

Planning & Zoning Commission Meeting
May 11, 2016

The May 11, 2016 meeting of the Planning & Zoning was called to order by Chairman Bonfanti at 7:00 p.m. Roll call was taken as follows:

Present: Bonfanti, Fotopoulos, Henley, Kamide, Nasti, Schmitt
Absent: Mytych
Also Present: Trustees Kluczny, Layne, Lynch, McDermott and Theodore,
Mayor Veenstra, Arlene Kollar of Community Development,
Mike Toika, Addison Fire Protection District

PUBLIC HEARING

1. **File # PZ-16-03**, consideration regarding the Rezoning of approximately 0.5 acres located at the southeast corner of Lake Street and Mill Road from B1- Local Business District, with a Special Use for a former gas station to B2 Community Business District. The subject property is located at 555 W. Lake Street.

P.I.N.: 03-20-416-019

Petitioner: Mario Valentini, MRV Architects, Inc. for owner, The Twins Group, Inc.

The petitioner was present and sworn in. Mr. Valentini stated that this property, which will be a Taco Bell, is located at the southeast corner of Mill Road and Lake Street. The property is to be rezoned. Mr. Valentini showed the site plan on the overhead. There are no variances on the building. Signage will be a different issue and separate review process. The building, site and flow all works well. The parking is in stack formation with 90 degree parking stalls. There is a good flow for the drive thru lane with a bypass lane included. Mr. Valentini is asking for a full apron on Mill Road with a right in/right out on Lake Street. Mr. Valentini showed the photometric, landscaping plan and elevations on the overhead. Taco Bell is rolling out a newer type of building with a cleaner modern look.

Chairman Bonfanti asked if the Plan Commission had any questions.

Chairman Bonfanti stated this is the old Fannie Mae site, also in terms of engineering has it been done. Mr. Valentini stated they have taken a look at preliminarily engineering and a gas station was there even before Fannie Mae. There are utilities on all sides of the property. The grading on the southeast corner there is a bit of drop off to the adjoining center and that does not bother us since we won't be going over in that area. Mr. Kamide asked what the benefit is from changing the zoning. Ms. Kollar stated we don't allow restaurants in the B-1 Zoning

District. Ms. Fotopoulos asked if IDOT is ok with Lake Street. Mr. Valentini stated they have done preliminary work with IDOT and they are waiting to hear back from them. Mr. Kamide asked about the right in/right out at Lake Street, is there a reason why IDOT won't give you a full apron. Mr. Valentini stated they are always looking at their major thoroughfares as a concern with any full apron. The Engineering Department does not want a full apron. Ms. Kollar said it is due to the proximity of the intersection location to Mill Road, it is such a short distance. Mr. Kamide asked if there is a minimum distance from the corner (intersection). Ms. Kollar said it is an existing lot, IDOT usually accepts whatever egress/ingress that you have, but normally it is between 100 to 115 feet that they like to see new development set back. The petitioner is using the existing entrance way that is there. They are proposing to make it a right in/right out. Mr. Nasti asked if the owners are aware of the old Taco Bell that existed. Mr. Valentini stated it is the same owners, this is just a replacement of the old one. Chairman Bonfanti asked if there were anymore questions. There were none. Chairman Bonfanti closed the public hearing for File #PZ-16-03.

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

POSITIVE TESTIMONY:

None

NEGATIVE TESTIMONY:

None

Chairman Bonfanti asked for closing remarks. There were none. Chairman Bonfanti closed the public hearing for File #PZ-16-03.

2. File #PZ-16-04, consideration regarding the Resubdivision of approximately 0.46 acres located at 342 S. Kingery Court to create two (2) lots, with certain zoning variations. The subject property is zoned R2 Single Family Residence District.

P.I.N.: 03-27-404-016

Petitioner: Mary Cruz

Mr. Edward Hawkins was present and sworn in. Mr. Hawkins stated that he would like to resubdivide the lot and sell it. The house was built in 1940. There is a variation on the garage. Ms. Kollar said the variation is for the setback of the garage, it is not set back the full 5 feet, but because the house veers off to the side it narrows the driveway down. The minimum width of the driveway is 10 feet so there are portions of his driveway that are just shy of 10 feet.

Chairman Bonfanti asked if the Plan Commission had any questions. There were none. Chairman Bonfanti asked if the audience had any questions. Mr. David Wrobel, 326 S. Kingery Court, Addison, IL stated he is in favor the project and would also like to buy that lot once it is resubdivided. 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-16-04.


3. File #PZ-16-05, consideration to approve the Second Amended and Restated Pre-Annexation Agreement with exhibits, for the 38.24 acres of vacant property located at the northwest corner of Army Trail Boulevard and Mill Road, of which 29.86 acres are to be developed with 92 single family lots, to be known as The Enclave at Mill Creek, with certain variations.

PIN #s: 03-29-200-001 (part of) and 03-29-200-004 and 03-29-200-005

Petitioner: Heritage Woods LLC (by Manager, Gary R. Janko)


The petitioner was present and sworn in. Mr. Purinton said they are proposing development of the former golf course at Army Trail Road and Mill Road. The former golf course is owned by the Janko Group and contains 38.24 acres and proposing a single family development of the western 29.86 acres. The remaining 8.356 acres at the southeast corner is expected to be developed into multi-family housing, subject of a future review and approval process. They are focusing on the 29-acre single family development site.

Mr. Purinton showed slides on the overhead and went over them. The Cambridge Homes came before the Board in 2005, with an 89-unit development which combined single family and duplex residences which was approved and the project was not feasible. In 2007, a revised proposal was put forward with a redesign at the same 89-residence density, but the project never moved forward due to a recession. The William Ryan Homes project was approved last year for 60-single family homes; however, due to low demand for their more expensive homes, they backed away from the plans. The Janko Group purchased the property in late 2007. Mr. Purinton said a Metro Study was done on this property and focus groups of local realtors was in order to develop the concept. The Janko Group proposal has a similar lay-out to the William Ryan Homes plan with a density just about equal to the Cambridge Home plan.



The density is only 3.1 units per acre, with over 1/3 of the property remaining in open space/natural areas. They are proposing a 92-home community, developed into 2 phases; the southern phase will be done first which takes advantage of the natural area open spaces and around the existing creek and wetlands. Only half of the lots will back up to the natural areas and over 40% of the homes will have look-out basements. Mr. Purinton feels there development will be an active adult community, with lower traffic and lower school enrollment than a typical single-family development. Janko will offer seven different home models, all single family ranches with master bedrooms on the first floor ranging from 1,335 s.f. to 1,800 s.f. Each model has three different exteriors to choose from. Most are 2-bedroom/2-bath with the larger models having an additional den/office and extra half bath. We will be offering second floor options with an extra bath, along with a loft area. All will have open first floor kitchen/dining spaces, 2 car garages and basements.

Mr. Hubert Loftus, Civil Engineer, Manhard Consulting was present and sworn in. Mr. Loftus stated the lot layout is 92 total lots, 46 lots south of the creek, 46 north of the creek. It is anticipated that it will be phased in 2 phases. On the north end, the lot configuration widths vary between 40 feet and 50 feet wide. Typical lot depths are 115 feet deep. Some lots backing up to the open space are down to 100 feet deep. All the lots along the north property line and west property line are 50 foot wide lots and 115 foot minimum depth. The 40 foot lots are dispersed throughout Phase 1 and Phase 2. There are approximately 21 of the 40 foot lots and the remaining 71 lots are 50 feet wide minimum. The drainage and stormwater management has been looked at a number of times and we have a good handle on it. Westwood Creek runs through the site. The Western Tributary enters the site at the northwest corner and runs in a southeasterly direction, joining with the main tributary to Westwood Creek which comes from under a culvert, under Army Trail Road and drains into a northerly direction. The flow goes out to Mill Road and eventually into Salt Creek. There is some drainage coming from the west from the existing subdivision that we will be picking up and managing in the development. A third of the site will be in open space, there is flood plain and wetland that is associated with Westwood Creek, and we will not be touching any portion of the wetland. The floodplain has also been well defined, there will be some minor filling of the outer edges of the floodplain and we will compensate for that by providing 1-1/2 times the volume that we fill as per the County Ordinance. There will be several naturalized stormwater management basins on the site. Mr. Loftus showed the utilities for the site on the overhead. The watermain layout will connect to the existing watermain on Army Trail Road and loop it throughout Phase 1 and Phase 2 to provide some redundancy in fire protections. The sanitary sewer also connects to an existing pipe on Army Trail Road. The storm sewer layout, all the rear yards will have storm sewer directed to the individual detention basins and released through a restrictor into the creek. The access point along Army Trail they are proposing a left turn lane. The median will be broken to provide storage and safe vehicular traffic. The size of the turn lane is very similar to all of the turn lanes that you see down Army Trail Road and are confident that it can handle the 92 single family homes.



Mr. Karl Krogstad, Landscape Architect, Krogstad Land Design was present and sworn in. Mr. Krogstad showed the landscape plan on the overhead. Mr. Krogstad stated that this plan is the same concept that was approved for William Ryan Homes. This proposal for the landscaping is broken down in three categories. The first category is the parkway trees and internal road system. There are guidelines from the Village of Addison. Maintenance will be provided by the association. The second category is the open space that isn't associated with the wetland areas. Those are the buffer planting along Army Trail Road to the south of the site. The areas around the first detention pond, is the front window to the development which will be well manicured. The third category is wetlands that won't be touched and detention ponds that are naturalized. The entrance monument will be stone, pillars with some ornamental aluminum fencing with signage in the middle.

Mr. Mike Baum stark, Cornerstone Architects was present and sworn in. Mr. Baumstark stated the project consists of 92 homes ranging from 1,300 sq. ft. to 2,000 sq. ft. There will be a 30 foot wide unit and 40 foot wide unit ranging from 60 to 70 feet in depth. All the plans will consist of an open floor plan with master bedrooms on the first floor. There will be three options of the 30 feet wide unit and four options of the 40 foot wide unit. Each plan will have 2-bedroom/2-bath or 3-bedroom/3-bath with flex loft space. Each plan will be set up for a basement option. Each plan has been set up with three different distinct elevations ranging from siding, brick and stone fronts. There will be a total of 42 different options of elevations. Mr. Baumstark showed the plans on the overhead.

Mr. Jim Purinton said they are following the William Ryan Homes plans that were previously approved as well as prior and current agreements with the Village.

Chairman Bonfanti asked if the Plan Commission had any questions. Chairman Bonfanti asked about the pricing of the ranch homes. Mr. Purinton stated the smallest one should start around \$300,000 and the larger ones \$350,000. Ms. Fotopoulos if you don't put a basement in a home is it on a concrete slab. Mr. Purinton said yes it is possible. Ms. Fotopoulos asked about the 50% brick homes, most of these homes have little or no style let alone brick. Mr. Purinton said there is 100% brick on one end and almost no brick on the other, and garage doors can't have any. Did you ever think about doing townhomes instead of this plan? Mr. Purinton stated no. Mr. Kamide asked how the sprinklers work. Mr. Purinton said there will be 4 to 5 sprinklers; this is what William Ryan Homes approved. Mr. Mike Toika of the Addison Fire District said when it was William Ryan Homes they wanted to put in more of a plumbing system and no plans were going to be reviewed. This plan will cover about 80% of the homes. It will be separate from the domestics, so if they shut the water off to the house we will still have water to the sprinkler system. It will be in its own piping, it is more like a commercial sprinkler system downsized for residential homes. Ms. Fotopoulos asked if each one would require an RPZ. Mr. Toika said he believes they do but it would be dependent on what our local amendments are in the Zoning Ordinance. Ms. Fotopoulos asked are you able to get a truck in there. Mr. Toika said they had to rework one street and now everything works and it shouldn't be a problem. Chairman Bonfanti stated that he has a problem with the density and the variation with the sideyard setback. It seems very tight and by looking at the plan all I see are driveways

and parkways. He also has a problem with the variations; they are huge. Chairman Bonfanti said he is comfortable with the engineering. Ms. Fotopoulos said the last Janko plan had planned for nature walks, this plan has nothing. Mr. Schmitt asked is there another plan that can be referenced for landscaping. Mr. Krogstad said he will have to track one down. Ms. Henley asked Ms. Kollar asked if any of the other developers did a market analysis. Ms. Kollar stated she believed they did, however, she will look into it further. Mr. Schmitt referenced the zoning chart, can you explain what the 55 feet and 40 foot lots what that means relative to the ordinance. Ms. Kollar said the development is broken up into so many lots that are 40 feet wide and 50 foot wide. The requirement for a lot width on a corner is 80 feet in the R3A District. They are showing 40 foot wide lots, but are going to provide only 55 feet instead of the 80 feet. The 50 feet wide lots they are going to provide 65 feet instead of the 80 feet. Mr. Schmitt and Mr. Kamide feel these variations are excessive. Chairman Bonfanti asked if the Plan Commission had anymore questions. There were none.

Chairman Bonfanti asked if the audience had any questions. John Cenzig, 723 W. Charles Court, Addison, IL said since there is an Association, are the Association documents going to prohibit rentals? Mr. Purinton said they typical do but haven't thought that far ahead. Mr. Cenzig said he would not like them to be rentals. Kenneth Malecha, 207 Country Club Drive, Addison, IL asked if a study group was done with neighboring realtors and who they are. Mr. Purinton said he believes one was done. Michael Jania, 490 N. 6th Avenue, Addison, IL stated that the intersection floods at the sidewalk. Gary Baloun, 255 Country Club Drive, Addison, IL has problems with the zoning variations, rear yards, flooding, traffic, density. Neal Sammarco, 409 N. Wilson Lane, Addison, IL submitted three pictures regarding flooding. Dick Steward, 401 Country Club Drive has a problem with flooding. Ricky Walden, 404 N. Wilson Lane, Addison, IL asked if they will maintain the 10 foot mowing around the perimeter of the property. Mr. Purinton said yes they will be maintaining it.

Chairman Bonfanti asked for positive and negative testimony.

POSITIVE TESTIMONY:

None

NEGATIVE TESTIMONY:

Gary Baloun, 255 Country Club Drive, Addison, IL said he feels it is low income housing. Also has a problem with flooding, traffic and density. Mr. Baloun submitted signed petitions from the neighbors regarding the variances.

Ken Malecha, 207 Country Club Drive, Addison, IL said he has a problem with parking in the street and with the density.

Chairman Bonfanti asked for closing remarks. Mr. Purinton gave closing remarks. Chairman Bonfanti closed the public hearing for File #PZ-16-05.

These files were advertised in the April 22, 2016 issue of the Daily Herald Newspaper.

BUSINESS MEETING

1. Consideration to approve the minutes of the April 13, 2016 meeting.

Mr. Kamide made a motion to approve the minutes of the April 13, 2016 meeting, which was seconded by Ms. Fotopoulos. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Chairman Bonfanti abstained. Motion carried.

2. Consideration of File #PZ-16-03 as described above.

Mr. Kamide made a positive recommendation regarding the rezoning of 0.5 acres located at the southeast corner of Lake Street and Mill Road from B1 Community Business District having a Special Use for a Gas Station, to B2 Community Business District. The common address of the subject property is 555 W. Lake Street, which was seconded by Ms. Henley. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

3. Consideration of File #PZ-16-04 as described above.

Mr. Kamide made a positive recommendation for PZ-16-04 regarding the resubdivision plat, with two (2) zoning variations to allow the existing garage to be setback 4.56 feet instead of the required 5-feet; and to allow the width of the existing driveway to remain "as-is" which is less than the required 10-feet as per Sections II.H.2 and II.J.2.d of the Village of Addison Zoning Ordinance. The subject property is zoned R2 single family residence district and located at 342 S. Kingery Court, which was seconded by Mr. Schmitt. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

4. Consideration of File #PZ-16-05 as described above.

Mr. Jim Purinton of the Janko Group said that he would like to ask for continuance.

Mr. Kamide made a motion to continue File #PZ-16-05 to the next Plan Commission meeting of June 15, 2016 meeting, which was seconded by Ms. Henley. Mr. Schmitt asked Chairman Bonfanti if he could have a moment for comments and give them any feedback that would be helpful. Mr. Schmitt commented is that one of the variances is not uniformly across the whole plan and some lots are very small. Ms. Kollar stated when one is continuing a case it is always best to give it a specific date, could you revise the motion?

Mr. Kamide revised the motion to continue File #PZ-16-05 to the June 15, 2016 Plan Commission meeting, which was seconded by Mr. Schmitt. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

5. File# 02-01, consideration of a Resolution for acceptance of public improvements at the Lullo's Oak Forest Estates Subdivision located at Forest Drive and Belmont Avenue.

Petitioner: Village of Addison

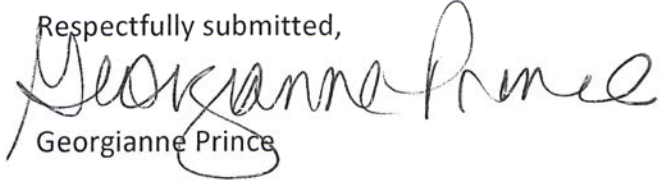
Mr. Kamide made a motion for a positive recommendation on File 02-01 for a Resolution for acceptance of public improvements at the Lullo's Oak Forest Estates Subdivision located at Forest Drive and Belmont Avenue, which was seconded by Ms. Fotopoulos. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

6. Other business at the discretion of the Chairman.

Ms. Kollar stated that since the petition for File #PZ-16-05 has been forwarded to the next regular scheduled Plan Commission meeting of June 15, 2016, we will not be re-publishing for this and no notice will be sent.

Chairman Bonfanti asked if there was any other business, hearing none. Ms. Henley made a motion to adjourn the meeting at 9:30 p.m., which was seconded by Mr. Kamide. Motion carried.

Respectfully submitted,


Georgianne Prince

PLAN COMMISSION MEETING, MAY 11, 2016

PLEASE SIGN IN

NAME	ORGANIZATION AND/OR ADDRESS
GARY BALAN	255 Country Club
Mike Brownish	1905 Halifax Landing
MARIO VALENTINI	MRV ARCHITECTS INC.
Edward Hawkins	125 S. Evergreen Ave
HUBERT LOFTUS	700 SPRINGER DR, LOMBARD
Mike Jinks Addison Farm	10 S ADDISON RD, ADDISON
Ricky Walden	1604 N. WILSON LANE AD.
NELLO SAMMARCO	409 WILSON LANE
ROBERT BEKIELEWSKI	804 W ARMY TRAIL BLVD
ROBERTA & JOHN CENCI	723 W CHARLES CT
Donna Anguiano	201 Country Club Dr.
Tom Goeck	193 " " "
Donna Steward	401 N Country Club Dr
Neil Lewis	401 Country Club - Address
Ken Malocha	201 Country Club
DAVID WROBEL	326 S. Krugan
Karl T. Krogstad	Krogstad Land Design Siapembroski Ct. N. CYPRESS LAKE

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