

Planning and Zoning Commission Meeting Minutes
October 11, 2017

The October 11, 2017 Planning and Zoning Commission meeting was called to order by Chairman Bonfanti at 7:00 p.m.

Present: Bonfanti, Fotopoulos, Henley, Kamide, Mytych

Absent: Schmitt

Also Present: Trustees Lynch and McDermott, Mayor Veenstra and Arlene Kaatz of the Village

PUBLIC HEARING

1. File # PZ-17-14, consideration of hearing testimony regarding the Annexation of approximately 0.28 acres of land at 4N206 Central Avenue to be zoned R1 Single Family Residence District. The request is to annex the property as is, whereby the existing single family residence encroaches approximately three feet into the required 30-foot front yard building setback, and for a zoning variation to allow a proposed covered porch to protrude approximately 7 feet into the required 30 foot front yard building setback.

P.I.N.: 03-22-311-006

Petitioner: Joaquin Aguirre

The petitioner was present and sworn in. Mr. Aguirre stated he would like to annex the property "as-is" based on the setback. He plans to work on the existing structure. It will be a 2-story house. Chairman Bonfanti asked if the Plan Commission had any questions. Ms. Fotopoulos asked if he plans on living in the house. Mr. Aguirre stated he planned on doing a flip in the beginning, but is considering selling the house and moving into this one, it would depend on his children's school but right now he is undecided. Mr. Mytych asked the petitioner if he knows what is going to happen to the property. Mr. Aguirre said right now he is still considering to flipping it. Chairman Bonfanti asked if there was anymore discussion. Ms. Fotopoulos asked Ms. Kaatz about the potential to annex adjacent properties. Ms. Kaatz stated that in the past some of the surrounding lots have entered into pre-annexation agreements with the Village. Therefore, if this property at 4N206 Central Avenue is annexed, then we may have the opportunity to annex about 6 to 7 of the surrounding homes. Chairman Bonfanti asked for positive and negative testimony. There was none. Chairman Bonfanti closed the public hearing for File PZ-17-14.

2. File #PZ-17-15, Consideration of hearing testimony regarding the Amendment to the Annexation Agreement, Annexation, Resubdivision and Planned Unit Development Plat, and Rezoning of approximately 2.6 acres of land located at 4N118 and 4N178 Rohlwing Road (IL Rte. 53) to be zoned R3B Low Density Multiple Family Residence District, with a Special Use for a Planned Unit Development (PUD) containing 19 townhome units and certain exceptions to the Village of Addison Zoning Ordinance and the Standard Specifications for Design and Construction.

P.I.N.: 02-24-407-001, 002, 003 and 004

Petitioner: Maurice Gagliano, Woodland Estates LLC

These files were advertised in the September 22, 2017 issue of the Daily Herald Newspaper.

The petitioners were present and sworn in. Mr. Orest Baranyk stated he is the architect for this project and that this project was before the board a few years ago. Mr. Baranyk said that this project was approved for a development of 14 townhomes. The developer is in the processing of acquiring 150 foot lot to the south of the property and wants to add an additional five unit townhomes. Mr. Baranyk showed the plan on the overhead. The major difference is that we are also adding a detention pond that will be located at south end of the property and this then would allow the elimination of what was initially proposed in storm chambers which were able to detain the stormwater. By having this detention pond we can eliminate that particular aspect of it and make for an easier situation to care for. Mr. Baranyk stated the types of units are very similar to what was initially approved. They consist of one-story townhomes with a few two-stories.

Mr. Kevin Kenniff, Civil Engineer for the project stated that the plan is to annex and amend the existing PUD; annexation would be for the property to the south, approximately 0.8 acres. Mr. Kenniff showed the plan on the overhead. Mr. Kenniff said the main improvement over the previous PUD is the addition of a detention system. The previous PUD had detention provided in underground chambers. The detention system proposed is a dry system. There will be native plantings on the bottom of the pond and retaining walls on the north and south side of the pond. The property is currently unincorporated and would be annexed into the Village. The proposed Plat of Resubdivision and PUD would include the new annex property and stormwater easement over the proposed detention facility. The Grading and Utility Plans will show the grading of the detention pond and the utilities the storm sewer that would convey the stormwater through the detention pond.

Chairman Bonfanti asked if the Plan Commission had any questions. Ms. Fotopoulos asked when do you plan on putting in a street. Mr. Kenniff said as soon as they are approved for the engineering for the detention pond. Chairman Bonfanti asked if parking is going to be on either side of the main street that comes in. Mr. Baranyk said no, all the parking is meant to be in the driveways or garages, and also two-cars for each unit and then additional two spots for parking off the street in the driveway.

Ms. Fotopoulos asked about the snow removal, where will you put it? Mr. Baranyk said it will mostly like be at the drives for the exit. Mr. Kenniff said there are some additional areas on the edges of the parking lots. Mr. Kenniff showed it on the plan.

Chairman Bonfanti asked if the audience had any questions. Ms. Carolyn Parisi, 535 Rumble Lane, asked if an emergency exit is being added. Mr. Baranyk said it will be for emergency exits for the fire trucks. Ms. Parisi said her concern for the extra units is that there are a lot of cars, two cars per unit. She is concerned about the safety and back up of cars on Woodland. Ms. Parisi questioned how appealing is a home backing up to a detention pond. Mr. Kenniff said the pond will be dry and in order to meet the requirements of the County and the Village when it's a dry detention pond, we have to plant it with native planting. It will have plants but no standing water. Ms. Parisi is worried about mosquitos. Is the Village going to spray? Ms. Fotopoulos said you will have to contact Public Works. Mr. Kenniff said typically with a dry detention pond you are much less likely to see mosquito problems and we don't anticipate it to be a problem. The street and pond will be private and the Homeowner's Association will have to maintain it.

Louis and Jacqueline Testa, 4N100 Rohlwing Road, lives three house south of the detention pond is concerned that they will have flooding issues with the detention pond. Mr. Testa has already expressed his concern to the County regarding the existing water issues that they have. Mr. Testa said the diameter pipe that will drain into it, can't handle the water that they have now. They are afraid they will flood all the time. Mr. Kenniff said as part of the development, they have to provide detention. It is a Village and County Ordinance to provide it. Typically it is provided at the low point of the site because it is the most efficient place to provide it. They have designed per the Village requirements the detention required and have taken into account on the release of the detention pond the downstream piping full. It has been incorporated into our design. There is a high water level that they expect to see in that pond. There is a foot and half before any overflow from the pond. The pipes are designed to pass the 100 year flood.

Mr. Kamide asked how the detention system could mitigate the problem. Mr. Kenniff said the site currently drains off completely undetain. When the site is developed, they will have to detain for .1 CFS breaker, so roughly with a 3 acre site we will be allowed to release .3CFS from the site and that is the maximum we can release and the pond is designed for that. Mr. Kamide said with that calculation, how much is being released now without a detention. Mr. Kenniff said roughly .6 CFS and you will reduce it to .3 CFS, so much less water is going to move from your property to the south. Mr. Kenniff said we will be draining from the east not from the south. Mr. Kamide said your project will be beneficial to the southern property. Mr. Kenniff said yes that is correct.

Dan & Jessica Cutwright, 4N114 Rohlwing Road has concerns about the flooding and detention pond. Chairman Bonfanti asked the petitioner if they could show the drawing of how the pipe comes out of the detention pond and flows to the north. Mr. Kenniff showed the plan on the overhead. Ms. Fotopoulos said that she was explained by our Engineer that there is another backup. Mr. Kenniff said there is one pipe and our detention pond will have to be designed

with the knowledge that we are tying into a pipe that could potentially be full. We will design it with the pipe assuming it will be completely dry and then design it assuming that the pipe will be completely full. We have incorporated that fact that there will be a tail water condition on the outlet of the pond and incorporated two spillways to control where the flow goes, if it should exceed the pond. These are the requirements that have to be followed. Mr. Gagliano said to the residents that the detention pond they are creating will help those homes. Chairman Bonfanti suggested that the residents meet with the developer regarding the detention pond and how it works.

Joanne Zusack of 534 Rumble Lane asked if any environmental studies have been done and there needs to be areas for run-offs. Mr. Kenniff said there are not wetlands and no study has been done, however we have to meet the requirements of the County and the Village of Addison. Ms. Zusack said she feels a right decision needs to be made for the community. Mr. Baranyk said this water containment will help the residents because the regulations that have to be satisfied by the Village and the County are so demanding. The development has started and the owner has put himself at risk by building more units.

Chairman Bonfanti asked if there were anymore questions. There were none. Chairman Bonfanti asked for positive and negative testimony. There was none. Chairman Bonfanti closed the public hearing for File #PZ-17-15.

BUSINESS MEETING

1. Consideration to approve the minutes from the September 13, 2017 meeting.

Mr. Kamide made a motion to approve the minutes from the September 13, 2017 meeting, seconded by Ms. Henley. Chairman Bonfanti asked if there was any other discussion. There was none. Roll call was taken. Chairman Bonfanti abstained. Motion carried.

2. Consideration of File #PZ-17-14 as described above.

Mr. Kamide made a motion for a positive recommendation for the annexation of one lot approximately 0.28 acres to be zoned R1 Single Family Residence District and to allow the existing residence to encroach approximately 3-feet, "as-is" into the required 30-foot front yard building setback, and for a zoning variation to Section VI.B.8 of the Village of Addison Zoning Ordinance to allow a proposed covered porch to encroach approximately 7-feet into the required 30 foot building setback. The subject property is located at 4N206 Central Avenue to be commonly known as 550 N. Central Avenue, seconded by Ms. Fotopoulos. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

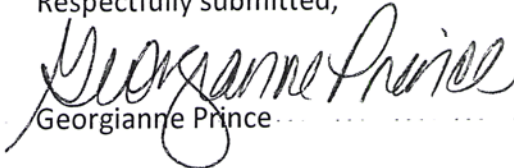
3. Consideration of File #PZ-17-15 as described above.

Mr. Kamide made a motion for a positive recommendation regarding an amendment to the annexation agreement, annexation plat, rezoning and to the special use for a Planned Unit Development with certain exceptions, to increase the number of proposed townhomes from 14 to 19 units. The subject property is to be expanded from 1.8 acres to approximately 2.6 acres and include both 4N178 Rohlwing Road and 4N118 Rohlwing Road to be rezoned to R3b PUD Multiple Family Residence District and to be commonly addressed as 528-546 Woodland Avenue, seconded by Ms. Fotopoulos. Chairman Bonfanti asked if there was any discussion. Ms. Fotopoulos stated that she sat down with the Village of Addison Engineering Department to talk about this. There are no guarantees but they have this land developed the way it is developed. It has been good sound decisions with a lot of thought and I feel good about the project. Chairman Bonfanti said he would recommend that the developer meet with the residents to go over the project. Motion carried.

4. Other business at the discretion of the Chairman.

Chairman Bonfanti asked if there any other business, hearing none, Mr. Kamide made a motion to adjourn the meeting at 8:10 p.m., seconded by Ms. Henley. Motion carried.

Respectfully submitted,


Georgianne Prince

PLEASE SIGN IN

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