

MINUTES OF REGULAR MEETING - APRIL 2, 2008
TOWN OF ST. JOHN PLAN COMMISSION
10955 WEST 93RD AVENUE

ST. JOHN PLAN COMMISSION - APRIL 16, 2008
ST. JOHN MUNICIPAL BUILDING
10955 WEST 93RD AVENUE

PLAN COMMISSION:

Jay Dahlin
Joe Wachowski
John Mainwaring
Dan Morang
Todd Trepton
Mike Ryan
Steve Kil - absent

STAFF:

Tom Redar
Pete Faberbock
Greg Volk, Town Council Liaison
Attorney Tim Kuiper

CALL TO ORDER:

The Plan Commission's study session of April 16, 2008 was called to order by Jay Dahlin at 7:05 p.m.

OLD BUSINESS:

A. EENIGENBURG ADDITION - TWO LOT SUBDIVISION REVIEW
JOHN EENIGENBURG AND MR. WESTLAND

Jay Dahlin noted that he did not see John Eenigenburg in the audience for the subdivision review. Pete Faberbock stated that John Eenigenburg was to talk to Torrenga Engineering and have the firm provide Pete Faberbock with the storm water calculations so he could determine what size detention is required for the site. Pete Faberbock stated, to date, he has not received any calculations. He stated that Mr. Eenigenburg may come forward and request an actual subdivision and come back later with a site plan. He stated he was not sure how Mr. Eenigenburg was planning to proceed.

Jay Dahlin set the matter for the May 21, 2008, study session agenda.

B. ZIG-E's FUN LAND - PLAN REVIEW

Drew Dziegeowic, Petitioner for Zig-E's Fun Land appeared before the Board for

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site plan review. He presented a brief overview, for the Board, of the purpose of Zig-E's Fun Land. He stated Zig-E's is proposing a family oriented entertainment center which will include five batting cages, go carts, an 18 hole miniature golf course, a small arcade with approximately 25 arcade games and a snack shop.

Drew Dziegeowic pointed out to the Board that the parking lot was made a bit smaller due to the ditch. He informed the Board that the Petitioner thought it would be easier, less costly and time consuming to leave the ditch open and not cover it with the parking lot. He stated that the run off would go into the ditch and the Petitioner would not have to run pipe.

Drew Dziegeowic pointed out that the pit garage was eliminated, which was to be located just west of the two story stucco building. He stated there will be an open pit in this location. He stated that Zig-E's Fun Land would be able to open sooner and still be able to function without the pit garage.

He stated it had been the Petitioner's intention to demolish the two existing frame garages. Drew stated the Petitioner has changed their plans and now intends to turn the frame garages into pavilions where customers will be able to sit, eat, relax and get out of the elements.

Drew Dziegeowic stated that the existing asphalt on the midway would be removed and replaced through the entire park. He stated that these were the main changes made to the site plan since the previous meeting. He stated that the engineer had submitted the calculations to Pete Faberbock regarding the runoff.

Pete Faberbock acknowledged that he had received the plans and calculations from the Petitioner on this date. He stated he has not yet had a chance to review the parking and drainage calculations. He stated he should have some information by the next meeting.

(General discussion ensued.)

Joe Wachowski asked about the size of the parking spaces reflected in the drawing as 9x18. He stated that the ordinance calls for 10x20.

(General discussion ensued.)

Drew Dziegeowic stated even with the 10x20 parking spaces he believes the business would have enough parking as required pursuant to ordinance. He stated that Rose Bud Antique Gallery has granted Zig-E's Fun Land permission to use their lot for overflow parking. The Board informed him that that space (Rose Bud) could not be calculated into the site plan. There will be parking on both the north and south end of the business.

(General discussion ensued.)

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Drew Dziegeowic asked the Board if there was a possibility that the batting cages could be opened earlier and separate from the rest of the park. He stated that the cages could be ready for use in approximately one month. He stated that this is prime time for use of batting cages since baseball season has just begun.

(General discussion ensued)

Drew Dziegeowic stated that the land, which is now three parcels, would be subdivided into one large parcel, pursuant to Steve Kil's recommendation. Drew Dziegeowic informed the Board that there would be landscaping and possibly water effects or a waterfall in the miniature golf section.

John Mainwaring recommended that Drew Dziegeowic call Steve Kil, who was absent from this meeting, the next day to discuss what steps needed to be taken so the Petitioner could meet the Town's criteria and hold their public hearing as soon as possible.

Jay Dahlin asked Drew Dziegeowic about signage. Drew Dziegeowic stated that the Petitioner was considering placing a sign on the front of the building if that was permissible. Drew Dziegeowic stated that any other signage was at least a year off.

(General discussion ensued.)

There was no further discussion on this matter.

C. THREE SPRINGS - PHASE THREE - ZONE CHANGE REVIEW
DAVE BARICK/LAND TECH

Doug Rettig, engineer for Land Technologies, appeared before the Board on behalf of Petitioner to present Phase Three of Three Springs. He stated that the drawing before the Board on this night was currently before the Town Council for annexation. He stated that the land would be annexed into the Town as R-1. Doug Rettig stated that the existing two phases of Three Springs are predominantly single family residences with some R-3 zoning.

Doug Rettig stated that Three Springs Phase Three, is landlocked between railroad, a transmission tower lines and some pipelines. He stated that the Petitioner is losing a fair amount of real estate due to the tower lines, pipelines and an existing lake.

In order to maximize the use of the property and to create a density in keeping with Phases One and Two, Doug Rettig proposed that the Board grant Petitioner a zone change to allow Phase Three to become a Planned Unit Development (PUD). This would enable Phase Three to have smaller lots. The developer was planning on

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constructing cottage homes and duplex lots. Mr. Rettig stated that there would be two units per acre, or approximately 70 homes on 34-35 acres. The lot sizes are what is driving the developer seek PUD zoning.

Pete Faberbock asked if any of the engineering would be changed if a zone change was granted. Mr. Rettig stated that there would be no engineering changes. When Three Springs, Phase Three, is annexed into Town they will be annexed in as R-1 zone. Pete Faberbock explained to the Board that the Petitioner is seeking to change the zoning from R-1 to a PUD in order to permit the smaller lots.

(Mike Forbes enters meeting.)

Pete Faberbock explained to the Board that there were many easements for vector pipelines and an AT&T fiber optic line. He stated Lots 9, 12, 25 and 26 would be greatly impacted by these pipeline easements. He stated Lots 10, 11, 12, and 54 through 56 would have restrictions on the rear yard as they would not be able to build within these easements, no sheds or any permanent structures would be able to be erected within these easements. Pete Faberbock stated the same would be true for Lots 43 through 51 due to the AT&T line and the Com Ed easement.

(General discussion ensued.)

Pete Faberbock asked how far away the actual building foundation would be on Lots 10, 11, 54 through 56 from the vector pipeline. Doug Rettig stated there would probably be approximately 15 to 20 feet from the face of the pipe line. Doug Rettig stated due to the large easements, these lots were on buildable land. Pete Faberbock asked the Petitioner how much room there was from the rear building line on Lots 43 through 51 to the actual AT&T easement line. Doug Rettig stated at this juncture it was very close, probably less than ten feet.

(General discussion ensued.)

Pete Faberbock stated that pursuant to the Town's Comprehensive Master Plan, this development is supposed to extend an existing 36 inch sewer that Phase Two of Three Springs has. He stated the Master Plan reflects a 36 inch sewer coming to the actual railroad right of way.

Jay Dahlin asked Doug Rettig whether the Petitioner had calculated how many homes they could fit on either R-1 or R-2 zoning. Doug Rettig stated that the developer had not considered R-1 or R-2 this at this point in time.

(General discussion ensued.)

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Jay Dahlin stated he would like to see a revised plan, using an R-1 or R-2 configuration to compare with the site plan submitted. Jay Dahlin stated it looked like the development would be too tight and jammed in.

(General discussion ensued.)

Doug Rettig asked the Board if they would be opposed to more duplexes. The Board stated that they would not like to see more duplexes. Jay Dahlin again suggested the Petitioner come back with revised site plans showing the Board what they could do with R-1 or R-2 zoning. Mike Ryan concurred; he stated the development should be re-engineered because it was way out of proportion. In the Board's view, the residences were sitting too close to the pipelines.

There was no further discussion on this matter.

D. SADDLE CREEK - PHASE TWO - LETTER OF CREDIT REDUCTION
#1

Pete Faberbock stated there was no representative present from Olthof Homes. He stated that their existing letter of credit is due to expire. Pete Faberbock stated that Tom Redar had been out and done some site inspections. They have also sat down with the developer and had discussion. Pete Faberbock stated that they have arrived at the \$640,000 plus revised letter of credit.

The Board added this matter to the May 7, 2008, meeting agenda.

E. CITIZEN FINANCIAL BANK - SITE PLAN APPROVAL - MATT CHAMBERS

Representatives from Citizen Financial Bank were present seeking site plan approval. Vincenzo Caprio of *Caprio Prisby Architects* was before the Board representing the bank. Darryl Conracky, Vice President of Citizen Financial Bank and Jane Laden were also present. Matt Chambers was not present.

Vincenzo Caprio submitted drawings to the Board. He stated the bank is proposing to build a one story building with three drive up lanes. He stated the developer had been provided with all of the set backs and entrances to the bank site.

Vincenzo Caprio stated parking was calculated, pursuant to the Town's ordinance, on 200 square feet gross, which reflects 17 parking spaces on the plan. He stated there would be three drive-up lanes and a bypass lane. Vincenzo Caprio stated that the developer was able to fit the building within the set backs.

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Vincenzo Caprio submitted pictures of another Citizen Bank facility, in Schererville, for the Board's review. Todd Trepton asked how many employees would be employed at the bank. The bank representative informed the Board it would be five to six employees.

(General discussion ensued.)

There was no further comment from the Board. The Board added this matter to the May 7, 2008, meeting agenda.

ADJOURNMENT:

There was no further business before the Board. The meeting was adjourned.

(The meeting was adjourned at 8:00 p.m.)

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