

Plan Commission
October 13th, 2010

1. Call to Order

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

2. Roll Call

Present: Bonfanti, Fotopoulos, Schmitt, Vachout

Absent: Henley, Kamide

Also Present: Trustee Theodore, Trustee Lynch, Mike Toika,
Addison Fire Protection District

PUBLIC HEARING

1. File #PZ-10-16 consideration regarding rezoning of 4.1 acres of land at 120 W. Green Meadow Drive from B2 Community Business District to R4 Multiple Family Residence District, excepting the north portion of the property, 1.8 acres of which shall be zoned R1 Single Family Residential for a public park, a Special Use for a Planned Unit Development and a Plat of Resubdivision with variations for 2-Senior Housing buildings with 210-dwelling units.

P.I.N.: 03-21-311-040

Petitioner: Oxford Bank Trust 535, Addison Green Meadows Inc.

This file was advertised in the September 27th, 2010 issue of the Daily Herald Newspaper.

Mr. Tom Leontios, the petitioner and Mr. Thad Gleason architect were present and sworn in. Mr. Leontios stated that they are looking at building two separate buildings on the site, one building will be supportive living and the other one will be independent living. They are proposing an R4 Zoning District with a PUD, this development is a for-profit development so they will be paying taxes and it is located in the TIF District. Mr. Leontios stated that they will be working with the Village because of the requirement to have a park.

Mr. Thad Gleason, architect for the project, stated that are asking for setbacks, the R4 District requires a 30 foot boundary yard,

additional setback for building height over 40 feet. Mr. Gleason stated that most of the site is on private road and they are trying to maximize the site to get the building up to the lot line as close as possible. They are asking for a minimal landscape area since they have given up a lot of the site for the park, it will be a more of an urban type landscape and they are proposing 20%. The maximum building coverage is 20% they are proposing about 39%. In this type of use, very few people drive, making the parking for the supportive living for staff/employees and guests. The independent side, about 75% of people will still drive and we are providing 72 parking stalls, 36 parking stalls are inside the building and covered, those would be available for the residents. The building height for supportive living is 4 stories and independent living is 5 stories. The parking will be within 10 feet of the building and parking between the buildings will encroach in the 10 foot area. Mr. Leontios stated that the supportive living building will have most of the activities and the meals would be on the first floor in the dining room. Each individual room will have a small microwave and refrigerator/freezer. The plan is one price and all inclusive. It is high end and low cost provider for what they are looking to do. Mr. Leontios stated the independent living building will have a small one bedroom with a kitchen. Mr. Leontios stated that the program at the facility is strictly rental and they are not looking for an entrance fee or a buy in fee.

Chairman Bonfanti asked if the Plan Commission had any questions. Ms. Fotopoulos asked what type of security will be available. Mr. Leontios stated that there will be a security guard for one person for both buildings, and there will be a person at the front desk that will check everyone in the supportive living facility. In the independent living facility there will be a keypad with numbers with double doors and double security. Ms. Fotopoulos asked if there is a well check button in the supportive living facility. Mr. Leontios stated yes. Ms. Fotopoulos asked about the lighting and will it be wall lit. Mr. Leontios stated yes. Mr. Vachout voiced his concern about the parking and Mr. Leontios explained what they are doing. Ms. Fotopoulos asked about the prices of the units. Mr. Leontios stated they will be \$2,900 a month to rent. Chairman Bonfanti asked who will pay for the electric bill, cut the lawn and maintain it. Mr. Leontios stated that it is his understanding that the Village is going to buy the property and that the park would be the Village's.

Mr. Reschke stated the Village is going to hire a financial consultant to take a look at his pro-forma and he will have a price and will be paying for land, as well as the Village. Mr. Reschke stated that these building are very costly. Mr. Leontios stated that they are looking at over \$30 million for the two buildings. Chairman Bonfanti asked if anything has changed architecturally. Mr. Leontios stated they want it to look very residential and not commercial. Mr. Vachout asked the Fire Department if they would have access and turnaround. Mr. Mike Toika of the Addison Fire Department stated that the Fire Department will need to check a more detailed site plan for the need for fire lanes. Chairman Bonfanti asked if there were anymore Plan Commission questions. There were none. Chairman Bonfanti asked if the audience had any questions. There were none. Chairman Bonfanti asked for positive and negative testimony. There was none. Chairman Bonfanti asked for closing remarks. Mr. Leontios thanked the Board for their time and hopes the project will move forward. Chairman Bonfanti closed the public hearing for File #PZ-10-16.

BUSINESS MEETING

1. Consideration to approve the minutes of the September 15th, 2010 meeting.

The minutes were held over until the next Plan Commission meeting.

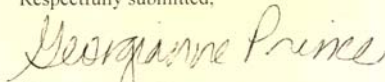
2. Consideration of File #PZ-10-16 as described above.

Mr. Vachout made a motion for a favorable recommendation for File #PZ-10-16 regarding the rezoning of 4.14 acres of land at 120 W. Green Meadow Drive from B2 Community Business District to R4 Multiple Family Residential District excepting the north portion of the property, 1.8 acres which shall be rezoned R1 Single Family Residential for a public park and a Special Use for a Planned Unit Development and a Plat of Resubdivision with the variations that are listed, subject to further review from legal and engineering. Ms. Fotopoulos seconded. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

3. Other business as directed by the Chairman.

Chairman Bonfanti asked if there was any other business, hearing none, Mr. Vachout made a motion to adjourn the meeting at 8:00 p.m., which was seconded by Mr. Vachout Roll call was taken. Motion was carried.

Respectfully submitted,



Georgianne Prince
Recording Secretary

