

Planning Commission Meeting Agenda

August 14, 2017 – 7:00 pm
Shiloh Senior Center, 7 Park Drive

Call to Order

Pledge of Allegiance

Announcements \ Public Comments

Minutes – JULY 10, 2017

Business

PLANNING COMMISSION RECOMMENDATION TO THE VILLAGE BOARD ON THE FOLLOWING ITEMS:

1. PROPOSED PROJECT KNOWN AS "THE SAVANNAH": REZONING AND A SPECIAL USE FOR A PLANNED RESIDENTIAL DEVELOPMENT IN ORDER TO CONSTRUCT 335 LUXURY APARTMENTS. (THE SITE WILL CONSIST OF MULTIPLE BUILDINGS, CLUB HOUSE WITH POOL, GARAGES, AND MAINTENANCE BUILDING. THE SITE WILL INCORPORATE GREEN SPACE AMENITIES INCLUDING PASSIVE GREEN SPACE AREAS, WALKING TRAILS, COMMUNITY GARDENS, DOG PARK, AND A RECREATIONAL LAKE.) THE SUBJECT PROPERTY CURRENTLY ZONED R-2 & B-3. APPLICANT IS SEEKING MULTI-FAMILY ZONING. SUBJECT PROPERTY ADDRESS: A SPECIFIC ADDRESS HAS NOT BEEN ASSIGNED, BUT A SURVEY AND LEGAL DESCRIPTION IS AVAILABLE. THE PROPERTY CONSISTS OF 26.44 ACRES AT THE INTERSECTION OF CROSS STREET AND TAMARACK DRIVE.
2. PROPOSED PROJECT KNOWN AS "THE RETREAT AT SHILOH": REZONING FROM PLANNED BUSINESS TO MULTI-FAMILY RESIDENTIAL AND SPECIAL USE: SECTION 151.046 REQUEST TO ALLOW FOR BUILDINGS WITH MORE THAN SEVEN (7) UNITS. TWO VARIANCES ARE BEING REQUESTED: (1) SECTION 151.045 (F) (4) (A) TO ALLOW FOR FIBER-CEMENT SIDING IN COMBINATION WITH MASONRY (2) SECTION 151.254 (A) TO ALLOW THE INTERNAL STREETS TO BE PRIVATE. SUBJECT PROPERTY ADDRESS: A SPECIFIC ADDRESS HAS NOT YET BEEN ASSIGNED, BUT A SURVEY AND LEGAL DESCRIPTION IS AVAILABLE. THE PROPERTY CONSISTS OF 21 ACRES IS NORTH OF FRANK SCOTT PARKWAY, WEST OF CROSS STREET. THE PROPERTY IS THE EASTERLY 21 ACRES OF PARCEL NO. 04310400010.

Adjournment

THE RECOMMENDATION OF THE PLANNING COMMISSION WILL BE FORWARDED TO THE SHILOH VILLAGE BOARD OF TRUSTEES COMMITTEE AT LARGE MEETING FOR CONSIDERATION ON MONDAY, AUGUST 28, 2017. FROM THERE IT WILL BE FORWARDED TO THE TUESDAY, SEPTEMBER 5, 2017 REGULAR MEETING FOR FINAL CONSIDERATION. BOTH OF THESE MEETINGS START AT 7 PM. AGENDA PACKETS ARE AVAILABLE AT [HTTP://WWW.SHILOHIL.ORG/PAGES/AGENDAS/](http://WWW.SHILOHIL.ORG/PAGES/AGENDAS/) BY 5 PM THE FRIDAY BEFORE THE MEETING.