

PLAN COMMISSION

January 12, 2021

7:30 p.m.

Village Hall Conference Room

21911 Quentin Road, Kildeer, IL



To join this Zoom Meeting on-line, use the following link:

<https://us02web.zoom.us/j/85718435769>

Meeting ID: 857 1843 5769

To join by smartphone, dial

+1 312 626 6799,, 857 1843 5769# US (Chicago)

To join by telephone, dial

+1 312 626 6799 US (Chicago)

Meeting ID: 857 1843 5769

AGENDA

1. Call to Order, Roll Call, Pledge of Allegiance
2. Public Comment (To ensure that scheduled Village business can be adequately addressed, this portion of the meeting will be limited to not more than 30 minutes, with no person being allowed more than 3 minutes. Anyone interested in speaking during Public Comment should sign the sheet marked "Request to Speak during Public Comment" at the podium in the Board Room. The Village President will allow speakers who have signed in to speak in the order of their signatures until everyone has spoken his or her allotted time, or the time for Public Comment has expired, whichever first occurs.)
3. Approval of Minutes from the August 11, 2020 Meeting A
4. Public Hearing – for the purpose of hearing and consideration of testimony with respect to an application (“*Application*”) by Pulte Home Company, LLC (“*Applicant*”) concerning the approximately 45 acre property located at the northeast corner of Rand Road and Cuba Road in the Village of Kildeer (“*Property*”). The Property is currently zoned Limited Commercial District. Pulte seeks a map amendment to rezone approximately 39 acres of the Property to the R-1 Single Family Residence District and approximately 6 acres of the Property to the B General Business District. In combination with the rezoning, Pulte seeks approval of a preliminary plat of subdivision and a special use for a planned development with associated exceptions to standards and criteria as specifically detailed in the Application and as generally depicted on the site plan for the Property and including such other relief as may be necessary for the development in accordance with the application. The proposed development consists of 101

single-family detached residential homes located around a central stormwater management facility. A perimeter buffer will provide tree preservation opportunities and create a transitional area between existing and proposed residences. Three lots located along Rand Road are designated for future commercial development.

5. Discussion and possible action to recommend approval to rezone approximately 39 of a 45 acre property located at the northeast corner of Rand Road and Cuba Road in the Village of Kildeer (“*Property*”) to the R-1 Single Family Residence District and approximately 6 acres of the Property to the B General Business District and, in combination with the rezoning, to recommend preliminary approval of a preliminary plat of subdivision and a special use for a planned development with associated exceptions to standards and criteria as specifically detailed in the Application and as generally depicted on the proposed site plan for the Property, and including such other relief as may be necessary for the development of the property in accordance with the application. **A**
6. Executive Session (if necessary)
7. Other Matters
8. Adjournment

A = Action Item

The Village of Kildeer is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend any meeting and who require certain accommodations in order to allow observation and/or participation in this meeting, or who have questions regarding the accessibility of the meeting or the Village’s facilities, are requested to contact the Village Administrator at (847) 438-6000 promptly to allow the Village to make reasonable accommodations for those persons.

Posted at Village Hall December 29, 2020

Posted to Village Website December 29, 2020

Emailed to Daily Herald (nbrcalendar@dailyherald.com) August 4, 2020