

**MINUTES
PLAN COMMISSION
VILLAGE OF LA GRANGE PARK
January 30, 2013
Village Hall
447 N. Catherine Avenue
La Grange Park, Illinois
7:00 P.M.**

Convene Meeting

Chairman Phyllis Anderson-Meyer called the meeting to order at 7:00 p.m. on Wednesday, January 30, 2013, in the Board Room of the Village Hall, 447 N. Catherine Avenue, La Grange Park, Illinois.

Committee Members Present: Phyllis Anderson-Meyer- Chairman
 Michael Sheehan
 Christopher Studwell
 James P. Kucera
 Roger Egeland

Also Present: Village Clerk Amanda Seidel
 Village Manager Julia Cedillo
 Assistant Village Manager Emily Rodman
 Village Attorney Cathy Keating
 Fire Chief Dean Maggos
 Village Engineer Paul Flood

Approval of Minutes

As the January 10, 2013 minutes were not included in the Plan Commission packet, approval of the minutes was postponed to a future meeting.

Public Comment

John Barry of McNaughton Development summarized subdivision plans for 145 Timber Lane. Paul McNaughton Jr. of McNaughton Development told the Commission they are looking for the Commission to recommend plat approval to the Board conditional on finalizing engineering and obtaining final permits. Assistant Village Manager Rodman provided a summary of the current property conditions, the Comprehensive Plan and zoning designation, discussed traffic flow and access, emergency access for Timber Lane and Finsbury, utility connections, street trees for aesthetic purposes, and the construction time line. Scott Schneider with DesignTek Engineering commented on storm water management, the grading and flow of water, catch basins in the pipe system, capacity of the storm sewer, installing a restrictive plate, and an oversized

storm system that will discharge behind property #8 and #9 and then will spill into the forest preserve.

Chairman Anderson-Meyer moved on to Public Comment.

Ron Vojik of 1626 Finsbury voiced his concern regarding the aesthetics of the neighborhood and the proposed timeline of construction. He also had concerns regarding the potential for the homes going into foreclosure.

Laura Miller of 201 Huntington voiced her concerns regarding the homes going into foreclosure, the feasibility of selling 9 houses at over \$650,000 each, and the potential for flooding. She also referenced an existing sewer in her back yard and inquired as to whether that would be impacted.

Raney Pruner daughter of Hanna Ravinskas of 201 Timber Lane commented that she felt the development would improve safety in the neighborhood. She had concerns regarding the timeline for construction, storm sewer/flooding, parking to access the forest preserve and fencing regulations.

Bob Miller of 201 Huntington voiced concerns regarding the existing condition of the adjacent streets, electricity and utility services, and also requested clarification on the project timeline.

Ruth Sudminen of 217 Pine Tree Lane voiced concern regarding ability to sell properties and the anticipated project timeline.

Chairman Anderson-Meyer asked McNaughton Development to respond to public comment. Mr. Barry reiterated that they feel the houses will sell. He said regarding the surface damage to the street that will be McNaughton's responsibility. The current chain link fencing will come down with construction fencing going up. As for timeframe he said land improvements will be complete in a few months and the entire project to be complete in a couple of years depending on the real estate market.

Assistant Village Manager Rodman clarified the State and Village procedures and regulations with regard to mitigating the impact of construction on adjacent homes. She also clarified the Village's fencing regulations. She clarified that construction traffic will be restricted to Finsbury. She also explained how easements work and the rights that are typically assigned to the Village through easement provisions. She responded to questions regarding the utility, and noted that the Village has been working with ComEd to address issues about reliability across the community. She ended by discussing the Improvement and Maintenance Agreement.

Consideration of Application for Subdivision (McNaughton Development, Inc.)

The Commission began discussion over the proposed subdivision application for 145 Timber Lane. There was concern over drainage and storm water management. It was

clarified that sump discharge will be directly connected to the storm sewer. It was clarified that utilities will be located underground. Mr. Barry clarified that homes will be semi-custom and custom-built homes with change to the front elevation. It was clarified that street lighting will be LaGrange Park streetlights and in regards to street cleaning they will follow state and Village requirements. Chairman Meyer disclosed her address and how she is a property owner that would be affected by this development. Engineer Flood provided clarification on storm water retention and management. He discussed the fee-in-lieu of for storm water storage due to conditions and constraining issues. Engineer Schneider discussed the proposed concrete level spreader that will be located behind lots 8 and 9 and the drainage for storm water for the proposed subdivision.

Discussion ended after all questions were answered and clarified by staff and McNaughton Development.

The motion was brought by Commission Member Sheehan to approve McNaughton Development Application for Subdivision with the conditions that the developer revise all plans and documents subject approval of the Village Engineer, Village Attorney and Village Board, and that the developer secure all required permits prior to beginning construction. The motion was seconded by Commission Member Studwell. The motion to approve passed unanimously by roll call vote.

Adjournment

The Plan Commission's next meeting was scheduled for Wednesday, February 20th 2013, at 7:00 p.m. The motion to adjourn was brought by Commission Member Sheehan and seconded by Commission Member Kucera. The motion to adjourn passed unanimously on a voice vote. With no further business to come before the Commission, Chairman Anderson-Meyer declared the meeting adjourned

Respectfully Submitted,

Amanda G. Seidel
Village Clerk