

NOTICE OF PUBLIC HEARING/MEETING
PLAN COMMISSION / ZONING BOARD OF APPEALS

AGENDA

WEDNESDAY, OCTOBER 16, 2024

7:00 P.M.

1. CALL TO ORDER / ROLL CALL

2. MINUTES:

- a. Plan Commission/Zoning Board of Appeals Meeting **September 23, 2024.**
(Court Reporter's Transcript attached.)

3. PUBLIC COMMENT *Any person may address the Commission on any matter.*

4. PUBLIC HEARING AGENDA ITEMS

A. Continuation of Public Hearing: Proposed Forest View Estates.

- 1) **Motion to Open Public Hearing**
- 2) Presentation/Comments of Applicant: Projades
- 3) Public Comments
- 4) Village Consultant Comments
- 5) Questions/Comments from the Commission
- 6) **Motion to Close/Recess Public Hearing**
- 7) Motion to Recommend: Continuation/Approval/Denial of a Petition for a PUD for the proposed Forest View Estates.

Exhibits:

- 1. Projades has submitted a binder with the full submittal of materials (30 items). These were previously submitted; however, **the updated items are item 13 – Preliminary Engineering, item 14 – Preliminary Stormwater Management and item 29 - PUD modification and variance requests.** For your convenience an additional copy of the 'Preliminary Engineering' document is attached, along with the cover page of the 'Preliminary Stormwater Management' document (133-page report) and the one page 'PUD modification and variance requests'. This will help you identify these items in the binder.

Note:

- 1. Submitted documents are currently under review by the engineering team and they will have their letter to the plan commission by early next week. Depending on the information submitted the engineering team may or may not make a recommendation but that will not be known until they conduct their review.

B. Continuation of Public Hearing: Area N Development LLC – Application for approval of development plan for construction of a Church and School/School Store on existing site and adjustment of an existing plat of subdivision.

- 1) **Motion to Open Public Hearing**
- 2) Presentation/Comments of Applicant: Area N Development LLC
- 3) Public Comments
- 4) Village Consultant Comments
- 5) Questions/Comments from the Commission
- 6) **Motion to Close/Recess Public Hearing**
- 7) Motion to Recommend: Continuation/Approval/Denial of development plan for construction of a Church and School/School Store on existing site and adjustment of an existing plat of subdivision

Exhibits:

1. Hydrograph Report (4 pages).
2. WMO Stormwater Application Schedule W – Wetland and Wetland Buffers Rt. 59 and Bartlett Road, prepared by Gary R. Weber Associates, Inc., dated September 16, 2024.
3. **Wetland Review Area N – October 8, 2024, Letter from Hey & Associates, Inc.**
4. Section 6A-1 Purpose (PUD), Section 6A-2 Definitions (PUD) and Section 6A-3 Permitted Uses and Special Uses (PUD) from the Village Code (for reference).

5. **OLD BUSINESS**
6. **NEW BUSINESS**
7. **ADJOURNMENT**