

Planning & Zoning Commission Minutes  
April 10, 2019

The Planning & Zoning Commission of the April 10, 2019 was called to order at 7:00 p.m. by Chairman Bonfanti.

Present: Bonfanti, Fotopoulos, Kamide, McComb  
Absent: Mytych, Schmitt  
Also Present: Jennifer Henaghan, Village of Addison and Mark Spoo, Addison Fire Dept.

PUBLIC HEARING

1. File #PZ-19-06, consideration of a variation of Section II.H.4 of the Village of Addison Zoning Ordinance to allow the construction of a 912-square foot detached garage where a maximum of 700 square feet is allowed. The property is located at 916 S. Iowa Avenue, Addison, IL.

P.I.N.: 03-33-400-034

Petitioner: Robert A. & Laurie K. Sumanis

The petitioner, Laurie Sumanis was present and sworn in. Ms. Sumanis stated they are looking for a variation to allow a 16'x24' addition to their existing two-car detached garage to put there two antique vehicles in.

Chairman Bonfanti asked if the Plan Commission had any questions. Chairman Bonfanti said there are two variances, one for square footage and one for encroachment on the easement by 1 foot. Chairman Bonfanti stated this is a utility easement and that you will need to get sign off letters from the utility companies.

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. There were none. Chairman Bonfanti closed the public hearing for File #PZ-19-06.

2. File #PZ-19-07, consideration regarding a Special Use Permit for a Planned Unit Development and Agreement, with exceptions, Rezoning to the R3D Multiple Family Residence District, and a Plat of Resubdivision, to develop Alexandra Pointe of Addison Senior Living Community consisting of 132 units on approximately 6.2 acres of land. The petitioner also requests that the approval for the development previously approved for the property, Ordinance O-06-95 (Approving a Pre-Annexation and Planned Unit Development Agreement for Charlemagne Development, LLC) be repealed. The property is located at 1100 W. Lake Street, Addison, IL.

P.I.N.: 03-20-108-002, 007, 008  
03-20-107-003, 006, 008, 009

Petitioner: Supportive Living Communities, LLC

Mr. Warren Silver, attorney for the petitioner was present and sworn in. Mr. Silver stated they are proposing a Senior Living Center at the old Oxford Bank property. The property has been vacant for at least 20 years and the demand for senior housing is growing rapidly.

Mr. Keven Bennema, Charter Senior Living was present and sworn in. Mr. Bennema stated the senior housing will have three levels of care, independent, assisted and memory care. The independent will offer a full kitchen in the unit, dining hall, snack bar, in-unit washer and dryer, transportation and health and wellness programming options. The units will be very large with one/two bedroom studios. There is no care provided, it is total independent living with some of the residents having vehicles.

Mr. Bennema stated the assisted living will have specialized assistance. There will be 24 hour staff and nursing care. A health and wellness program with daily activities for the residents.

Mr. Bennema stated the memory care will have specialists who will provide the training for the caregivers. It is 24 hour, 7 days a week staffing with three shifts operating and 24 hour security. It will be very secure with the doors locked at certain times.

Mr. Ken Koziczowski of Ganther Construction Architecture was present and sworn in. Mr. Koziczowski stated the building is 154,000 in square feet with three stories and will be in a "C" shape that encompasses the main parking lot. The main entrance will be off of Lake Street and employee parking lot will be located on the east/west side of the building. There is also a fire loop around the building to allow for fire access as well as delivery truck access to the rear. To the north of the site, there is a stormwater pond that is existing that will not accommodate the entirety of the needs for stormwater for the building, so there will be some underground vaults below the parking and green space. There is one loading berth on the north side of the property. This use does not have a heavy delivery schedule, so there is no need to add a second loading berth. The parking on this parcel is based on the assisted living standards for this use. We are currently looking for a required 92 stalls and showing 93 and a bank for seven additional. For the setbacks, the Village is looking for an R4 Zoning and that would change the setback uses a little bit. The landscaping plan will incorporate large amounts of plantings and evergreens.

Mr. Koziczowski showed on the overhead the materials that will be used along with the floor plans of the building.

Mr. Silver stated they have requested a rezoning and a Planned Development with exceptions. The change in the zoning classification that was requested is from the current R3B to R3D. Village of Addison Staff looked at this and said the density is more appropriate to an R4 Zoning



and eliminates the need for some exceptions specifically setbacks. Before any rezoning and plan development happens, this parcel is already impressed with a Planned Development Ordinance and a Planned Unit Development Agreement that binds the owner and their successors to build a townhouse development that was proposed in the mid-2000. Nothing ever happened with this property. We are proposing a senior living facility and feel this is a better use. The Ordinances from back in 2006 need to be repealed, and we are looking for new Ordinances and PUD Agreement to be approved. The height of the building will be 42 feet which meets the requirements of the R4 District but exceeds the maximum height allowed for buildings located in the R3D District. The exterior of the building will consist of a combination of more than 50% reddish brick with a complimentary cement board siding material. The north elevation would have 47% brick, but the other three elevations would have 55%-69% brick. The roof would be covered in asphalt shingles. We will need Special Use Approval and are proposing a use that isn't provided for in the Zoning Ordinance and that is the memory care use. We also need exceptions for the site coverage, we are at 58.6% of the site covered by built structures and pavement and 41.4% open space. We are also providing substantial underground vaults for water detention as well as the existing detention pond that will be improved and maintained. The detention pond also serves the subdivision just north of the site. We will need a single loading berth instead of the two loading berths. The parking we need is for 93 spaces. . The Zoning Ordinance does not have a parking standard that directly addresses independent/assisted/memory care senior housing.

Chairman Bonfanti asked if the Plan Commission had any questions. Chairman Bonfanti stated there are seven additional parking spaces, where are they? Mr. Silver said they are on the northeast side and showed them on the overhead. Ms. Fotopoulos asked about the parking, if you have independent people living there why not having underground parking for them so when it snows their cars do not have to be outside. You also said there are 157 full employees, divided by three shifts which are 50 people with 32 parking spaces. Mr. Bill Woodward of KLOA, traffic engineer said the 157 employees are all not full time some are part time. The industry standards for what they are providing are actually above of what the national set is. We looked at the Institute of Transportation Engineers and Parking Generation Data for these types of facilities and the parking ratio for peak parking demand are in line with what they are providing.

Chairman Bonfanti asked if the audience had any questions.

A resident at 1046 Jamey Lane asked if the emergency vehicles will be silent and if a traffic light will be at 8<sup>th</sup> Avenue and Lake Street. Mr. Mark Spoo of the Addison Fire Protection District stated you will hear them coming but if there is no traffic the sirens will be not be going . Mr. Woodward said there will be no signal at 8<sup>th</sup> and Lake Street.

A resident who lives across the street from the development feels it will generate more traffic on Lake Street and doesn't want to hear the sirens.

Chairman Bonfanti asked for positive and negative testimony. There was none. Chairman Bonfanti asked for closing remarks. There were none. Chairman Bonfanti closed the public hearing for File #19-07.

These files were advertised in the March 25, 2019 issue of the Daily Herald Newspaper.

BUSINESS MEETING

1. Consideration to approve the minutes from the March 13, 2019 meeting.

Ms. Fotopoulos made a motion to approve the minutes from the March 13, 2019 meeting, seconded by Mr. Kamide. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

2. Consideration of File #PZ-19-06 as described above.

Mr. Kamide made a motion to grant a variance of Section II.H.4 of the Village of Addison Zoning Ordinance to allow the construction of a 912-square foot detached garage where a maximum of 700 square feet is allowed, seconded by Ms. Fotopoulos. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

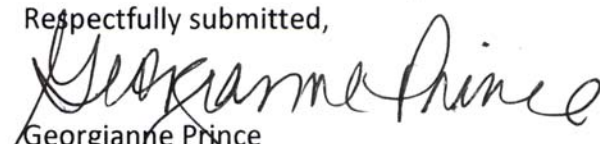
3. Consideration of File #PZ-19-07 as described above.

Mr. Kamide made a motion for a positive recommendation for File #PZ-19-07 for the property at 1100 W. Lake Street for a special use for a Planned Unit Development and Agreement, with exceptions, rezoning to R4 Multiple Family Residence District, and a Plat of Resubdivision, to develop Alexandra Pointe of Addison Senior Living Community consisting of 132 units on approximately 6.2 acres of land. The petitioner also requests that the approval for the development previously approved for the property, Ordinance O-06-95 (approving a pre-annexation and planned unit development agreement for Charlemagne Development LLC), be repealed, subject to legal and engineering, 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 8:40 p.m., seconded by Ms. Fotopoulos. Motion carried.

Respectfully submitted,

  
Georgianne Prince

