

Clearwing Lot A Historical Information

10307 & 10375 Clearwing Lane (PIN 08-05-104-016 & 08-06-231-002)

3/15/2004 Planning Commission

Recommends approval of final plat with the community lot.

3/17/2004 Letter from Arc Design

Letter from Arc indicating the plat was revised per the Planning Commission's discussion. Community Lot label 'Lot A' is on the plat.

4/1/2004 Village Board

Plats 3 & 4 of Clearwing approved by the board

**Planning Commission Meeting
Village of Roscoe
March 15, 2004**

Meeting called to order at 6:03 p.m.

Roll Call taken : Present Steve Graceffa ,Jerry Lindmark, J.P. Vyborny, and Timothy Vivian
Absent Kathy Kliebe, Steve Ueck, and Mike Crabtree

Minutes to review from March 1, 2004 meeting. Motion to approve made by Mr. Vivian
Seconded by Mr. Vyborny Vote 4 yes 3 absent

First on the agenda the tentative plat review of Green Acres held over from previous meeting,
Mr. Greenlee presenting for approval. Continuing the discussion of properties adjoining the plate as to
whether or not added roadways were needed finding that county has plans to keep the east as green space
and that west was already done as developed the road opening to the south was in and would be as required
by village. A letter from the sanitary district stating that there was not going to be any service to that area
by that motion to recommend waiver of 608.2 and section 611 of subdivision ordinance made by Mr Vivian
second by Mr. Lindmark Vote 3yes 1 no Mr. Graceffa 3 absent.

Waiver for section 1001.1.b for exception to urban street improvements standards motioned by Mr. Vivian
second by Mr Vyborny Vote 2 yes 2 no Mr Graceffa Mr. Lindmark 3 absent

Waiver to 1001.9.a the length of the Culde Sac due to the small numbers of homes made by Mr. Vyborny
second by Mr. Vivian Vote 4 yes 3 absent

Mr Graceffa calling out the vote then Thanked Mr Greenlee

Second on the agenda design review of replat of Molott Commercial Center which was held over from
previous meeting. Questions from the R.E.D. report led to questions of if this plat had already been done to
some part it had not . The back lot did not have access to street directly but did have a drive to it. Mr
Graceffa wished the owner to be sure that a sign stating it was a private drive be posted.
Waiver of 1004.5 that every lot shall have front on or abut a public street made by Mr Vivian second by Mr
Vyborny Vote 4 yes 3 absent

Third on agenda the review of final plats 3 and 4 of Clearwing Mr Bourgault presenting the finals of
Clearwing noting the R.E.D report. Reviewing the plate It was presented that the community center would
be removed and additional building would go in . Commenting from the commission that the community
center and what it meant to the development was very important as shown on the tentative . Remarks that
the community center was the reason commission approved the tentative. Continued discussion on whether
to allow building or not.

Motion made by Mr. Vivian to recommend that the tentative originally including the community center be
used and that no additional apartments be added so as to determine later what lots 117, 116, 115 can be used
for in the best interest of the development. Second by Mr. Vyborny Vote 4 yes 3 absent

Forth on the agenda review of the final plats 2,3,4,5 of Crystal Hills slope of 10 percent was needed for
Merrion Rd motion made by Mr Vyborny to approve no second motion dead .

Mr Graceffa concerned that an additional 16 homes were added from the tentative and that lots were sized
down from tentative. A Motion to have 8 percent used on Merrion Rd made by Mr Lindmark second by Mr
Vivian Vote 3yes 1 no Mr Vyborny 3 absent

Continuing that the developer was within ordinances as the sizing of lots commission made point that
tentative was approved for the size of lots not these smaller ones.

Motion to approve the original density of homes and lot sizes of the original tentative plat made by Mr
Lindmark second by Mr Vivian Vote 4 yes 3 absent

**Planning Commission
March 15, 2004**

Recommendations from March 15, 2004 meeting

Review of Green Acres

- To waiver 608.2 on public services of water and sanitary vote 3 yes 1 no
- To waiver 1001.1.b exception to urban street improvements curbs and gutters 2yes 2 no Tie vote
- To waiver 1001.9a length of Cul de Sac which exceeds 600 ft due to only six homes light
- Density on the street vote 4 yes 3 absent

Review of Molott Commercial Center

- To waiver 1004.5 that every lot shall have front or abut a public street vote 4 yes 3 absent

Clearwing plat 3 ,4

- Recommend that the tentative originally including the community center be used and that
- No other apartments be added so as to determine at later date what lots 117 ,116 ,115 can be
- Used for in the best interest of the development vote 4 yes 3 absent

Crystal Hills plats 2,3,4,5

- Motion to use 8 % slope on Merrion Rd not 10% 3yes 1 no 3 absent
- Motion to approve the original density of homes and lot sizes of the original tentative plat
- Not of the final plats vote 4 yes 3 absent



DESIGN
RESOURCES
INC.

CIVIL ENGINEERING
LAND SURVEYING

March 17, 2004

Mr. Chris Hodges
Village of Roscoe
10595 Main Street
Roscoe, IL 61073
Via Delivery

**RE: Final Plat of Clearwing Plat 3
Resubmittal per engineer comments**

Dear Mr. Hodges,

Please find enclosed two (2) full size and one (1) reduced size copy of the final plat 3 of Clearwing Subdivision, as modified per your review comments dated March 15, 2004 and received at the planning commission meeting. Listed below is a disposition of your comments:

Provide "Inlet Special" type inlets instead of the proposed inlet type A.

Our client agrees to this change and we will revise the construction drawings for resubmittal upon plat approval by the Village Board.

Road width is 30' per current ordinance. Old ordinance required 32' back to back.

Per the annexation agreement, the current standard, being less restrictive, is the one to be followed. The tentative plat and plats 1 and 2 were both approved with a 30' back to back street width. This shall be followed on plat 3.

Provide the required number of drywells as shown on the approved tentative plat.

We agree to add the necessary drywells on the plans once the plat is approved by the Village.

This plat shows three additional lots instead of the community lot.

Per the discussion at the planning commission, our client has agreed to revise the number of lots and reinstall the community lot, labeled Lot A on the enclosed plat.

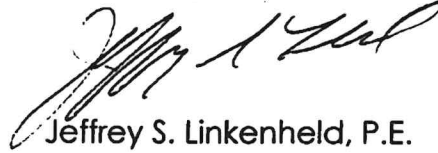
Two concrete monuments should be set per statutes.

The required monuments have been added to this revised plat.

The enclosed drawings and response above satisfactorily address all of your comments. Once the Village Board approves the plat, we will deliver to you revised sets of

construction drawings for your final approval. Please call me if you have any questions. We look forward to your positive recommendation to the Board at Thursday's meeting.

Very truly yours,



Jeffrey S. Linkenheld, P.E.

enc.

c: Village Clerk (3 large, 12 small)
Marc Bourgault (2 small)

VILLAGE BOARD MEETING APRIL 1, 2004

THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF ROSCOE WAS CALLED TO ORDER BY PRESIDENT STERETT ON THURSDAY EVENING, APRIL 1, 2004 AT 7:00 P.M. AT THE ROSCOE VILLAGE HALL.

FOLLOWING THE CALL TO ORDER, THE PLEDGE OF ALLEGIANCE WAS RECITED.

MINUTES:

MINUTES OF THE PREVIOUS MEETING OF MARCH 18, 2004 WERE PRESENTED. PRESIDENT STERETT ENTERTAINED A MOTION TO APPROVE. TRUSTEE BRANCH MOVED, SECONDED BY TRUSTEE DECARLO TO APPROVE. ROLL CALL VOTE, ALL AYES.

TREASURER'S REPORT:

THE TREASURER'S CASH REPORT WAS PRESENTED AND EXPLAINED. TRUSTEE BERGERON MOVED TO PAY THE MFT TO THE GENERAL FUND FOR ROAD MAINTENANCE LABOR. THE BILLS WERE PREDEENTE. PRESIDENT STERETT ENTERTAINED A MOTION TO PAY THE BILLS IN THE AMOUNT OF \$36,935.53. TRUSTEE KRIENKE MOVED, SECONDED BY TRUSTEE BERGERON TO PAY THE BILLS IN THE AMOUNT OF \$36,935.53. ROLL CALL VOTE, ALL AYES.

TRUSTEE KRIENKE MOVED TO HOLD BACK \$4500.00 OF ROAD MAINTENANCE TO THE GENERAL FUND, SECONDED BY TRUSTEE BERGERON. ROLL CALL VOTE, ALL AYES.

TRUSTEE BERGERON MOVED TO TRANSFER \$4,844.56 OF MOTOR FUEL TAX FUNDS INTO THE GENERAL FUND, SECONDED BY TRUSTEE RICHARDSON. ROLL CALL VOTE, ALL AYES.

PUBLIC COMMENT:

PRESIDENT STERETT READ A LETTER FROM BUASCHKE & ELLIOTT STATING THEY COULD NO LONGER BE THE VILLAGE AUDITORS AS MR. ELLIOTT HAS TAKEN OVER THE VILLAGE'S TREASURER'S POSITION.

MRS. FISHER INQUIRED ABOUT THE BILL FOR BUSINESS CARDS FOR THE TRUSTEES.

ALSO, THERE WAS QUESTION REGARDING THE ATTORNEY'S BILL.

HELEN GEORGE MADE SUGGESTION REGARDING THE VILLAGE DOING A SPECIAL CENSUS. IN ORDER TO PAY FOR THIS SHE SUGGESTED THE VILLAGE HAVE THE RESIDENTS BUY VEHICLE STICKERS WHICH WOULD HELP TO GET THE SEWER SYSTEM IN AND PAID FOR.

CHRIS MARKS QUESTIONED THE EXTRA PAGES ON THE TREASURER'S REPORT THAT SHE DID NOT RECEIVE.

COMMITTEE REPORTS:

PUBLIC SAFETY: NO REPORT.

PUBLIC WORKS:

CHAIRMAN KRIENKE MOVED TO ENTER INTO OUR YEARLY SALT CONTRACT WITH THE CMS FOR ONE THOUSAND TONS AT \$40,000.00, BUT COULD RUN OVER TEN PERCENT, TRUSTEE DECARLO SECONDED THE MOTION. ROLL CALL VOTE, ALL AYES.

CHAIRMAN KRIENKE SCHEDULED A PUBLIC WORKS MEETING FOR MONDAY EVENING, APRIL 12, 2004 AT 7:00 P.M.

BUILDINGS/GROUNDS:

CHAIRMAN DECARLO THANKED THE PUBLIC WORKS DEPT. FOR THE NICE BOOKSHELVES THEY MADE.

PARKS:

VILLAGE BOARD MEETING APRIL 1, 2004

CHAIRMAN BERGERON SCHEDULED A PARKS MEETING FOR MONDAY, APRIL 12, 2004 FOLLOWING THE PUBLIC WORKS DEPT.

FINANCE:

CHAIRMAN BRANCH SCHEDULED A FINANCE MEETING FOR WEDNESDAY, APRIL 14, 2004.

COMMUNITY DEVELOPMENT:

CHAIRMAN ABERNATHY REPORTED THE WEB PAGE HAS BEEN BROUGHT UP TO DATE.

CAPITAL IMPROVEMENTS:

CHAIRMAN RICHARDSON SCHEDULED A CAPITAL IMPROVEMENTS MEETING FOR WEDNESDAY EVENING, APRIL 14, 2004 FOLLOWING FINANCE.

PLANNING COMMISSION:

THE TENTATIVE PLAT OF GREENACRES WAS PRESENTED. MR. TOM EDDY WAS PRESENT TO ANSWER ANY QUESTIONS. TRUSTEE BERGERON MOVED, SECONDED BY TRUSTEE RICHARDSON TO APPROVE SUBJECT TO THE ENGINEER'S COMMENTS. MR. GREENLEE IS ASKING FOR A WAIVER FROM CURB AND GUTTER. ROLL CALL VOTE, ALL AYES. MR. GREENLEE WILL PAY IMPACT FEES AND HAS AGREED TO A PRE-ANNEXATION AGREEMENT. THE MALOTT COMMERCIAL CENTER RE-PLAT WAS PRESENTED. MR. EDDY WAS PRESENT TO ANSWER ANY QUESTIONS. TRUSTEE BERGERON MOVED TO APPROVE, SECONDED BY TRUSTEE RICHARDSON SUBJECT TO THE ENGINEER'S COMMENTS. ROLL CALL VOTE, ALL AYES.

PLATS 3 AND 4 OF CLEARWING WERE PRESENTED. TRUSTEE KRIENKE MOVED, SECONDED BY TRUSTEE BRANCH TO APPROVE. ROLL CALL VOTE, VOTING AYES WERE TRUSTEES DECARLO, KRIENKE, RICHARDSON, ABERNATHY, BRANCH. VOTING NAY WAS TRUSTEE BERGERON.

PLATS 2,3,4,5 OF CRYSTAL HILLS WERE PRESENTED. MARC BOURGAULT WAS PRESENT TO ANSWER ANY QUESTIONS. TRUSTEE KRIENKE MOVED, SECONDED BY TRUSTEE BRANCH TO APPROVE. ROLL CALL VOTE, VOTING AYES WERE TRUSTEES DECARLO, KRIENKE, ABERNATHY, BRANCH. VOTING NAYS WERE TRUSTEES RICHARDSON, AND BERGERON.

ZONING BOARD: NO REPORT.

OLD BUSINESS: NONE.

NEW BUSINESS:

PRESIDENT STERETT ENTERTAINED A MOTION TO APPROVE THE RESOLUTION TO APPOINT DON ELLIOTT AS THE IMRF AGENT. TRUSTEE BERGERON MOVED, SECONDED BY TRUSTEE DECARLO TO APPROVE THIS RESOLUTION. ROLL CALL VOTE, ALL AYES.

PRESIDENT STERETT ASKED THE BOARD TO REVIEW THE MEMO REGARDING THE REMOVAL OF PUD ORDINANCE, ARTICLE 1X. THIS WILL BE DISCUSSED AT OUR NEXT BOARD MEETING. IF THERE WOULD BE QUESTIONS, PLEASE CONTACT PRESIDENT STERETT.

PUBLIC COMMENT:

JOAN LANGLEY STATED THE DRAINAGE DITCHES IN CHICORY RIDGE ARE FULL OF ALL KINDS OF DEBRIS AND WAS CONCERNED IF ALL OF THIS WAS EMPTYING INTO THE RIVER.

SHE ALSO STATED SHE HAS READ ARTICLES ABOUT MR. PETRY DEVELOPING IN OTHER SMALL TOWNS AND HAS DONE THE SAME WAY IN OTHER TOWNS THAT HE HAS DONE IN OURS.

CHRIS MARKS ASKED CHRIS HODGES IF HE HAD CHECKED OUT THE SIDEWALKS ON DOWNING PLACE. CHRIS HODGES STATED THE VILLAGE HAS NOT TAKEN OVER THE RIGHT-OF-WAYS AND CHRIS WILL BE TOLD WHEN THIS IS DONE.

VILLAGE BOARD MEETING APRIL 1, 2004

MS. FISHER ASKED IF THE BIKE PATH WAS COMPLETE OR IF THERE WAS MORE YET TO DO. CHRIS HODGES STATED WE HAVE A PUNCH LIST THAT HAS TO BE COMPLETED BEFORE WE ACCEPT IT.

TOM GEORGE ASKED WHO HE SHOULD CONTACT TO GET WATER TO HIS HOME.

DIANA STOCKWELL ASKED HOW MUCH PREANNEXATION DOES THIS MR. PETRY HAVE. SHE STATED HOW MUCH MORE DOES THIS MAN OWN.

MR. FLYNN VOICED CONCERN REGARDING THE TRAFFIC ON ROSCOE ROAD AND WITH THE NEW PLATS OF CLEARWING AND CRYSTAL HILLS WHAT KIND OF A TRAFFIC CONGESTION WILL WE HAVE IN THAT AREA. THE VILLAGE WILL HAVE TO WORK WITH THE COUNTY ON THIS.

HELEN GEORGE VOICED CONCERN REGARDING EXITING ONTO ROSCOE ROAD.

MRS. FYLNN VOICED CONCERN REGARDING THE TRASH IN THE CHICORY RIDGE AREA. A LETTER WILL BE SENT TO MR. PETRY REGARDING THE MATTER.

PRESIDENT STERETT ENTERTAINED A MOTION TO CONVENE OUR MEETING TO EXECUTIVE SESSION TO DISCUSS POSSIBLE LITIGATION. TRUSTEE BERGERON MOVED, SECONDED BY TRUSTEE RICHARDSON TO CONVENE TO EXECUTIVE SESSION. ROLL CALL VOTE, ALL AYES.

PRESIDENT STERETT ENTERTAINED A MOTION TO RECONVENE TO OUR REGULAR MEETING. TRUSTEE RICHARDSON MOVED, SECONDED BY TRUSTEE BERGERON TO RECONVENE TO OUR REGULAR MEETING. THERE WAS NO ACTION TAKEN. ROLL CALL VOTE, ALL AYES.

THERE WAS NO FURTHER BUSINESS TO COME BEFORE THIS BOARD. PRESIDENT STERETT ENTERTAINED A MOTION TO ADJOURN OUR MEETING. TRUSTEE BERGERON MOVED, SECONDED BY TRUSTEE KRIENKE. ROLL CALL VOTE, ALL AYES.

RESPECTFULLY SUBMITTED,

BONNIE L. MILES,
VILLAGE CLERK