

Zoning Board Report

12/22/98

I. The Zoning Board held its public hearing concerning the rezoning of the property along Locust Drive and Rt. 72. The following is a summary of this public hearing:

A. The following items were discussed by the Arthur Rubloff representatives:

1. Drainage Considerations - A bermed detention pond with a 4 inch restricter pipe will control the flowing water from the detention pond to the culvert. The water will be held in the detention pond for a day or two until the water is totally removed. The detention pond will be a grassed dry-water detention pond.
2. Culvert - The culvert will be deepened to a "V" shape to keep water moving toward the nearby creek.
3. Traffic Signal - A delayed signal is planned for Locust and Rt. 72 to allow the left turning traffic onto Rt. 72 faster access to the highway.
4. Lighting - Rubloff will be in compliance of our zoning ordinances. Cut-off luminaries are recommended.
5. Soil Studies - Soil studies were done by the Rubloff Corporation many months ago. The Kane-Dupage Soil and Water Conservation District report is included in this packet.

B. The following items were brought up by the public at the public hearing:

1. Building Height - The property slopes to the southeast. Rubloff will notch into the property and build on the 755 ft. contour line. This means that the 30 ft. rear portion of the building will be brought down to a height that is less than 30 ft.
2. Traffic - A delayed traffic signal is planned at the Locust and Rt. 72 intersection. Brent Coulter, the traffic engineer who did the traffic study for the proposed site, discussed at length the traffic impact study for the site. The study concluded, "The proposed retail development is a moderate traffic generator that is not projected to adversely impact the adjacent street and highway systems." Ingress and egress traffic movements onto Locust from the site were also discussed. However, this discussion seemed to be a non-issue with the public. Rubloff is proposing a left turn from Locust *into* the Homelife site, but a no right turn *out* of the site onto Locust. This concept was introduced to the Village in July, and judging by the response from the public and other village officials, it also seems to be a non-issue.

C. Enclosed is a letter written by a resident or residents listing their concerns and questions about the project. The letter was not signed.

D. The proposed rezoning of the site from R-1 to B-2 was passed by the Zoning Board 5 to 0.

E. Included in this report are the following items:

1. Open Hearing Register.
2. Publication of the Open Hearing in the newspaper
3. Registered letter receipts from the property owners living within 250 feet of the proposed development.
4. Kane-DuPage Soil and Water Conservation District application.
5. Kane-DuPage Soil and Water Conservation District Land Use Opinion.
6. Locust Drive/Higgins Road Traffic Impact Study.
7. Letter from concerned residents.