

**PLANNING & ECONOMIC DEVELOPMENT COMMISSION
MEETING MINUTES
November 29, 2006**

CALL TO ORDER

Chairman Fred Lobo called the meeting of the Planning and Economic Development Commission to order at 7:15 p.m.

ROLL CALL

Members present: Chairman Fred Lobo, Ron Hameetman, Viki Karls, Mike Schiestel and Don Kendeigh. Member Mary Lu Seidel arrived late at 8:15 p.m. Member absent and excused: Bob Nunamaker.

Also present Village Administrator Art Osten, Jr., Rolf C. Campbell Planning Consultant, Al Maiden and Secretary Jane Bartolai.

APPROVAL OF NOVEMBER 8 & 14, 2006 MINUTES

A motion was made by Member Hameetman and seconded by Member Karls to approve the minutes from the November 8 & 14, 2006 PEDC meeting with no changes. A roll call vote followed with all in favor. The motion was passed.

RESIDENT COMMENTS – No residents present.

2007 CONSOLIDATED COMPREHENSIVE PLAN-Review of November 22, 2006 Draft

Rolf C. Campbell Planning Consultant, Al Maiden said his agency has reviewed it and had nothing significant to add or change other than minor grammatical errors.

TABLE OF CONTENTS

- Move the list of exhibits under IX. MAPS/TABLES/EXHIBITS/PHOTOS to the TABLE OF CONTENTS.

II. COMMUNITY

- A. Residents 1. Second sentence should read: Various Illini tribes—the Sauk, Fox, Kickapoo, Potowatomi, Winnebago and Chippewa; controlled the area until the Mascouten, a semi-sedentary Algonquin-speaking tribe, migrated west followed by the Iroquois.

III. GEOLOGY

B. Soils

- Second paragraph, second sentence delete “Septic Tank Filter Fields”.
- After second sentence add new sentence: However, well and septic are not allowed for any new subdivision(s).

IV. LAND USE HISTORY

B. Housing

- First sentence should read: Residential land use comprises approximately 65% of the development area and 80% of zoning.

There needs to be a standard labeling of Route or Rt.

V. CURRENT INFRASTRUCTURE

Member Schiestel determined that the Village has a total of 22.5 miles of sidewalk, by using GPS and the FRG Village Sidewalk Map. The sidewalk map also indicates which roads do not have any sidewalks, have a sidewalk on either side and have sidewalks on both sides. Planning Consultant, Al Maiden suggested adding percentages to the sidewalk map (e.g. % of roadage without sidewalks). Administrator Osten pointed out that a new ordinance requires sidewalks where feasible and that some roads may never have sidewalks for reasons such as grading and trees.

VI. ECONOMIC DEVELOPMENT GUIDELINES

- A. 4.a. Delete last sentence: Don’t specify maximum building height.
- 4.k. Add façade treatments.
- 4.s. Change *access to excess*.
- B. 1. Add *and focus on transit-oriented development*.
- 3. Add *to accommodate transit-oriented development*.

VIII. PUBLIC LAND GUIDELINES (ALL CAPS)

- 3. Insert *and improve* after *Protect*.
- 3.e. After last word, *regulations*, add: *and water quality regulations*.

IX. MAPS/TABLES/EXHIBITS/PHOTOS (ALL CAPS)

- Add a line to the Park Facilities Table to include Village Owned Land 124.4.
- Remove the section; *Exhibits to be eliminated* (delete all).
- The community map from the previous Station Area Plan will be added.
- Handout Packet for Planning & Economic Development Commission November 29, 2006 Meeting DRAFT Maps/Tables for Discussion Purposes Only was presented by Planning Consultant, Al Maiden.

Regional Location Map Example 2 - All approved to include with the following desired additions; Rt. 31, I355, Randall Rd., Rt. 53, County boundaries, and the distance (30 miles) to O’Hare. Also check the scaling of the map.

Village Demographic Profile – Delete *Population, Households, & Household Size* from the title.

Comparison of Surrounding Communities Employment Forecasts – delete *Employment* under the title.

Current Zoning Districts by Land Area – Define zoning categories and Al Maiden will tie-out the data to other areas of the plan.

Existing Land Uses by Land Area – This table will be placed directly on the map.

Environmental Features Map - All approved to add. It details areas like wetlands, flood zones (water over the soil) and hydric soil (water under the soil). In order to be categorized as a hydric soil area it must meet three criteria (not discussed in detail) but for example containing decomposed hydric plants. It is important to consider the land use on these types of soils. Hydric soils usually require lower density building. He advised that this type of map is usually included in the comprehensive plans of villages that have a lot of farm field to be developed and the Federal Emergency Management Agency (FEMA) Flood Zone Map is more typical to include. Administrator Osten said that FEMA is doing an update to the map and that letters were sent to residents advising that they could be affected. The PEDC voted unanimously to include the environmental features map in the comprehensive plan. Administrator Osten requested that a conceptual view of land elevations also be added.

NEWS & UPDATES

Administrator Osten's hand out of Available Retail Space For Lease (on Route 22).

OTHER BUSINESS

Village President, Kay Laube regrettably announced that after 25 years of service in the Village's planning and development, Chairman Fred Lobo will be retiring effective December 15, 2006.

NEXT MEETING

The next meeting is scheduled for December 12, 2006 at 7:00 p.m.

ADJOURNMENT

A motion was made by Chairman Fred Lobo, seconded by Member Hameetman, to adjourn the meeting at 9:45 p.m.

Fred Lobo, Chairman

Jane Bartolai, Secretary

