

Planning & Zoning Commission Meeting  
June 15, 2016

The June 15, 2016 meeting of the Planning & Zoning Commission was called to order by Chairman Bonfanti at 7:00 p.m. Roll call was taken as follows:

Present: Bonfanti, Fotopoulos, Henley, Kamide, Mytych, Nasti, Schmitt  
Absent: None  
Also Present: Trustees Lynch and McDermott, John Berley and Arlene Kollar of Community Development and Mike Toika of the Addison Fire Protection District

PUBLIC HEARING

1. **File # PZ-16-06**, consideration regarding a zoning variation from Section IV.C.8 of the Village of Addison Zoning Ordinance to allow a proposed covered porch to encroach seven (7) feet into the required 30 foot front yard building setback. The subject property is zoned R2 Single Family Residence District.

P.I.N.: 03-33-209-012

Petitioner: Arturo Noyola, Owner

The petitioner was present and sworn in. Mr. Noyola stated that he is requesting a zoning variation to construct a covered porch that will encroach seven feet into the required 30-foot front yard setback. Mr. Noyola said it is to protect his house from the weather.

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-16-06.

This file was advertised in the May 27, 2016 issue of the Daily Herald Newspaper.

## BUSINESS MEETING

1. Consideration to approve the minutes of the May 11, 2016 meeting.

Ms. Fotopoulos made a motion to approve the minutes of the May 11, 2016 meeting, seconded by Mr. Kamide. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Mr. Mytych abstained. Motion carried.

2. Consideration of File #PZ-16-06 as described above.

Mr. Kamide made a motion to grant approval of a variation to Section IV.C.8 of the Village of Addison Zoning Ordinance to allow a proposed covered porch to encroach seven (7) feet into the required 30-foot front yard building setback for the subject property located at 120 E. Armitage Avenue, zoned R2 Single Family Residence District, seconded by Ms. Fotopoulos. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

3. Continuation of File #PZ-16-05, Heritage Woods, LLC, Janko Group, Golf Course Property

Mr. Jim Purinton of Purinton Development was present. Mr. Purinton said since the last presentation last month they have significantly revised and redesigned the plan for the former Addison Golf Course. Mr. Purinton showed and reviewed the new revised and redesigned plan on the overhead.

Mr. Purinton said the Enclave at Mill Creek will be 100% active adult community, not age-restricted but targeted for the empty nester and the over 50 homeowner. The architecture of the development has been upgraded as well as the quality level, and therefore the price range has been increased from \$350,000 to the mid \$400,000. The Homeowner's Association will perform all exterior yard maintenance. Mr. Purinton said site revision changes were also made and well as the number of lots reduced from 92 to 87. They reduced the narrower 40' wide lots from 21 to 8, and the rest are now 50' wide. Also, 26 lots along the western and northern borders adjacent to existing single family homes now have 30' rear yard setbacks. All front yards have a 25' setback. Along the western boundary with the residential housing, they have agreed to locate the new 6' wooden fence three (3 ft.) inside the property line. The wooden fence replaces the existing chain link fence which is approximately 2'-4' inside the property line.

Mr. Purinton said they are working with the Village to deal with the drain pipe erosion problem and they will provide an easement to the Village and facilitate the pipe relocation. The stormwater management was discussed and they are designed to collect and hold 100% of the runoff from the development that occurs from a 100 year rainfall event. The stormwater management detention standards are more stringent than when most of Addison was developed. Mr. Purinton said the streets are Village Streets and are designed to Village standards. They are 66' wide to allow for parking on both sides while maintaining traffic lanes.



All of the homes will be partially sprinkled and we have worked out an agreement with the Addison Fire Protection District. Mr. Purinton showed slides of the different style of homes on the overhead.

Chairman Bonfanti asked if the Plan Commission had any questions. Ms. Fotopoulos stated that Janko said that the homeowners would be responsible for their sidewalks and aprons, isn't the Village responsible for sidewalks and aprons when we do the MFT Project? Mr. Purinton said it is in private sidewalks from the driveway to the front door. Chairman Bonfanti said you mentioned about burying utilities on Army Trail Road, what about within the development? Mr. Purinton said it is all buried. There will be no overhead power lines within the development. The fiber optics will not be buried but everything else will. Ms. Fotopoulos asked if the basements were going to have overhead sewers. Mr. Purinton said yes. Chairman Bonfanti asked if the side yard setback is still 5 feet and hasn't changed? Mr. Purinton said yes. Mr. Nasti asked about the assessment. Mr. Purinton said the homeowner's association does not maintain the exterior or the driveways. Those costs tend to be fairly high. Mr. Mytych asked what the time line is for the project. Mr. Purinton said they would like to get two to three home sales per month. Mr. Mytych asked if they were comfortable with the pricing of the units for this market place. Mr. Purinton said yes. Ms. Fotopoulos asked when the multi-unit will go along Mill Road. Mr. Purinton said he didn't know yet. Chairman Bonfanti asked if the north part is Phase I and the south part is Phase II. Mr. Purinton said we will be starting with the south and Phase II is the back and the north.

Chairman Bonfanti asked if the audience had any questions. A few residents asked about the fence on the northern boundary, water flow and stormwater. Mr. Purinton addressed their concerns. Chairman Bonfanti asked if there was anymore discussion. There was none.

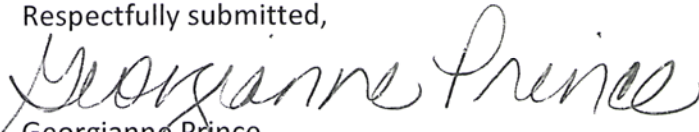
Mr. Kamide said this second amended plan is a significant improvement over the plan that was presented last month. Mr. Kamide feels it is a very positive project for the Village of Addison.

Mr. Kamide made a motion for a positive recommendation and approval of the 2<sup>nd</sup> amended and restated pre-annexation agreement with revised exhibits (dated June 3 and 7, 2016) for approximately 38.24 acres of vacant land located at the northwest corner of Army Trail Boulevard and Mill Road (19W250, 19W304 and 19W324 Army Trail Blvd, to be known as the Enclave at Mill Creek, of which 29.86 acres are to be developed with 87 single family lots with zoning variations to the R3A Zoning District with respect to lot area; lot width; lot depth; and front, side and rear yard setbacks; as per Section IV.D.3; IV.D.4, IV.D.7, IV.D.8 and IV.A.5 of the Addison Zoning Ordinance, as well as certain departures from the Subdivision Control Ordinance relating to File #PZ-16-05, seconded by Ms. Fotopoulos. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

4. Other business at the discretion of the Chairman.

Chairman Bonfanti asked if there was any other business, hearing none. Mr. Kamide made a motion to adjourn the meeting at 8:00 p.m., seconded by Ms. Henley. Motion carried.

Respectfully submitted,

  
Georgianne Prince

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PLEASE SIGN IN

[illegible]