for those exposures. Attorney de la Mora questioned Marv about the grading in phases. Marv will grade the entire site up front. Will blasting need to be done in any phase? There are a couple of areas that will need to be blasted but won't know until they get in. They will do some borings once they get in there and plan for the sewer and water installation. Will it occur at once. He would like to do all of that at one time so it doesn't impact their foundations they already installed. 75 out of 82 units have been sold. Regarding the developer's agreement, Berg's attorney and Hector stated they would have one document with the amendments and exhibits so that everything ties together. Water and sewer will be installed with each phase. 46 units outside of the TIF and 44 units inside of the TIF. They have a lot of building costs fluctuations and want to get a better grasp on costs and have a list of about 15 people on a waiting list. Lumber has gone up a lot so their costs have gone up considerably. 20 to 30 sq ft adjustments being made to some of the layouts. Ben suggested to schedule a public hearing for an appropriate day and time. Yates/Janas motioned to table the item except to have the Clerk schedule the public hearing. Motion carried unanimously.
6. Discussion and Possible Action on a Condominium Plat for Overstone Condominiums, LLC Phase 3 on Tax Key Numbers LANV0066499040, LANV0066499039, and a portion of LANV0066499038.

Engineer Ben Wood summarized the Plat which will be part of the public hearing for the Developer's

Agreement. No action needed. Yates/Wesell motioned to table until the next meeting. Motion carried unanimously.

7. Consideration and discussion about the advantages of modifying the project scope/size within TID No. 1 and scheduling of a public hearing for a Project Plan Amendment. Engineer Ben wood explained the project plans in the TIDs. Even though the Plan Commission isn't involved in the financial plans of the developments it does review the TID projects. We want to modify the plans to upgrade the lift stations so the water or sewer utility doesn't have to pay for it. We need to amend the project plans and it needs approval from Plan Commission and Village Board and the Joint Review Board. Direct Clerk to schedule the matter for a public hearing. No change in the TID boundary just in the projects proposed. Yates/Janas motioned to have clerk schedule for public hearing. Motion carried unanimously.
8. Discussion only of a Conceptual Plan by Sawall Development for a condominium development on Tax Key LANV0073481 located at approximately 20921 W. Main St. and a portion of Tax Key LANV0073486. Engineer Ben Wood stated it is a concept Plan and no action is needed on this plan. Kevin Sawall was present to summarize his plan. They are asking for a PUD on this site for setback reasons. 299,000 per condo is their target price, average about 350,000 with buildouts, etc. Options to add 3rd bedroom in basement with an additional bath if wanted. Partially exposed basements and covered patio on each unit. Total value 9.1 to 10 million dollar value for the project. Start 2021 with a 3 year buildout. Yates questioned the type of materials used. They will look at vinyl siding and brick accents. Very similar to Rock Point. It will be a step up from the apartments materials. Attorney de la Mora asked how many acres they are developing. 9.8 acres, potentially 26 or 28 units. Units per develop acreage. 3.1 acres per unit density. Looking for NRD with a PUD overlay. One unit has a reduced setback from the 25 ft.
9. Discussion and Possible Action to consider a zoning application by Sawall Development for a condominium development on Tax Key LANV0073481 located at approximately 20921 W. Main St. and a portion of Tax Key LANV0073486. Engineer Ben Wood summarized the zoning change being requested. They have an offer to purchase on the triangle portion. The public hearing has to be in front of the Village Board so the Plan Commission should recommend to the Village Board. Janas/Wesell motioned to recommend to the Village Board to conduct a public hearing for rezoning of these parcels at a proper time. Motion carried unanimously.
10. Discussion and Possible Action to consider an amendment to the Comprehensive Land Use Plan Map to designate a portion of Tax Key LANV0073486 located at 21075 W. Good Hope Rd. as Two-Family Residential. Engineer Ben Wood stated that the land use plan needs to be amended to align with the zoning for the condominium zoning being sought. Continuity to neighboring uses. Two family residential to align with the rezoning request previously. Modifying the comprehensive plan does not change the zoning of the area. Comprehensive Plan needs to be amended before anything can be rezoned. Attorney de la Mora questioned what utility services are already in place. Ben summarized where the the water stops on Good Hope and all along Main St. is water and sewer. Yates/Janas motioned to recommend to the Village Board to consider an amendment to the Land Use Plan as laid out by Village Engineer to accommodate development by Sawall. Motion carried unanimously. Yates/Wesell motioned to recommend to the Village Board to have Strand look at current land use plan and identify opportunities to clean up some areas from spot zoning. Motion carried unanimously.
11. Adjournment. Janas/Wesell motioned to adjourn at 8:21 p.m. Motion carried unanimously.