

MINUTES OF THE PLANNING & ZONING COMMISSION
VILLAGE OF ADDISON
WEDNESDAY, NOVEMBER 10, 2021

The Planning & Zoning Commission meeting of the November 10, 2021 meeting was called to order at 7:00 p.m. by Chair Fotopoulos.

Present: Fotopoulos, Ariano, Cargill, McComb and Schmitt
Absent: Kamide, Turk
Also Present: Mike Crandall and Jennifer Henaghan, Village of Addison, Village Attorney Dave Freeman

PUBLIC HEARING

I. CALL TO ORDER – ROLL CALL

Mr. Schmitt made a motion to approve the October 13, 2021 minutes, seconded by Mr. Cargill. Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken.

Motion passed unanimously.

II. PUBLIC HEARINGS AND RECOMMENDATIONS

1. **File #PZ-21-19**, consideration of approval of rezoning to the R4 Multiple Family Residence District, a plat of resubdivision and a special use for a planned development with variations and exceptions. The property is located at the northwest corner of Denise Court and Green Meadow Drive, Addison, IL.

P.I.N.: 03-21-311-043, -044

Petitioner: Alden Foundation

This file was advertised in the October 25, 2021 issue of the Daily Herald Newspaper.

Mr. Schmitt made a motion to open File #PZ-21-19, seconded by Mr. Ariano. Roll call was taken.

Motion passed unanimously.

Ms. Jennifer Henaghan, Village of Addison stated the developer is requesting rezoning and planned development approvals to allow for the construction of a 62 unit independent senior living facility. This requires zoning actions for a Plat of Resubdivision, Rezoning from the B2 District to the R4 District and a Planned Development with exceptions for a ground floor area, minimum open space, parking as well as the approval of two monument signs for the developments.

The petitioner did originally request variations to the Village's requirements for sidewalk width and detention pond location but they have since revised their plans to meet those code sections so there is no variation necessary for those items. The requested rezoning to the R4 District would be compatible with the surrounding

zoning districts as well as the Comprehensive Plan. It would also be consistent with the other two approved senior housing developments, Clarendale of Addison and Alexandra Pointe which are also zoned R4. The proposed resubdivision meets all the requirements of the R4 District. The proposed building will comply with density and setback requirements for the R4 District but it will require exceptions relating to parcel coverage and parking as contained within the staff report. As the petitioner noted in their statement, the development's proximity to the adjacent public park helps to mitigate the lack of open space on the subject property. In addition, the proposed 41% open space would provide significantly more open space than is provided in the neighboring apartment buildings and shopping centers. With regard to parking, the petitioner has indicated that in their experience one parking space per unit is sufficient and they have not had issues with providing parking in surface lots as opposed to being underground. The Village of Addison does not have a parking standard that is specific to senior housing but for comparison purposes the City of Elmhurst and Village of Lombard both require one space per room for senior elderly housing as it is proposed in this project.

The proposed development will have three driveway entrances but the only access onto the public right-of-way is the eastern entrance onto Denise Court. The southern and western driveways are onto private property so to ensure that there are no future issues with access to and around the site, Staff recommends that prior to the issuance of any building permit for the proposed development that applicant should be required to demonstrate cross-access rights with the shopping center properties to the west and to the south.

Beth Demes and Barry Mullen of the Alden Foundation and Michael Bailey, President of Alden Design Group and Architect were present and sworn in. Also Attorney Freedland was present for the petitioner.

Ms. Demes showed the plans on the overhead. Ms. Demes stated they are interested in building on the northwest corner of Denise Court and Green Meadow Drive. It is vacant property with 2.48 acres. They are proposing to building 62 units of affordable independent living that would include 12-2 bedroom apartments and 51 bedroom apartments. The age limit is 62 and older.

The Alden Foundation has been developing affordable senior living since 1996. We just finished our 14 development in Warrenville. We have been looking at Addison for a very long time and this particular property. The building will be 3-stories, brick and masonry, approximately 66,200 square feet, 35 feet from the ground to the top of the parapet. This will be a sustainably designed energy efficient building. We will be looking for certification under the Enterprise Green Communities Program which is a program specifically targeted to multi-family properties. It will also be energy star certified. The apartment amenities each will have a fully equipped kitchen with energy star appliances, emergency call buttons in the bathrooms that are connected to a 24-hour monitoring service, cabling for high speed internet and mini blinds.

Our buildings don't look like typical apartment building, it is indeed senior living. The first floor will have a lot of common area amenities, including a community room with a warming kitchen, theater room, billiards and game room, library with computer and free internet access for the residents, a wellness and fitness room, card operated laundry rooms on each floor.

The building is designed to be affordable to seniors living anywhere on from \$19,000 a year up to \$52,000 a year. The rents will range from \$400 a month to \$1300 a month depending on the income level of the tenant and the number of bedrooms, whether or not it is a one or two bedroom apartment. This is independent living so it means it is not assisted living with no supportive services associated with the building but we do offer our residents a full calendar of events. A property manager will be on site from 8:00 a.m. to 5:00 p.m. every day and maintenance manager who will live in the building and be available for emergencies.

Our request this evening is to rezone from B2 to R4 Multiple Family Residence, a Special Use Planned Development. The exceptions to our request include the parking variation where we are requesting one spot per apartment and our experience only about 75% of our residents at most have cars, so on all of our developments we have 14 and it has not been a problem at all. We are requesting allowance for the total ground area for all buildings to be 49.5%, the requirement is 40%. Building coverage on the lot to be 20.4%, the requirement is 20% and request for open space to be 40.1% as opposed to the 60% which is required. A side note....if you include

the area of the park in the total square footage of the area then the open space jumps up to 65% from the 42%.

We are very proud of our buildings and we do not have a cookie cutter approach, we tailor each building to meet the site and surroundings, and also an interior design team.

Mr. Michael Bailey of Alden Design Group talked about the site plan and building. Mr. Bailey showed the site plan on the overhead.

Mr. Bailey said it is a 3-story wood framed building. We try to pre-manufacture all the walls to speed up construction. The exterior is a combination of masonry and efface on the upper stories. The main entrance will be off of Denise Court, secondary entrance off of Green Meadow and a proposed entrance off of the west property line into the parking lot. The detention is located on the east side, it is a surface combination of surface and also underground detention in the east and north parking lots.

Chair Fotopoulos asked if the Plan Commission had any questions.

Chair Fotopoulos asked why you called a foundation and not a developer do. Ms. Demes said the Alden Group is a different entity. This is being developed by Alden Foundation. We have been around since 1996 and we are a not-profit organization. We are mission driven and our mission is to develop affordable senior housing... Alden Group is a different entity which develops rehab facilities, nursing homes, memory care. Alden Foundation is separate affordable housing. Chair Fotopoulos said not related to each other. Ms. Demes said we were created by executives from Alden Group but we are not legally related because as not for profit we have a Board of Directors separate. Mr. Cargill asked if this is HUD money and how is this going to be funded. Ms. Demes said this project will have a combination of affordable financing programs to help build it. It includes loan income housing tax credits which are sold to investors will have a conventional bank loan and we will have home funds which come from HUD but are allocated to DuPage County. We have received from DuPage County preliminary approval for a home loan. Yes some of the money comes from HUD but there are different types of HUD programs. Mr. Cargill asked who owns and maintains these properties. Ms. Demes said the property will be owned by a limited partnership. The general partner in that partnership is owned by Alden Foundation. Limited partners the investor who puts the equity into the project. Alden Foundation owns the first development we built in 1996. We are the owner, we maintain the properties and the property manager will be Alden Realty Services. We don't built these and flip them and sell them. Mr. Cargill said they all will be sprinkled and they are all wood frame construction 3-stories high and are there any kind of fire breaks in the building. Mr. Bailey said no it does not meet the requirement for any kind of a fire separation within the building. The building is fully sprinkled under NFPA 13 which is essentially the commercial version of it.

Chair Fotopoulos asked if the Plan Commission had any more questions. There were none.

Chair Fotopoulos asked if the audience had any questions. There were none.

Village Attorney Freeman stated is this project contingent on receiving any type of outside financing. Ms. Demes said yes it is contingent upon us being able to get the tax credits from the Illinois Housing Development Authority. We will be submitting our application in February. The zoning is one of the requirements we need to have in place for the application. We should hear probably 60 to 90 days later so some time in the spring we would know. We do have the opportunity to apply again sometime, it takes a couple times to apply to get the tax credits. It is a competitive process. Attorney Freeman said he wasn't sure if that is where you are going with this in terms of how long this will take.

Chair Fotopoulos asked for positive and negative testimony. There was none.

Mr. Schmitt made a motion to close File #PZ-21-19, seconded by Mr. McComb. Roll call was taken.

Motion passed unanimously.

Consideration of File PZ-21-19 as described above.

Mr. Schmitt made a motion for a positive recommendation for File PZ-21-19 for the rezoning along with the requested exceptions for ground floor area as well as the open space requirement and the parking of one space per unit with the recommendation of Staff cross-access rights and the variation of the two monument signs, seconded by Mr. Cargill. Chair Fotopoulos asked if there was any discussion.

Mr. Schmitt stated overall he feels it is a nice looking project. The landscape plan is really nicely done. Chair Fotopoulos also agreed with that.

2. File #PZ-21-21, consideration of approval of a variation to allow for a manufacturing establishment within the M2 General Manufacturing District to be located less than 100 feet from the lot line of a residential district. The property is located at 1110 W. National Avenue, Addison, IL.

P.I.N.: 03-29-300-013, -014, -017

Petitioner: John Capozzoli

This file was advertised in the October 25, 2021 issue of the Daily Herald Newspaper.

Mr. Cargill made a motion to open File #PZ-21-21, seconded by Mr. Schmitt. Roll call was taken.

Motion passed unanimously.

Jennifer Henaghan, Village of Addison stated the petitioner is requesting a variation to reduce to reduce the rear yard setback abutting residential property from 100 feet to 60 feet to accommodate a 40 foot x 150 foot one-story masonry addition at the rear of the building. This property abuts an unincorporated church that is residentially zoned they would need a variation to build closer than 100 feet to the lot line.

Mr. John Capozzoli, the petitioner was present and sworn in.

Mr. Capozzoli stated he is the sole owner of Culinary CoPack which manufactures and private labels liquid and sauce food products. When we found this building at 1110 W. National, the building was vacant for about three years and we were fortunate enough to purchase the building. So on the addition we are asking for a variance on is that the building was very close to meeting our needs but it was a little short. We need additional room for a walk in cooler, a mechanical room and secured storage area. We just want to go about 40 feet deep and about 147 feet in length which would house all these mechanicals that we would need to support our production. We are only proposing one story with high quality materials.

Chair Fotopoulos asked if the Plan Commission had any questions.

Mr. Schmitt said along the back of the property, what is the plan, is it paved to the property line? The site plan is not exactly clear. Mr. Capozzoli said between the existing building and the north property line it is a big parking lot, I believe the property is 2.5 acres and its pretty much all asphalt except for about the last 20 feet as it was noted. There is a utility easement through and also a couple of trees. We did pull all the dead trees out and pruned back the existing trees. It really is wide open space, directly to the north where the Calvary Church is at there is a huge berm area that runs from east to west with a chain link fence that is on our property line. About 40 to 50 feet deep going north is a very dense wooded area with these berms in it. Chair Fotopoulos said you moved your handicap parking to the front, currently it is in the back. Mr. Capozzoli said the way the previous occupants had it set. The way that the architect laid it out me am flexible. Chair Fotopoulos asked where are visitors parking. Mr. Capozzoli said it is such a big lot we can

maneuver visitor parking anywhere. We don't have a lot of visitors we are straight manufacturers. Are you going to keep the fence? Mr. Capozzoli said yes but we want to upgrade it.

Chair Fotopoulos asked if the Plan Commission had any more questions. There were none.

Village Attorney Freeman referenced Community Development Staff what they want to do with regard to their suggestion in the Staff Report a densely planted compact hedge be placed on the property. Jennifer Henaghan said that we had recommended approval subject to a condition that there will be this densely planted compact hedge at least 5 foot tall of the petitioner's property but given how they have described it with the berm that may not really provide any screening benefit for the church property. If we could make this contingent on an inspection from Community Development to verify the condition, I think that would be our recommendation. Attorney Freeman said assuming that there was a positive recommendation from this Commission between now and the first Committee meeting of the Village Board, I'm sure Community Development could get back to the Village Board with a recommendation whether or not they should move forward or not with regard to this hedge. Jennifer Henaghan said unfortunately this being a variation it would be approved this evening by Planning & Zoning Commission. Attorney Freeman said would you be looking for the Commission giving you the discretion to require this or not. Mr. Cargill said he doesn't understand why we are concerned about the tree lining or some kind of plantings along there. It seems that there is a 100 feet or more between the south boundaries of the church. I can see on the aerial that it is a whole wooded area along there. The property is an unincorporated area. I don't see any reason why we should require him to put a second row of living growth back there because it looks like it is pretty well covered.

Chair Fotopoulos asked if the audience had any questions.

Chair Fotopoulos asked for positive and negative testimony. There were none.

Mr. Schmitt made a motion to close File #PZ-21-21, seconded by Mr. Ariano. Roll call was taken.

Motion passed unanimously.

Consideration of File #PZ-21-21 as described above.

Mr. Cargill made a motion to approve without the additional and not subject to conditional planting, seconded by Mr. McComb. Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken.

Motion passed unanimously.

III. AUDIENCE PARTICIPATION

None

IV. OTHER BUSINESS AT THE DISCRETION OF THE CHAIRMAN

Chair Fotopoulos stated that there is no meeting next month and wished everyone a Happy Thanksgiving and Merry Christmas.

V. ADJOURNMENT

Mr. Schmitt made a motion to adjourn the meeting at 7:45 p.m., seconded by Mr. McComb...

Motion passed unanimously.

Respectfully submitted,
Georgianne Jakubowski
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