

Minutes of the Planning and Zoning Committee

January 10, 2014

The meeting was called to order at 10:02 a.m.

Roll Call:	Mayor Alonso	Present
	Mr. Baker	Present
	Mrs. Gable	Excused
	Mr. Molina	Present
	Mr. Dible	Excused

Also present were Paul Carpenter, Village Solicitor; Gene Esser, Krock Esser Engineering, Inc.; and John Eavenson, representing E & O Development and K. Hovnanian Homes.

Mayor Alonso swore in Mr. Eavenson and explained that the meeting was to approve the revised drainage plan for Herrington Place Phase V.

Mr. Eavenson began by summarizing their (K. Hovnanian Homes) efforts to gain a variance to the building code. As they were unsuccessful, the submitted revision addresses all of the lots that are not currently tied into the storm sewer. He also stated that his company had worked with Mr. Esser to create this plan.

The revised plan will add infrastructure to the rear of the properties in question. The rear downspouts will be tied to this system which will discharge into two collection basins (one at the north end of Colmanara and the other at the south end of Colmanara).

Mr. Eavenson then stated that James Sickles from Krock Esser Engineering reviewed the plan and that he and Mr. Esser both stated that this is an approvable plan. Mr. Esser confirmed.

In closing, Mr. Eavenson stated that K. Hovnanian Homes is asking for approval so that they can finally close out all of the outstanding paperwork with the new home owners.

Mr. Molina questioned the downspouts for several homes not being tied in to the storm sewer in Phase IV. Mr. Eavenson explained that those are not tied in by design. To qualify for the environmental conservation zoning they are required to ensure that the wetlands be recharged with storm water. Mr. Esser interjected, stating that this is correct and it was approved on the original plan. Mr. Molina said he just wanted to be sure that this was not going to cause more problems down the road.

There was a question of what Mr. Rodic would have to say. As the village's Chief Building Official, Mr. Rodic has been included in the discussions leading up to this point. It was explained that Mr. Rodic had issued conditional certificates of occupancy on all of these houses. The rear downspouts were the only outstanding issue on these houses.

Mr. Molina asked what the timeline was for completion. Mr. Eavenson stated that if the plan was approved and legislation passed by emergency on January 14th, they were planning to have the work complete by January 31, 2014.

Mr. Molina made a motion to approve these preliminary plans, seconded by Mr. Baker.

Vote:	Mayor Alonso	Yes
	Mr. Baker	Yes
	Mrs. Gable	Excused
	Mr. Molina	Yes
	Mr. Dible	Excused

Mr. Molina made a motion to adjourn, seconded by Mayor Alonso.

Vote:	Mayor Alonso	Yes
	Mr. Baker	Yes
	Mrs. Gable	Excused
	Mr. Molina	Yes
	Mr. Dible	Excused

The next meeting will be scheduled as needed.

The meeting was adjourned at 10:20 a.m.

Respectfully submitted,

Terry R. Bowlin Jr.