

Plan Commission Minutes
October 10th, 2007

1. Call to Order

Chairman Bonfanti called the meeting to order at 7:00 p.m.

2. Roll Call

Present: Bonfanti, Duntelman, Fotopoulos,
Kamide (7:35 p.m.),
Price, Schmitt

Absent: Vachout

Also Present: Trustee Theodore, Bob Nissen,
Hank Mandziara

Chairman Bonfanti stated that there are three (3) public hearings and six (6) items on the business meeting.

PUBLIC HEARING

1. File #PZ-07-41, consideration regarding the annexation and rezoning of 0.68 acres of land at 17W323 Red Oak Avenue to R2 Single Family Residential District with certain variations.

P.I.N.: 03-22-212-026

Petitioner: Kenneth & Andrew Szemplinski

The petitioners were present and both sworn in. Mr. Gary Reschke of the Community Development Department stated that the property is located on the south side of Red Oak and it includes 4 lots of record of which two are on Red Oak. The house that is existing there lies in the middle of the property. The property owners in annexing the property have requested that they retain the right in the future when they remove the existing house to have two lots of record at the existing 56 ft. x 133 ft. which makes them 7400 square feet, so they are asking for variations for those two lots of record, lot width and lot area. In addition, the existing front porch is 24 feet rather than 30 feet back from the front property line and they are asking for a variation for that as well. They already have connected to water and sewer due to an emergency situation. Chairman Bonfanti asked if the Plan Commission had any questions. There were

none. Chairman Bonfanti asked if the audience had any questions. There were none. Chairman Bonfanti asked for positive and negative testimony.

POSITIVE TESTIMONY:

None

NEGATIVE TESTIMONY:

None

Chairman Bonfanti asked for closing remarks. There were none. Chairman Bonfanti closed the public hearing for File #PZ-07-41.

2. File #PZ-07-39, consideration regarding the annexation, rezoning, resubdivision and granting of a Special Use for a Planned Unit Development at 19W250, 19W324 and 19W304 W. Army Trail Road. (Addison Golf Course)

P.I.N.: 03-29-200-001, 03-29-200-004,
03-29-200-005

Petitioner: Janko Group

The petitioners were present and sworn in. Mr. Kevin Micheli of the Janko Group started the presentation and gave a brief overview of the work that the Janko Group has done with other communities. Mr. Micheli went to say that this type of development would be a free style of living. People need to relocate as their housing needs change and that they would still like to live in the community.

Mr. Larry Peterman of Hitchcock Design Group is the land planner and land architect for this project and a power point presentation was given. Mr. Peterman described the area and zoning. The property is approximately 38 acres. There are 2 ½ acres of wetlands, 8.9 acres of wetland buffer and 4 acres of flood plain. 30 acres in R-3 Zoning District and 7 ½ acres in R-4 Zoning District. They would leave the wetlands alone. There will be 31 Single Family lots containing single family homes ranging from 1,800 to 2,300 square feet, 58 duplexes ranging from 1,300 to 1,750 square feet and 100 condos with 1 to 2 bedrooms ranging from 900 to 1,200 square feet. They are also requesting a reduction of right-of-way from 66 feet to 50 feet and a reduction in court yards from 34 feet to 21 feet with designated

parallel parking areas. Mr. Peterman stated that they are looking to extend the front porches into the front yard setback. The side yard setbacks will be at 12 feet between buildings, and the sidewalk will be in the front yard easements rather than in the right-of-way. They will need variations for the porches in the front and the potential for the people to extend a 3-season room into the rear. Mr. Peterman stated that they are going to bury the power lines along Army Trail Road and they are going to install sidewalks on Mill Road. There will be full access to the site in two locations in and out as well as dedication of additional right-of-way along Mill Road. They are working with the Fire Department to get the location set for the secondary emergency access to the condominium area. Mr. Peterman stated that instead of limestone rip-rap they are looking to do more of a naturalized edge in a more formalized garden approach.

Brad Lewis of Balsamo Olson Architects, architect for the project gave his presentation. Mr. Lewis stated that they will have houses that are going to range in the single family from 1,800 to 2,400 square feet. Mr. Lewis showed three different floor plans for the single family homes. Mr. Lewis stated that they are trying to do more of cottage style architecture. They will be using a lot of brick, stone, cedar shingle accents and designer garage doors on the front. Mr. Lewis showed the three different floor plans for the duplexes. The duplexes will range from 1,300 to 1,700 in square feet. They will all have basements with walk outs.

John Cordogan of Cordogan, Clark & Associates, Inc. described the condominiums. Mr. Cordogan stated each of the condos will be 5-stories tall with 4 living levels with a first floor garage and entrance lobby that connects the two buildings together with 118 parking spaces in the lower level. On the second floor of both buildings there will be a community room space that allows for interaction of the 50 units of each one of the buildings. The second floor has 11 apartment units on each of the floors, and the third through fifth floors each have 13 apartment units. The apartments range from 900 to 1,200 in square feet. The overall building will be a completely non-combustible construction. The buildings will be elegant with a first class touch to them.

Mr. Larry Peterman talked about the site of the buildings and how they will blend them all in. Mr. Peterman stated that they have talked about low maintenance, preserving and enhancing the existing open space, tree preservation, reduction of wetland impacts and the Westwood Creek Corridor. Along the north and west boundary along the homes they do have plans to build a 6

foot board on board fence with the neighbors. They have worked very hard to stay out of the wetlands. Mr. Peterman showed the preliminary landscape plan on the overhead for each of the units. In the open space there are three pocket parks within the site and the remainder of the site contains slightly over 40% of open space. With the three parks about 33% to 40% of the site will remain open. One of the things they are doing along Army Trail and Mill Road, is those areas will be bermed and landscaped so that they don't have to put fences up. They have provided for a 50 foot buffer along Army Trail so that they can get a berm of substantial height, they are looking at 6 to 8 feet in height.

Mr. Kevin Micheli explained why it is age targeted vs. age restricted. Mr. Micheli stated that 80% of all the residences in an age restricted community have to be 55 and older, which vice versa is 20% of the residences by law have to be or still could be 55 years and younger in an age restricted community. Most, if not all of the municipal impact fees in an age restricted community are usually waived due to the fact that there are really not a lot of students. Mr. Micheli stated that they feel that this is a great fit overall for Addison. It will be very unique for the Village.

Chairman Bonfanti asked if the Plan Commission had any questions. Chairman Bonfanti asked about the Fire Department issues that were discussed at the meeting last night. Mr. Micheli stated that they had a little lack of communication on their part, however, they did meet with the Fire Department today and they went through by point with them and they will be meeting with them again. Mr. Hank Mandziara of the Fire Department stated that they talked about the width of the streets, the turning radius', opening up the cul-de-sac areas and widening them and cutting down on the corners so that the access will be available. They encourage them to apply for a variance for those areas and they will be working with them as further study progresses. Access to the rear of the buildings and along Mill Road was also discussed.

Mr. Schmitt stated that when you talk about the number of spaces that are off-street parking and when you look at the site plan it doesn't really show all of the driveways, and there are a lot of hash marks to go down some of those roads, do those parking spaces have parking configurations? Mr. Micheli stated that there are certain dash marks that occur right in front of the driveway where you are going to not have a car parking right in front of it, but we have updated that. Mr. Schmitt asked where the land banking is indicated. Mr. Micheli stated that it will be in

some of the court yards and in condo area. Mr. Peterman stated that the number of parking spaces in the single family duplex area are in the range about 4 ½ spaces per unit. Mr. Schmitt stated that the proposed right-of-way that you are showing, you are showing the sidewalk just outside of it, how would the long term maintenance be handled? Is it part of the Association at that point? Mr. Micheli stated that the sidewalk adjacent to the public right-of-way will be maintained by the Village of Addison, and all of the pathway systems are going to be maintained by a homeowner's association. Mr. Schmitt stated that would be an easement then. Mr. Micheli stated yes. Mr. Schmitt asked if all the utilities would be located in the right-of-way. Mr. Micheli stated that right now watermain is in one right-of-way, the sanitary will be in the opposite right-of-way and the storm sewer in some cases will be in a front yard or rear yard easements. They all will be in public utility easements. Mr. Schmitt asked if all the detention ponds will be dry. Mr. Micheli stated no. The main access off of Army Trail Road, that location was strategically located to open up to the Westwood Creek corridor, the three detention basins surrounding that main access are going to be wet bottom basins, so per Code they will provide some aerator or fountain within those three. The plan for the two back detention basins, are going to be a wetland type, prairie grass and maybe 6 inches of water. Mr. Schmitt stated that the architecture for the single family and duplex units in the front is done very well, what are the other 3 sides going to look like? Will it be consistent? Mr. Micheli stated that they will adhere to Code and right now it is 50% brick masonry. They would also like to introduce other materials. Chairman Bonfanti asked if the Plan Commission had anymore questions. There were none. Chairman Bonfanti asked if the audience had any questions. A resident asked how many people will live in the development. Mr. Peterman stated approximately 332 people. A resident asked what the timetable would be. Mr. Petermans stated in the Spring of 2008. Chairman Bonfanti asked if there were anymore questions. There were none.

Chairman Bonfanti asked for positive and negative testimony.

POSITIVE TESTIMONY:

Art Hogan of 712 St. John's Place stated that he feels this is a nice plan and that the questions that have been asked have been answered.

A resident of 297 Country Club Drive feels it is a good place and likes the looks of it.

NEGATIVE TESTIMONY:

A resident of 529 Lake Park Drive stated that they object to this development, especially the single family homes. They have a problem with the wetlands and the congestion of traffic.

Mr. Gary Bloun, 255 Country Club Drive objects to the project, has a problem with the floodplain, however, likes the targeted market. He feels this project is a much better one than the other one that was presented.

Chairman Bonfanti asked if there was anymore testimony. There was none. Chairman Bonfanti asked for closing remarks. Mr. Micheli gave closing remarks. Chairman Bonfanti closed the public hearing for File #PZ-07-39.

3. File #PZ-07-40, consideration regarding the rezoning, resubdivision and the granting of a Special Use for a Planned Unit Development of 6.25 acres of land at 596, 584, 572, 560, 548, 536 and 424 W. Fullerton Avenue to R4 Multiple Family Residential District for two (2) 50-unit condominium buildings.

P.I.N.: 03-29-416-024, 025
03-29-420-015, 016, 017, 018, 019, 020

Petitioner: System 27 Corporation

Mr. Andrew Glassford, petitioner for the project was present and sworn in. Also sworn in was Mr. Marty Burke of Mackey Consultants and Mr. Joe Heutis of System 27 Corporation. Mr. Glassford explained the team of System 27, and also used the overhead for his presentation. Mr. Glassford stated that the project is located on Fullerton Avenue. It is a site that is currently 7 parcels of which 6 have single family homes on them. It is not contiguous; however it is close to Lake Manor Park. It is bounded on the west by multi-family, on the east by a new Temple that is being constructed, on the north by single family residential and on the south by light industrial and office/warehouse. Mr. Glassford stated that two of the homes are currently unoccupied, the other four are occupied. Mr. Glassford showed pictures of the existing homes and the areas to the south and east. The site consists of 6.25 acres and when the parcels are

consolidated, they will be proposing to develop two buildings with 44 units per building with a total of 88 units. This is different from their submission that was noted as a 100 units, however, they had a preliminary meeting with Staff and BZD and based on their comments they reduced the density and increased the unit size and price point. The proposed density for the site is 14 units per acre. The building height is 4 ½ stories. Mr. Glassford stated that on the land plan they have a combination of floodplain, wetlands and poor soils. There has been a lot of study that has been done on this site.

Mr. Glassford stated that there is a significant amount of open space. The age target is for empty nesters and also possibly for young single families. There is a ½ mile of walking path around the development. Each building will have 11- 1 bedroom and 33 -2 bedrooms. The unit size is approximately 1,030 to 1,422 and a sales price of \$227,000 to \$315,000 with the average being \$282,000. Their target market is the average Addison resident. The average Addison resident has an annual income of \$75,000 according to the market study. Mr. Glassford showed the building elevations and they will be using a non-combustible construction in the building. It will be structurally pre-cast concrete with pre-cast concrete and brick exterior. There will be underground heated parking with one space per resident. There will also be building amenities, including a dedicated community room, outdoor patio, play area for each building, security cameras and secured entry to the buildings and garages.

Chairman Bonfanti asked if the Plan Commission had any questions. Mr. Duntelman made a comment regarding the stormwater management and from what he has seen and what he anticipates that they are dealing with the wetlands and the stormwater management is probably to the benefit to all the neighbors in the Village. Chairman Bonfanti stated that given the restrictions he thinks it's a good solution. Ms. Fotopoulos likes the idea of the use of Lake Manor Park. Chairman Bonfanti made a comment about the pre-cast concrete. Mr. Schmitt stated that looking at this architecturally; there is not enough information to take a look at the buildings. When looking at the elevations he feels that they look pretty flat, from a planning point it looks good, however, would like to see more plans for landscaping. Chairman Bonfanti asked if there were any more questions. There were none. Chairman Bonfanti asked if the audience had any questions. A resident asked about the privacy fences and how far away they will be. Mr. Glassford stated about 35 to 40 feet. Chairman Bonfanti asked if there were any more

questions. There were none. Chairman Bonfanti asked for positive and negative testimony.

POSITIVE TESTIMONY:

None

NEGATIVE TESTIMONY:

None

Chairman Bonfanti asked for closing remarks. There were none. Chairman Bonfanti closed the public hearing for File #PZ-07-40.

These files were advertised in the September 21st, 2007 issue of the Daily Herald Newspaper.

BUSINESS MEETING

1. Consideration to approve the minutes of the September 12th, 2007 meeting.

Mr. Duntelman made a motion to approve the September 12th, 2007 minutes and it was seconded by Ms. Fotopoulos. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Ms. Price abstained. Motion carried.

2. Consideration of File #PZ-07-41 as described above.

Mr. Duntelman made a motion to recommend to the Village Board annexation of the property located at 17W323 Red Oak and to proceed as R-2 Single Family Residential contingent upon legal and engineering. Ms. Fotopoulos seconded. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

3. Consideration of File #PZ-07-39 as described above.

Mr. Duntelman made a motion for a positive recommendation for File #PZ-07-39 for annexing and rezoning as a Special Use for a PUD and to reserve the approval of all variations and the final site plan until it is revised and submitted to this Plan Commission. Mr. Kamide seconded. Chairman Bonfanti asked if there was any discussion. Mr. Schmitt stated then the motion is for approval without any variations at this time. Mr. Duntelman stated that technically we can't give final approval of the PUD

without a final landscape plan. Mr. Schmitt stated that there is landscape plans. Mr. Dunteman stated that it is not complete and we need the revised plan based on the revisions that were worked out with the Fire Department. Mr. Schmitt stated that landscaping plans are fairly detailed. Ms. Fotopoulos stated why we don't make the motion subject to legal, engineering and fire department. Mr. Dunteman stated that we still have to approve certain things and we don't have them. Mr. Gary Reschke stated that in the packets there is a Plat and a PUD that is included. Mr. Dunteman does not want to go any farther until he sees the final plans. A small discussion was held. Mr. Dunteman withdrew his motion.

Mr. Schmitt stated that his concern is not the density and the overall planning of it, but is with some of things that are well intentioned and which he wants to look at, but on the condominiums and being able to put half of a floor in-ground from the one side so it reads as a 4-story building and having the other read as 5-story and things like that that have a significant impact on it that are not part of this. Chairman Bonfanti stated that he agrees with that but he didn't see enough about the condominiums. Ms. Fotopoulos asked why we can't approve the concept. Mr. Dunteman stated that he had no problem with the concept and that is what his motion was aimed at. The Plan Commission would like to see them come back with these issues addressed. The issues are the condos, road, access, fences, and all the Fire Department comments. Ms. Fotopoulos commented on the parks and that the Village already has about 17 parks. The concept of what they are doing with the landscaping and the nature we don't need another park, let them see something else there.

Mr. Dunteman re-entered his original motion and Mr. Schmitt seconded. Chairman Bonfanti asked if there was any further discussion. There was none. Roll call was taken. Mr. Schmitt voted no. Motion carried.

4. Consideration of File #PZ-07-40 as described above.

Mr. Kamide made a motion for File #PZ-07-40 regarding the rezoning, resubdivision and granting of a Special Use for Planned Unit Development of 6.25 acres of land at 596, 584, 572, 560, 548, 536 and 424 W. Fullerton Avenue to R-4 Multi-Family Residential District for two (2) condominiums buildings for System 27 Corporation. Ms. Fotopoulos seconded. Chairman Bonfanti asked if there was any discussion. Mr. Schmitt stated

that the biggest thing with this project is the lack of clear information. Mr. Kamide asked Mr. Dunteman how he felt on the preliminary drawings. Mr. Dunteman stated that the preliminaries are not final and they have a lot of work to do. Mr. Kamide asked Mr. Dunteman if he would like to see the project return to Plan Commission with more detail. Mr. Dunteman stated yes and would also like to see a landscaping plan. Mr. Kamide amended his motion with the stipulation to returning with more detail submittal that Mr. Dunteman and Mr. Schmitt are seeking. Chairman Bonfanti asked if there was any further discussion. There was none. Roll call was taken. Mr. Schmitt voted no. Motion carried.

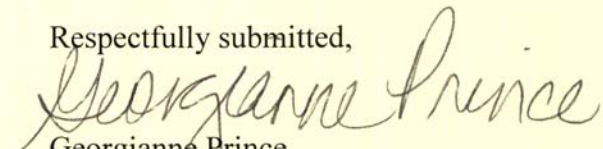
5. Memorandum regarding the Lake Manor Park Condominiums (Fullerton Avenue TIF)

Mr. Gary Reschke stated that this was just an invitation that we received from System 27 Corporation regarding a tour to one of their developments in Naperville that is under construction.

6. Other business as directed by the Chairman.

Chairman Bonfanti asked if there was any other business, hearing none, Mr. Schmitt made a motion to adjourn the meeting at 10:30 p.m. seconded by Ms. Fotopoulos. The motion was carried.

Respectfully submitted,


Georgianne Prince
Recording Secretary

Plan Commission Mtg Oct 10, 2007

PLEASE SIGN IN

NAME	ORGANIZATION AND/OR ADDRESS
Gary Baloun	Addison Resident
	255 Country Club
Lee Hogan owner	712 ST JOHNS PL
John Carde	718 ST. Johns PL
Olga Didyk	621 Georgian Ct.
Anna Didyk	"
Hank Mandzara	Addison Fire Protection Dist.
BOB NISSEN	VOA
Agata Karpowicz	529 Lake Park Dr., Addison
Mieczyslaw Karpowicz	" "
Jozef Karpowicz	" "
Dave Rayburn	520 W. Lake Park Dr.
Cathy Rayburn	" " " "
Rafael Alvarado	519 W. Lake Park Dr.
Lee Hogan	708 St. Johns Place
PHIL GORSUR	549 W. Lake Park
BILL ELLERS	188 Pioneer Drive
Wile Wilmarick	297 Country Club Dr.

Plan Commission Mtg ^{F&T} Oct 10, 2007

PLEASE SIGN IN

NAME	ORGANIZATION AND/OR ADDRESS
Gary Baloun	Addison Residcat
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John Cade	718 ST. JOHNS PL
Olga Didyk	621 Georgian Ct.
Anna Didyk	"
Hank Mandziara	Addison Fire Protection Dist.
BOB NISSEN	VOA
Agata Karpowicz	529 Lake Park Dr., Addison
Mieczyslaw Karpowicz	- " -
Jozef Karpowicz	- " -
Dave Rayburn	520 W. Lake Park Dr.
Cathy Rayburn	" " " "
Rafael Alvarado	519 W. Lake Park Dr.
Lee Hogan	708 St. Johns Place
PHIL GORSUR	549 W. Lake park
BILL ELLERS	189 PIONEER DRIVE
Mike Vilmarck	297 Country Club Dr.