

Maryville Planning Commission – April 28, 2003

**PUBLIC HEARING #1
Bagley Request for Re-Zoning from SR-2 to PD-R**

Chairperson Covarrubias requested a roll call of the members present: Benesh – Absent; Cadagin – Absent; Covarrubias – Here; Floyd – Here; Frey – Here; Langley – Here; Vincent – Here.

Chairperson Covarrubias opened the public hearing at 7:02 p.m.

The hearing started with a slide presentation by the developer, H & L Builders. The proposed development is to have 67 home sites zoned SR-2 in the \$160m to \$170m range and 64 townhouses in the \$128m to \$141m price range. The power line and related easement running through the property will act as the primary greenspace and as a line of separation between the two zoning areas on the Bagley property.

Following the presentation, Chairperson Covarrubias requested comments from any and all persons present at the hearing. The majority of the members of the community present were from the Keebler Oaks subdivision, which adjoins the Bagley property on the southern side.

The members of the community present questioned the developer at length and a brief summary of their concerns were as follows:

1. The townhouse units appear “apartment like” particularly on the rear façade, which faces the rear of the homes along Keebler Oaks Drive. This could have a detrimental effect on the property values in Keebler Oaks.
2. The units will become rental property, further detracting from property values.
3. The density of the development could put an additional burden on the elementary school, perhaps as much as 200 to 300 additional students.
4. The comprehensive plan for the Village of Maryville shows the area zoned as single family residential.
5. The increase in traffic on West Main Street could increase the likelihood of an accident, particularly near the elementary school.
6. Drainage from the property as developed could cause a problem for the Keebler Oaks subdivision.

The developer replied to their concerns, where applicable. A brief summarization is as follows:

1. The developer has had a great deal of success with a similar development in O’Fallon. The mayor of O’Fallon was very complimentary and considers the development an asset to the community.
2. The high unit price would make it difficult to obtain a favorable cash flow as rental property. However, Illinois State law allows an owner to rent their property if so desired.
3. The units are purchased by a diverse blend of individuals, some young families with children, some older.

The posted speed limit along West Main will remain at 35 mph. However, the new expansion at the elementary school will provide for a larger pick up and drop off area for students.

John Dutton, Engineer for the Village, from Juneau and Associates, Inc., P.C. replied that little drainage from the proposed development would flow toward Keebler Oaks.

Chairperson Covarrubias closed the public hearing at 8:30 p.m.

Chairperson Covarrubias called the regular meeting of the Planning Commission to order at 8:43 p.m.

The minutes from the March 24, 2003 meeting were reviewed by the members present. C. Vincent made a motion to approve the minutes as presented. R. Covarrubias seconded the motion. Roll Call: Covarrubias-aye; Floyd-aye; Frey-aye; Langley-aye; Vincent-aye. Motion carried, all ayes.

Bagley Zoning Request from SR-2 to PD-R

A discussion was held in which the developer agreed to reduce the number of planned townhouse units from 64 to 60. The parking lot would be moved to the end of the cul-de-sac. Two of the units would then be rotated to leave an average of approximately 90 feet, or greater, between the back of the development and the Keebler Oaks subdivision.

R. Covarrubias made a motion to recommend to the Village Board approval of the zoning request from SR-2 to PD-R. Motion was seconded by C. Vincent. Roll Call: Covarrubias-aye; Floyd-no; Frey-no; Langley-no; Vincent-aye. Motion did not pass.

Maryville Terrace PD-B p Final Plan Approval

The developers were present for a review of their Final Plan. The Planning Commission reviewed the final plan and the comment memo from Juneau Associates, Inc. P.C. dated April 28, 2003. It was noted that items #5 and #6 were noted corrected at the time of the review by the Planning Commission. A brief discussion followed.

The developer requested that a variance be granted allowing the planted buffer strip to be 30 ft. wide, not 50 ft. wide, on the South side of the property, as required by ordinance. The adjoining neighbor was informed of the variance request and approved and signed the developer request for variance.

C. Vincent made a motion to recommend approval of the developer request for the aforementioned variance. M. Floyd seconded the motion. Roll Call: Covarrubias-abstain; Floyd-aye; Frey-aye; Langley-aye; Vincent-aye. Motion passed, four ayes, one abstention.

C. Vincent made motion to recommend to the Village Board the approval of the Final Plan for Maryville Terrace. The motion to be contingent upon the developer corrected items #5 and #6 on the comment memo dated April 28, 2003 from Juneau Associates, Inc., P.C. M. Langley seconded the motion. Roll Call: Covarrubias-abstain; Floyd-aye; Frey-aye; Langley-aye; Vincent-aye. Motion passed, four ayes, one abstention.

Keebler Oaks, 2nd Addition – Final Plat Approval

The developer, Joe Osborn was present to answer any questions regarding the Final Plat submission. The Planning Commission reviewed the comment memo dated April 22, 2003 from Juneau Associated, Inc., P.C. The developer agreed to make corrections to the final plat for items 1-4,6,7,9, and 10, as stated in the memo. The developer agreed to provide an easement between lots 140 and 141 for a water line to be constructed by the Village.

S. Frey made a motion to recommend approval of the Final Plat contingent upon the developer providing an utility easement between lots 140 and 141 for the construction of a water line. The developer will also make corrections to the plat for items 1-4,6,7,9, and 10.

R. Covarrubias seconded the motion. Roll Call: Covarrubias-aye; Floyd-aye; Frey-aye; Langley-aye; Vincent-aye. Motion passed, all ayes.

Shell Community Credit Union PD-B, Final Plan Approval

A discussion and review of the plat was conducted by the members present along with a review of the comment memo from Juneau and Associates, Inc., P.C. dated April 28, 2003.

The developer presented a new variance request to the Landscape ordinance 40-4-18. The developer proposed planting the buffer strip with white spruce evergreens spaced 15 feet O.C. not 6 feet O.C. as required.

On March 24, 2003, the developer presented the following variance requests to the Village of Maryville Landscape Ordinance 40-4-18:

1. The Credit Union requested a variance to provide 3 new trees along N. Center Street in lieu of the 4 trees required based upon the frontage of 187.87 feet.
2. The Credit Union requested a variance to provide 3 new trees along Bauer Lane in lieu of the 5 trees required based on the frontage of 248.55 feet.

R. Covarrubias made a motion to recommend to the Village board the developer request for variances 1 and 2 above. C. Vincent seconded the motion. Roll Call: Covarrubias-aye; Floyd-aye; Frey-aye; Langley-aye; Vincent-aye. Motion passed, all ayes.

C. Vincent made a motion to recommend to the Village board the developer request for a variance permitted the evergreen buffer strip to be planted 15 feet O.C. instead of 6 feet O.C. M. Floyd seconded the motion. Roll Call: Covarrubias-aye; Floyd-aye; Frey-aye; Langley-aye; Vincent-aye. Motion passed, all ayes.

R. Covarrubias made a motion to recommend to the Village Board the approval of the Final Plan contingent upon the developer complying with comments #1 and #2 in the memo from Juneau Associates, Inc., P.C. C. Vincent seconded the motion. Roll Call: Covarrubias-aye; Floyd-aye; Frey-aye; Langley-aye; Vincent-aye. Motion passed, all ayes.

With no further business to discuss M. Langley made a motion to adjourn. M. Floyd seconded the motion. The motion passed all ayes and the meeting was adjourned at 10:11 p.m.