

Planning & Zoning Commission Meeting Minutes
June 14, 2017

The June 14, 2017 Planning & Zoning Commission Meeting was called to order by Chairman Bonfanti at 7:00 p.m.

Present: Bonfanti, Fotopoulos, Henley, Kamide, Schmitt
Absent: Mytych
Also Present: Mayor Veenstra, Trustee McDermott, Arlene Kaatz of the Village of Addison and, Larry Simmons, Addison Fire Protection District

PUBLIC HEARING

1. **File # PZ-17-10**, consideration to request the following two zoning variations to Sections IV.C.8 and II.J.2 of the Village of Addison Zoning Ordinance to allow: #1.) a proposed covered porch to encroach approximately 7' – 5-1/2" into the established 15-foot front yard setback along Wrightwood Avenue, and; #2.) to allow two (2) basement window wells to encroach 2-feet into the established 15-foot front yard setback along Wrightwood Avenue. The subject property is zoned R2 Single Family Residence District and is located at 201 S. Harvard Avenue, Addison, IL.

P.I.N.: 03-28-418-001

Petitioner: Barry F. Hubscher

The petitioner, Barry Hubscher was present and sworn in. Mr. Hubscher said he purchased his house about seven years ago and it needed a lot of the work. The garage is rotted and he plans on tearing it down and building a new one. There is 15 ½ feet between the garage and house. He plans on connecting it and make two bedrooms with a hallway that will go into the garage. There is gable on the front of the garage and would like a matching gable that goes over the front steps. Mr. Hubscher showed the elevation plan on the overhead.

Chairman Bonfanti asked if the Plan Commission had any questions. Chairman Bonfanti said the variations are for the covered porch and area wells. Mr. Hubscher said yes. Chairman Bonfanti said it looks like the area wells do not encroach on the 15 foot yard setback. Mr. Hubscher said yes they do not but it needs to be added to the variance. Ms. Arlene Kaatz of the Village of Addison said it's the idea that the window wells are not allowed as a permitted obstruction within a front yard, no matter how much they encroach. Ms. Fotopoulos said besides doing the extension, you are going to dig a basement. Mr. Hubscher said yes, there is an existing basement in the house, so it will just be connected to the existing basement. Ms. Fotopoulos said you are adding two bedrooms, how many are currently in the house. Mr. Hubscher said there is two now. Chairman Bonfanti asked if there were anymore 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 closed the public hearing for File #PZ-17-10.

2. **File #PZ-17-03**, consideration regarding a Special Use request for a Planned Unit Development and Plat of Resubdivision with certain variations, of approximately 5.2 acres of vacant land zoned B3 Service Business District, of which 4.1 acres are to be rezoned to R4 PUD Multiple Family Residence District for the development of a senior living center (Lot 2), and approximately 1.1 acre to remain B3 Zoning District for parking (Lot 1). The property is located at 1651 W. Lake Street, Addison, IL.

P.I.N. : 03-19-100-011 (part of), 03-19-100-012 (part of), 03-19-201-009 (part of)

Petitioner: David R. Erickson, of Ryan Companies US, Inc.

The petitioners were present and sworn in. Mr. Dave Erickson of Ryan Companies was present. Mr. Erickson said that "we build stories", and that Clarendale is a brand that was created by Ryan Companies and Life Care Services. The first Clarendale opened up in Mokena about a year and half ago, the second one opened up in Algonquin last fall and the third in Schererville, Indiana last week.

Mr. Erickson said Clarendale of Addison will be 190 market rate rental senior living residences. It will be independent, assisted and memory care all under one roof. This will be rental senior living. It will be located on 4.1 acres; to the west is Hampton Inn Suites, to the east Marcus, to the south the park and to the north Lake Street and other retail. They will be taking some of the parking lot and transferring it up to the north closer to the retail away from the park, and we will be buying the remainder of the property from the local developer. It will be a \$40 million investment in the Village of Addison and they feel very confident in this project. It will also be a five-story, 215,000 square foot building, Ryan Companies will be the developer/co-owner and builder and Life Services will be co-owner and property manager.

Mr. Erickson showed the site plan and adjacent properties on the overhead. The residential is about 900 feet to the south between Clarendale property and the single family homes (Centennial Park); also to the south is the Club Fitness Center. There are two access points, one is a signalized intersection in front of the theater and the second one is a right in/right out in front of the property between the two retail buildings. Ryan Companies will replace 219 existing stalls. IHOP has 20 stalls in the front and 199 stalls from Marcus that will be transferred to the north. The property is currently zoned B3 and we are requesting R4 PUD. We will also be providing an additional 151 stalls, which is about 0.8 stalls space per unit. It is sufficient for operation needs. There will be a 6 foot high decorative fence that will be located in the front and rear of the building. There also will be a monument sign and two signs on the building. Mr. Erickson stated that they are not requesting any signage on Lake Street.

Hubert Loftus of Manhard Consulting went through the site plan on the overhead. Mr. Loftus said the main entrance provided will line up the right in/right entrance off of Lake Street which is a dedicated drive with no parking on it, and that will feed the northern parking lot for the theater. The parking stalls (20) at the far north end are dedicated for IHOP and the remainder of the parking is for the project. There are few minor modifications around the theater, one is to relocate a couple of handicap stalls closer to the building and provide some parking along the theater's west property line. On-site that drives connects to an existing access drive that runs east and west and will provide a drop off area in front of the building that feeds into a smaller parking lot. The main parking field for the building will be just north of that drive. There is a little bit of parking out to the west side. There are 15 parking spaces within a first floor garage at the north end of the building and provides the one access to the garage. Mr. Loftus said they are in discussion with connection of the park district's path that runs along the north end of the building. From a grading standpoint, everything drains from the north to the south. There is a large storm sewer at the south end that drains into that large detention facility in Centennial Park (behind the theater), and the existing stormwater pond was sized for the full build-out for this project. We don't have to provide any detention, all the detention has been provided within the facility. From the existing storm sewer that is generally at the south and west ends will extend storm lines up through the site, extend sanitary sewer on the site and provide a watermain loop that follows along the fire lane. This has all been reviewed by Staff. They will continue the lighting program for the theater and within the site itself will be more of a customized decorative light pole.

Mr. Matt Nelson of Manhard Consulting went over the landscape plan on the overhead. Mr. Nelson said one of the goals is to give it a more homey feeling. The parking lot itself is well landscaped to provide shade and separation for the vehicle uses. Around the building, the entire front facing the street is landscaped with a mix of shrubs and perennials. At the end of the access drive there will be a monument sign that will be well landscaped with ornamental plantings to give it a nice focal point to the community. At the entrance below there will be an overhang canopy, with a nice formal landscaping area to direct attention to the entrance. The perimeter of the property is mostly parking lot but there is a fair amount of street trees to also provide shade. Several areas will be provided for screening to block views. There is a patio in the back that will be fenced in for the residents and formal landscaping will be provided.

Mr. Tom Jeziorski, architect for the project showed the plan and elevations on the overhead. Mr. Jeziorski said the building is 4-stories, with a 5-story middle section with a Georgian revival style. There are sloped roofs that will be screening any of the rooftop mechanical units. There will be a brick water table and accent brick that will reach up to the second and third floor in various areas. The independent living side of the building, there is an arched covered canopy and we will make sure that it will have access to fire and emergency vehicles. There will be balconies around the exterior of the building, about 40% of the units will have them. The Georgian Style is a residential style, it is one that has a lot of symmetry to it. The rest of the building will be a hardy-plank pre-finished siding with a 20 year asphalt look shingle that will be on the top and we will also be able to have some treks deck that is for the decking on the patios.

Mr. Jeziorski said that Clarendale is very hospitality oriented. Some of the amenities in the building will be a bistro/dining room, full dining rooms, pub/game room, inside garage parking, grand entry space, lounges/living rooms, wellness and spas services and community rooms.

Chairman Bonfanti asked if the Plan Commission had any questions. Chairman Bonfanti said a fence was mentioned in certain areas. Mr. Erickson showed the landscape plan on the overhead. Mr. Erickson said it will be by the monument sign and it's more aesthetic. Chairman Bonfanti said when you talk about 75 employees, at least 50 of them will be driving and that takes away from your total of 151 spaces. Mr. Erickson said there are three shifts, 7 am to 3 pm, 3 pm to 11 pm and 11 pm to 7 am, and 50% of the employees work during the day shift, it is off peak hours. Chairman Bonfanti asked if the waiver of fees is beyond this Committee. Ms. Kaatz of the Village of Addison said the requested wavier is due to the nature of the use. The residents there will probably not be using facilities and we have been in touch with the School District and Park District and they seem to be on board with it. Mr. Schmitt asked about the ratios of the parking. Mr. Erickson said there are close to 95 independent living residents, 55 assisted and 40 memory care. Most of the independent living residents (75%) have a car. Ms. Fotopoulos said the project is wonderful and it is long overdue. Ms. Fotopoulos said why only 15 indoor parking spaces. Mr. Erickson said it is all we can fit. Chairman Bonfanti asked if it is a monthly rent. Mr. Erickson said yes it is and it is also a market rate, generally an independent unit will be around \$3,000 a month, assisted care around \$4,000 and memory care around \$6,000. Mr. Schmitt asked about landscaping is there more that can be done on the sides of the building and the lack of outdoor spaces. Mr. Erickson said the courtyard is for the memory care residents that will be secured. The rear courtyard off the dining room will have a patio with tables and umbrellas and nicely landscaped with a view of the park. The amount of courtyard space is more than sufficient. A carriage walk is proposed along the east side of the new drive that will be built. Chairman Bonfanti asked if the Fire Department is good with this. Mr. Larry Simmons of the Addison Fire Department said they agree with this project.

Chairman Bonfanti asked if the audience had any questions. There was none. Chairman Bonfanti asked for positive and negative testimony. There was none. Mr. Dave Erickson gave closing remarks. Chairman Bonfanti closed the public hearing for File #PZ-PZ-17-03.

These files were advertised in the May 26, 2017 and May 30, 2017 issue of the Daily Herald Newspaper.

BUSINESS MEETING

1. Consideration to approve the minutes from the May 10, 2017 meeting.

Ms. Fotopoulos made a motion to approve the minutes from the May 10, 2017 meeting, seconded by Ms. Henley. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

2. Consideration of File #PZ-17-10 as described above.

Mr. Kamide made a motion for a positive recommendation to grant zoning variations to Sections IV.C.8 and II.J.2 of the Village of Addison Zoning Ordinance to allow: #1.) a proposed covered porch to encroach approximately 7' – 5-1/2" into the established 15-foot front yard setback along Wrightwood Avenue, and; #2.) to allow two (2) basement window wells to encroach 2-feet into the established 15-foot front yard setback along Wrightwood Avenue. The subject property is zoned R2 Single Family Residence District and is located at 201 S. Harvard Avenue, Addison, IL, seconded by Ms. Fotopoulos. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

3. Consideration of File #PZ-17-03 as described above.

Mr. Kamide made a motion for a positive recommendation for File #PZ-17-03 for approval of a PUD Plat of Resubdivision and a Special Use for a Planned Unit Development to be rezoned to R4 Multiple Family Residence District with zoning exceptions, as listed, and a Planned Unit Development Agreement for approximately 5.2 acres of vacant land for the property located at 1651 W. Lake Street to be known as Clarendale of Addison Senior Living Center, seconded by Ms. Fotopoulos. Chairman Bonfanti asked if there was any discussion. Chairman Bonfanti asked about the lighting in the parking lot. Mr. Erickson said we meet the building code. Mr. Schmitt said his only concern was the parking issue. He feels it would be good to get more information to support their request. 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, Ms. Henley made a motion to adjourn the meeting at 8:00 p.m., seconded by Mr. Kamide. Motion carried.

Respectfully submitted,

Marganne Prince

PLEASE SIGN IN

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