



## WINFIELD PLAN COMMISSION MEETING MINUTES MAY 24, 2018 @ 6:00PM

The Winfield Plan Commission held a meeting on Thursday, May 24, 2018 at the Winfield Town Hall at approximately 6:00 p.m. Those present: Tim Clayton, Jon Derwinski, Josh Malher and Mark Nelson. Joe Gacsy, Gerald Stiener, and Jim Simmons were absent. Also present: Town Administrator Nick Bellar and Mike Duffy, Town Engineer.

### MINUTES: April 23, 2018

Josh Malher made the motion to accept the Plan Commission meeting minutes of April 23rd. Jon Derwinski seconded the motion. After no further comments, the motion carried with all in favor 4-0.

### OLD BUSINESS:

None.

### NEW BUSINESS:

#### **1. Discussion Item: Development proposal for the eastern side of Stonegate Commons**

Doug Ehens with Providence Real Estate presented the proposal for finishing up the east side of Stonegate Commons. He gave a brief background of the commercial lots between Randolph Street and Stonegate Commons that were owned by Providence. One of the lots, lot 74, was sold around 2008 to TRB Properties with the intention of someday putting in a daycare center. The other parcels have sat for 10 years with no interest. TRB is now interested in possibly developing that daycare center and is here tonight with him to present their plan. Doug further explained that Providence and the owners of lot 74 would like to swap properties, so Providence will control the north side of 112<sup>th</sup> and they will be able to develop the daycare to the south of 112<sup>th</sup>. For the northern half of the property Providence is proposing to build the same townhomes they just built in the area. It should already be to town standards and not require any variances to build. They are proposing a landscaped berm to block the back of the homes from the view of Randolph Street.

Tom Vavrek of Vavrek Architects and Kathy Hruby owner of My School presented their plan for the new 12,000 square foot daycare facility. 112<sup>th</sup> Avenue will be the entrance access and Putnam Drive will be the exit access, it will include 47 parking spaces and there will be no drop off lane. They have added dormers to the roof, dimension to the building, and plan to follow all building material standards in the Town Code. Tim Clayton asked about the fencing around the outdoor play area. Kathy stated they have used chain link in the past and will most likely go with that unless there is a different standard required. Nick Bellar commented that it will probably require different fencing, he has not been able to go over the whole plan in detail but does like the overall look of the building. He believes it is going in the right direction to be compliant with the Town's design standards. Mike Duffy stated a sidewalk path will be required along the entire frontage of both the daycare and the townhomes. Nick stated the sidewalk would have to go in at the time of the development of the townhomes. The concern is that this is being presented as part of a package and he wants to make sure that if the townhomes are approved the sidewalk for the townhome will not have to wait on the development of the commercial facility by another developer. Josh Malher asked about the nature of the business. Kathy Hruby stated she currently runs My School Daycare now located at 106<sup>th</sup> and Randolph Street. They have been there for 20 years, they are licensed for 94 children now. They have preschool, and before and afterschool programs along with other activities. They would like to expand their enrollment to around 150 children. They have about 80 children on a waiting list now. They would like to add more activities and host larger events in the new facility. Josh asked if they were a 501C3 charity, Kathy answered no they are not a non for profit. Mark Nelson asked about their busy drop off and pick up time and if it would interfere with traffic from Jerry Ross School. Kathy stated that pick up time is from 7:30a.m. to 9:15a.m. and pick up is between 4:45pm and 5:45pm. She stated children are usually dropped off at the daycare before school starts so it should not interfere with morning traffic, people leaving the facility would generally head north and do not drive past the school or they can also get back to 109<sup>th</sup> Avenue by driving through the connected subdivision. A traffic study would also be required for the development. Josh Malher voiced concern about the sustainability of a facility this large with the projected growth of the community given the recent comments over multifamily development by the Commission recently. Kathy stated in her experience she has not had a problem with enrollment; only if there was a major recession. She stated her business doesn't really depend on growth of the town, there are always families moving in and out. Nick stated it is not within the scope of the responsibilities of the Plan Commission to determine the successfulness of a business. Tom Vavrek stated this is a very flexible design for a building and could be used for other offices or have more entrances added to it later. Mike Duffy also reminded them of the specific requirements for the kitchen in the facility. Jon

Derwinski asked about the zoning. Nick answered it is PDM and would need to be rezoned and replatted. The commercial development would be included in the TIF District, the townhouses cannot be included. Nick asked Doug about the planned landscaped berm for the town homes. Doug stated it will be larger than the one at the Regency in Crown Point. There is a discussion on possible trees that could be used to screen the back of the properties. Doug said that he would explore the possibility of planting larger trees to help with the screening. Mike Duffy explained the need for the sidewalks in relation to the Hawk signal that is going in near Stonegate Commons. The goal is to allow a safe walking passage to the school. The Hawk signal is funded and construction can begin on it in August of 2019. Nick also commented on the Stonegate Commons entrance sign and updating it to reflect the changed status of use of land and so that the sign reflects the final form of the development. Doug made note of making that change.

## **2. Discussion Item: Development proposals for areas east and north of Doubletree West.**

Dennis Rouhselang with FKAT properties along with Attorney Rick Mostak came before the Commission to discuss preliminary development proposals for areas around Doubletree West. One property is near Picasso's and the other is on the corner of 104<sup>th</sup> Avenue and Randolph Street. The property along Randolph Street is 1.87 acres, there is already an access on 104<sup>th</sup> Avenue. Some of the zoning standards have changed and he said it was zoned as PDM for commercial. Nick Bellar stated it was a PDM but the zoning is expired, it would have to be rezoned and platted if anything was to be developed. Nick explained if it were to be rezoned it would most likely be C-2 zoning district that would be appropriate for the residential area around the property. The development would be something that is a low impact to traffic like an office building, anything like fast food that would create more traffic would likely not be well received at a Public Hearing. Mr. Rouhselang understood and stated that is why they were here to determine what could be allowed on this property so they can start exploring options. He then talked about the commercial property located by Picasso's he would like to put in another low traffic commercial development or two-story condos. There is a discussion on what they could use for an access road, either continue the entrance from Doubletree East across the road or use the existing access road that goes to Picasso's. Tim Clayton stated the road for Picasso's is a privately owned road. Attorney Mostak stated the use of the road could be negotiated with the sale of that lot. Nick stated there would be an issue with it not being a public right of way. Tim Clayton stated it would be complicated on who would maintain the road. Mike Duffy stated it would be best to extend Doubletree Drive East across the street. Josh Malher advised that if they were to use the Picasso's drive, it most likely is not possible to privately contract a public road. Another discussion is had on the wetlands in the area. Mr. Rouhselang stated they can build within 10 feet of the wet land area in any direction and they would follow the IDEM storm water modeling requirements. Mike stated they need to check with DNR as there is an issue with the outfall for Doubletree Lake and an existing DNR restriction. Mr. Rouhselang stated they are aware of that, they meet with IDEM, DNR, and the Army Corps of Engineers to walk the property. Further discussion is had on the commercial developments. There was concern about the size of the lots and the impact it would have on the residential area that would go around the areas. Tim would also like to see whatever is developed on 104<sup>th</sup> and Randolph flow with the Downtown Master Plan as this would be one of the first things people see when coming into town. Nick Bellar asked for clarification on the drawing provided that also pictured multifamily units. Mr. Rouhselang stated that was just to show how the over all area could look, they are only here to talk about the possible developments for the commercial areas. Nick reminded him that anything, residential or commercial, will have to all be rezoned. Discussion briefly went back to the Picasso access road. Nick stated commercial development requires public right of way frontage by the Town's design standards. Attorney Mostak asked if the Picasso road could be dedicated to the Town. Nick stated that would be a Town Council decision and would require more review and discussion including the owner of the property. Attorney Mostak thanked them for their time and stated they will come back with a more refined plan next time.

### **STAFF REPORT/ATTORNEY REPORT**

Nick had nothing to report at this time.

With no further business before the Commission, Tim Clayton made a motion to adjourn, seconded by Josh Malher, passed by voice vote 4-0.

**ADJOURNMENT:** 7:10 pm

Attest:

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Plan Commission President

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Plan Commission Secretary

Transcriber: Kim Wachowski  
Administrative Assistant

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