

REGULAR MEETING MINUTES OF THE
PLANNING AND ZONING COMMISSION MEETING
HELD AT THE ROBERT J. HOMOLA
MUNICIPAL BUILDING, DUPAGE COUNTY
201 SOUTH BLOOMINGDALE, ILLINOIS 60108 ON
JUNE 21, 2016 AT 7:00 P.M.

1. CALL TO ORDER

The Planning and Zoning Commission meeting was called to order by Vice Chairman Jaster at 7:00 p.m.

2. ROLL CALL

Upon roll call by the recording secretary, the following Commissioners were:

Present: Commissioners King, Coleman, Shannon, Smith and Vice Chairman Jaster

Absent: Chairman Brice

Quorum Present

Also Present: Mr. S. Gascoigne – Village Development & Planning
Mr. B. Prohaska - Assistant Village Engineer
Mr. M. Castaldo – Village Attorney

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES – May 3, 2016

Moved by Commissioner King, seconded by Commissioner Smith to approve the May 3, 2016 Planning and Zoning Commission meeting minutes.

Ayes: All Commissioners Present

Nays: None

Absent: Chairman Brice

Motion Declared Carried

Vice Chairman Jaster would like a motion to amend the agenda to have Scottish Rite Cathedral Association heard tonight before DR Horton Cambridge Homes.

Moved by Commissioner King, seconded by Commissioner Smith to amend the agenda to have the Scottish Rite Cathedral Association heard tonight before we hear DR Horton Cambridge Homes.

Ayes: All Commissioners Present

Nays: None

Absent: Chairman Brice

Motion Declared Carried

5. SCOTTISH RITE CATHEDRAL ASSOC./383 EAST LAKE STREET/ORD AMENDMENT - (FIRST HEARING) - 2016-107

The following exhibits were entered into the record.

Exhibit # 1 - Application for Hearing, dated June 7, 2016

Exhibit # 2 - Notice of Public Hearing, dated May 17, 2016

Exhibit # 3 - Affidavit of Compliance, dated May 11, 2016

Exhibit # 4 - Application Agreement, dated May 11, 2016

Exhibit # 5 - Affidavit of Disclosure, dated May 6, 2016

Exhibit # 6 - Notice to Surrounding Property Owners
(17) Notices Received, (6) Notices Not Received

The following people were sworn in for the hearing.

Frank Martin - One of the Attorneys for Scottish Rite Cathedral Association - 20 N. Clark Street, Chicago, IL

John Quinn - Member of Scottish Rite - 304 Stewart, Waukegan, IL

Mr. Frank Martin introduced himself to the Planning & Zoning Commission. He is one of the attorneys for Scottish Rite Cathedral Association located at 20 N. Clark Street, Chicago, Illinois. He stated that they were here before the Commission about six years ago when the Village gave them permission to build their headquarters at the intersection of Medinah and Lake Street. The Country Club is east of them across Medinah Road; open land owned by the Forest Preserve is to the north of them; an office building is west of them;

and to the south of them they have Lake Street, which is either six or eight lanes wide, a vacant piece of property and some homes that are well over a football field south of them. When they approached the Village and asked to build their facility, the Village negotiated with them and made certain assurances to the Village about how that property was going to be used. Those assurances were reflected in Ordinance 2010-30, which was passed and contained assurances about how the Scottish Rite was going to use the property. They have been in the building six years now; it is a great building. They would like to change the language of the Ordinance. They are not asking to build anything, or add landscaping or add more signage. It has become apparent that this building can be used for members for anniversary parties, birthday parties, wedding receptions and community events such as the Chamber of Commerce or football Park District parties. They are asking that this Commission recommend to the Trustees that the Ordinance that was passed in 2010 be amended slightly to remove the restriction that the activities have to be related to the Scottish Rite or Masonic heritage and grant them the ability to have other activities in the building.

Mr. John Quinn introduced himself to the Planning & Zoning Commission. He is a member of the Scottish Rite. They are an organization that gets together as a fraternity. Their biggest charity is a learning center for children with dyslexia. It is free; you do not have to be a child of a relative to go there. It is not located in the Bloomingdale facility; it is located in LaGrange, Illinois. They raise money every year for this learning center so that the children can go there free. They also have other events such as a bike-a-thon for MS. They have a theatre in the facility that seats about 400 people, a museum, a bar that is not open to the general public, some offices, and a lodge room for lodge meetings. The reason he is here tonight is that he sits on the Board, and they get applications for the Board to vote on. They have received applications from the Knights of Columbus, Village community groups, and things like that who would like to use their facility, but they have to say no because they are not permitted to do anything that is not of Masonic nature. This makes them feel like bad neighbors. They also could have weddings there.

Exhibit # 1 is introduced into the record, which is the Application for Hearing, dated June 7, 2016.

Exhibit # 2 is introduced into the record, which is the Notice of Public Hearing, dated May 17, 2016.

Exhibit # 3 is introduced into the record, which is the Affidavit of Compliance, dated May 11, 2016.

Exhibit # 4 is introduced into the record, which is the Application Agreement, dated May 11, 2016.

Exhibit # 5 is introduced into the record, which is the Affidavit of Disclosure, dated May 6, 2016.

Exhibit # 6 is introduced into the record, which is the Notice to Surrounding Property Owners with (17) Notices Received and (6) Notices Not Received.

Mr. Gascoigne referred to his memorandum, dated June 1, 2016. It is his understanding that they are also permitted to have 100 activities or functions a year. He said of those 100 activities, 65 of them are permitted to have alcohol and use the outdoor patio; they are also asking to increase the outdoor patio usage as well as the alcohol to 100 times a year. It will not be used for more than one event at a time.

Mr. Gascoigne said that the current Operational Assurances adopted in 2010 provided 100 events, which allowed 63 of the events to include alcohol and utilize the outdoor patio. Additionally, it restricted the current social functions to be related to the Masonic heritage; the current request including the modifications to the originally approved operation which were a condition of the Ordinance to request a change that the applicant would like to permit the use of the patio and the sale of alcohol for all 100 events and allowing non-Masonic community events at the facility but having only one event at a time.

There is no engineering memorandum for this hearing.

Moved by Commissioner King, seconded by Commissioner Shannon to open up the floor to the public.

Ayes: All Commissioners Present

Nays: None

Absent: Chairman Brice

Motion Carried

The following people were sworn in for the hearing.

Robin VanZandt - 4N584 Medinah Road, Addison, IL

Dorothy Marshalla - 5N109 Medinah Road, Addison, IL

Mr. Robin VanZandt introduced himself to the Planning & Zoning Commission. He lives at 4N584 Medinah Road, Addison, Illinois. He has been a long time resident and has been to a lot of the meetings when this place was being proposed to be built. This place has been very nice with the limited amount of use, and he has enjoyed the peace. If they can try to keep it as peaceful as they can. It seems like people get their foot in the door and later on down the road, they try to ask for more.

Ms. Dorothy Marshalla introduced herself to the Planning & Zoning Commission. She resides at 5N109 Medinah Road, Addison, Illinois. She lives in a small subdivision; it is well kept, and everybody knows everyone. It is a very friendly community. She said they are going to come in and change the whole aspect of where they live and change what is going on in their area. She asks what they will do for her.

She realized that this is the wrong hearing; she would like to speak at the DR Horton Cambridge Homes hearing.

Moved by Commissioner King, seconded by Commissioner Shannon to close the floor to the public.

Ayes: All Commissioners Present

Nays: None

Absent: Chairman Brice

Motion Carried

Mr. Frank stated that the Ordinance that was adopted in 2010 permitted the Scottish Rite to serve alcohol on the premises 100 times a year; they are not asking that this be changed. They are asking that they have the opportunity to use the outdoor patio more and it be increased from 65 to 100 times and the ability to use the premises to include organizations other than their members or Masonic organizations.

Chairman Jaster inquired to what controls they have in place that would control unduly noise from a group. Mr. Frank said they have been there five

years, and as far as he knows, there have been no complaints registered with the Village or the Police Department.

Mr. Frank stated that during each event, Scottish Rite would have a staff member monitoring the event.

Commissioner Coleman inquired about the applications being submitted for the use of the facility.

Mr. Frank said everybody that wants to use their facility needs to send in an application; they have a Board meeting once a month and they screen everybody; the Board makes the decision. They have a lot invested in this building; they do not want anybody using this facility that will cause a problem.

Commissioner Smith inquired if the request for using the facility is limited to not-for-profit organizations.

Mr. Frank said it is not necessarily limited to not-for-profit organizations.

Vice Chairman Jaster inquired if there would be any restrictions as to the hours of operation.

Mr. Frank stated that they are not asking for changes in the hours. The current limitations allow the bar to close no later than midnight.

Moved by Commissioner King, seconded by Commissioner Coleman to recommend approval of the following requests and relief relative to the request recommended to Ordinance 2010-30 as it relates to revisions to the approved Operational Assurances for the Scottish Rite; the property commonly referred to as 383 E. Lake Street; to amend Ordinance 2010-30 which approved an Ordinance repealing certain Ordinances and granting final site plan approval, special use permits to allow the sale and dispensation of alcohol and limit outdoor seating in connection therewith, and certain exceptions regarding signage, lighting, tree preservation, loading and sidewalk installation for the Scottish Rite to amend and replace and include the Operational Assurances that were permitted for the facility in 2010 with the revised assurances as presented to the Planning & Zoning Commission June 21, 2016, and a recommendation of approval is hereby made subject to the following conditions: the Operational Assurances may be limited to include dispensation of alcohol and outdoor seating at all 100 permitted events, as well as to allow them to

permit an applicant to utilize the facility of community events that are non-Masonic in nature.

Ayes: All Commissioners Present

Nays: None

Absent: Chairman Brice

Motion Carried

6. DR HORTON CAMBRIDGE HOMES/ARBOR POINTE/EAST OF MORNINGSIDE DR. & NORTH OF ARMY TRAIL ROAD AND 4N186 WALTER DRIVE/ANNEXATION/REZONING, SU. EXCEPTIONS, PRELIMINARY SUBDIVISION AND SITE PLAN APPROVAL – (FIRST HEARING) – 2016-107

The following exhibits were entered into the record.

Exhibit # 1 - Application for Hearing, dated May 6, 2016

Exhibit # 2 - Notice of Public Hearing, dated May 17, 2016

Exhibit # 3 - Affidavit of Compliance, dated May 4, 2016

Exhibit # 4 - Application Agreement, dated May 4, 2016

Exhibit # 5 - Affidavit of Disclosure, dated May 19, 2016

Exhibit # 6 - Notice to Surrounding Property Owners
Testimony from Anastacia Fratto that the notices were sent out to residents within 250 feet of property, and green cards will be delivered to the Village of Addison so they will be made part of the record

Exhibit # 7 - Power Point Presentation

Exhibit # 8 – Manor House Tudor Brick Sample

Exhibit # 9 - Hardy-Board Sample

Exhibit # 10 - Hardy-Board Sample

Exhibit # 11 – Standard White Trim Sample

Exhibit # 12 - Black Shutter Sample

Exhibit # 13 - Architectural Shingle Sample

Exhibit # 14 - Color Elevation Photo

Exhibit # 1 was introduced into the record, which is the Application for Hearing, dated May 6, 2016.

Exhibit # 2 was introduced into the record, which is the Notice of Public Hearing, dated May 17, 2016.

Exhibit # 3 was introduced into the record, which is the Affidavit of Compliance, dated May 4, 2016.

Exhibit # 4 was introduced into the record, which is the Application Agreement, dated May 4, 2016.

Exhibit #5 was introduced into the record, which is the Affidavit of Disclosure, dated May 19, 2016.

Exhibit # 6 – Notice to Surrounding Property Owners - Anastacia gave testimony that the notices were sent to residents within 250 feet of property and that the green cards will be delivered to the Village of Addison.

The following people were sworn in for the hearing.

Mr. Hal Francke - Attorney for DR Horton Cambridge Homes – Meltzer, Purtil & Stelle, LLC, 1515 E. Woodfield Road, Schaumburg, IL

Anastacia Fratto - DR Horton Cambridge Homes – Land Acquisition – 800 S. Milwaukee Avenue, #250, Libertyville, IL

Chris Naatz - DR Horton Cambridge Homes – Vice President of Sales – 800 S. Milwaukee Avenue, #250, Libertyville, IL

Keith Blais - DR Horton Cambridge Homes – Director of Land Development, 800 S. Milwaukee Avenue, #250, Libertyville, IL

Julie Workman - Meltzer, Purtil & Stelle, LLC, 1515 E. Woodfield Road, Schaumburg, IL

Matt Nelson - Manhard Consulting – Senior Land Planner – 700 Springer Drive, Lombard, IL

James D'Alexander Manhard Consulting – Senior Project Manager,
700 Springer Drive, Lombard, IL

Eric Russell KLOA – Traffic Consultant, 9575 W. Higgins Road, #400,
Rosemont, IL

Sharon Dickson - Dickson Design - Project Landscape Architect,
526 Skyline Drive, Algonquin, IL

Mr. Hal Francke introduced himself to the Planning & Zoning Commission. He is the attorney for DR Horton Cambridge Homes. He is with Meltzer, Purtill & Stelle, LLC, located at 1515 E. Woodfield Road, Schaumburg, Illinois.

Exhibit # 7 was introduced into the record, which is a group exhibit consisting of the Power Point Presentation.

Mr. Francke stated that they appreciate the opportunity to appear before the Commission and the public to present what they think is a very exciting plan for the property that is commonly known as the Plass property and the Maryniak property. The property that they are talking about this evening is mostly in unincorporated DuPage County. It is in the far southeast portion of the Village of Bloomingdale right off of Army Trail Road and west of Walter Drive.

This property is owned by two different property owners. The Plass property is actually owned by a Land Trust Company, Chicago Title Land Trust Company, as a successor to First Charter Bank as Trustee under Trust Agreement, dated May 1, 2001 and known as Trust No. 7464 and Chicago Title Land Trust Company successor to US Bank as Trustee under Trust Agreement, dated August 1, 2007 and known as Trust No. 8250, and Greg Maryniak, who was the successor Trustee under the provisions of a Trust Agreement, dated March 1, 2008 and as known as the Maryniak Trust Agreement. The Plass property consists of six lots, which are already in the Village of Bloomingdale. They consist of 1.4 acres and then 7 acres of land that are in unincorporated DuPage County. The Maryniak property is a little less than 2 acres, and it is entirely in unincorporated DuPage County. Altogether they are talking about a parcel that is approximately 10 acres in size. Because this property is primarily not inside the boundaries of the Village, they have submitted two petitions for annexation seeking the annexation of the property to the Village. Because this is an annexation, they will be seeking approval of an Annexation Agreement. That Annexation Agreement he believes they have been given a copy of a preliminary draft. This document will become the subject matter of a separate public hearing in

front of the Village Board at a later date. They are appearing before the Commission this evening for a public hearing for a request to rezone the property upon annexation to the Village. The property is currently zoned R-4 Multiple Family Dwelling District. The balance of the property, which is unincorporated DuPage County, is zoned in the R2 Residential District. Their proposal and request before the Commission is to have all of that property rezoned to the R3 General Residence District and that includes the property that is already in the Village and zoned R4. In conjunction with that request to rezoning, they are seeking a special use permit for a planned development and will also need to amend the Planned Development Ordinance for that existing subdivision to the west of which those six lots are located. There is also a cul-de-sac, which is part of the public way, but to make this subdivision happen, it would have to be vacated.

They are seeking approval of a planned development with 84 separate single-family lots. These will be Row Homes. They are asking the Planning & Zoning Commission to analyze the bulk regulations from the development as a whole. They are asking for an exception from the Zoning Ordinance for tree replacement. They are also seeking deviations from the Subdivision Ordinance and Building Code for minimum street right-of-way width and the driveway construction standards. They are also seeking approval of the preliminary plan.

Mr. Francke goes over with the Planning & Zoning Commission the special use standards for Planned Developments. These include (1) the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare; (2) the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; (3) the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the vicinity; (4) adequate utilities, access roads, drainage or necessary facilities have been or will be provided; (5) adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in public streets; and (6) the special use shall, in all other respects conform to the applicable regulations of the zoning district in which it is located, except as such regulations may in each instance be modified by the President and Board of Trustees pursuant to the recommendations of the Plan Commission.

Ms. Anastacia Fratto introduced herself to the Planning & Zoning Commission. She is with DR Horton Cambridge Homes with offices at 800 S. Milwaukee Avenue, Libertyville, Illinois. They have spent a lot of time working on this project and revising their plans.

Cambridge Homes was purchased about 15 years ago. They are now DR Horton Cambridge Homes. They have been building in the Chicagoland for over 40 years and in 263 municipalities and building over 700 homes last year. They are building over \$1 million homes in Lake Bluff. One of the things that probably set them apart from other builders is that they look at the homes that they built. 70 to 80 percent of the homes that they build are on spec. They know that Bloomingdale is a great place to live and raise a family; this is why they would like to come to Bloomingdale.

She said this location is convenient to I-355 and shopping. This location will attract the (1) millennials who would like Row homes with low maintenance, (2) empty nesters who want to downsize but stay in Bloomingdale, (3) singles who would like low maintenance, and (4) working professionals who may work in Schaumburg or Oak Brook and being only 15 to 20 minutes away. These people will frequent Five Guys, Starbucks and Marianos.

She referred to the renderings of the Row homes. The feature that they have that they really like is that it has a rear loaded garage so it is not seen at the front of the house. Once again, they are proposing 84 homes. There are different styles. They have a three-story unit consisting of 1,773 square feet and the end unit is 1,577 square feet. They have a dark accent color on the side. The homes will consist of Hardi-Board and brick. The first floor will be brick and the rest of the structures will be Hardi-Board. They have different variations to make each unit have their own identity. She shows and explains to the Planning & Zoning Commission the different variations for these homes.

Exhibit # 8 is introduced into the record, which is the Manor House Tudor Brick Sample.

Exhibit # 9 is introduced into the record, which is a Hardi-Board Sample.

Exhibit # 10 is introduced into the record, which is a Hardi-Board Sample.

Exhibit # 11 is introduced into the record, which is the Standard White Trim Sample.

Exhibit # 12 is introduced into the record, which is the Black Shutter Sample.

Exhibit # 13 is introduced into the record, which is the Architectural Shingle Sample.

Exhibit # 14 is introduced into the record, which is a Color Elevation Photo.

She stated that all units will be fully sprinkled.

She shows and explains to the Planning & Zoning Commission the vision of Arbor Pointe's entrance view with the monument sign. There will also be a park site consisting of .5 acres nearby.

She shows the Planning & Zoning Commission color renderings of how the Row homes will look from the street view. There are eight buildings on each side. She goes on to show and explain to the Planning & Zoning Commission more color renderings and the carriage walk.

She testified that she provided notice to all residents within 250 feet of their proposed development. She will submit the green cards to the Village of Addison.

Mr. Matt Nelson introduced himself to the Planning & Zoning Commission. He is the Land Planner with Manhard Consultants located at 700 Springer Drive, Lombard, Illinois. Arbor Pointe is located on the southeast corner of Bloomingdale along Army Trail Road. It is an excellent location as far as access goes with an expressway right down the street, which is a great benefit to young home buyers and professionals. Army Trail Road itself is a very busy corridor; primarily it consists of commercial and high density residential. For the site itself, the first property here is existing R4 zoning that never got developed. There are four other properties that are in unincorporated DuPage County currently. To the south, they have flood plain, which they will address with the landscape plan; to the east, there are few County residences, and to the north is Forest Preserve and then above that there is some more R2 zoning. There is an industrial zoning just down the road that they see as another potential source of jobs in the area. In the northwest corner, they have a subdivision primarily of duplex and triplex, which is zoned R4. Directly west is a B2 development; most of these are senior residences, and directly south is the Forest Preserve.

The main focus when developing this plan is to have a good neighbor design. They have a large open space along Army Trail Road. It is going to be naturalized with nice plantings and create a nice presentation to the community. They are also extending the existing walkway along Army Trail Road contingent on approval. They have a nice park space along the west side coming into the community and on the east side there is more open space.

As mentioned earlier, the presentation of the homes along the street is very important. They have put a lot of time and work into this project.

There are less than two buildings per acre. There are 18 buildings with a total of 84 units. They believe that this is a great product that will attract young families and bring them to Bloomingdale. These will be people that like to shop a lot and use local businesses and add to the tax revenue.

On the site, they have 56 percent open space. He goes over the setbacks with the Planning and Zoning Commission.

Their streets will be 27 feet with a 60-foot right-of-way. Most of their drives are 20 feet deep.

Their plans are very much in line with the goal of the Comprehensive Plan.

From a zoning perspective, if they look at Bloomingdale, throughout the town there is a substantial amount of multi-family uses. Primarily, they are focused along Army Trail Road and in the southeast corner of the site. He shows this to the Planning & Zoning Commission.

Mr. James D'Alexander introduced himself to the Planning & Zoning Commission. He is the Senior Project Manager for Manhard Consulting located at 700 Springer Drive, Lombard, Illinois. The site generally drains east and to the west. There is existing flood plain along Army Trail Road and along the ditch line of Walter Drive. DuPage County recently updated some of their existing calculations and maps of the flood plain; they are in the process right now of updating the information and getting FEMA to approve it so the lines are a little different depending on which map you look at, but in general, they are using the worst case scenario for their designing and planning purposes. These maps are intended to be updated over the course over the next year.

The existing six lots that are part of the subdivision to the west of them currently have storm water detention provided for it on the west side of Creekside Drive.

He explains to the Planning & Zoning Commission the water main and what they plan on doing.

He explains to the Planning & Zoning Commission the sanitary sewer and what they plan on doing.

He explains to the Planning & Zoning Commission storm water management and what they plan on doing.

He stated that they have two detention basins; one small detention basin on the east side of the property. The pond will be designed with Best Management Practices.

As part of their process, they are seeking a variance for the right-of-way width.

They are proposing to maintain the Village's standard road way cross section so they are not changing the width.

They are seeking a variation to install asphalt driveways in lieu of concrete driveways.

Mr. Eric Russell introduced himself to the Planning & Zoning Commission. He is with KLOA and the traffic consultant for this project. His offices are at 9575 W. Higgins, Rosemont, Illinois. The site itself is accessed at three locations. He goes over his Traffic Report findings with the Planning & Zoning Commission.

Ms. Sharon Dickson introduced herself to the Planning & Zoning Commission. She is the Landscape Architect with Dickson Design with offices located at 526 Skyline Drive, Algonquin, Illinois. Because there are existing trees on site, they conducted a tree survey and tree inventory. The tree survey marked the locations of the trees and the tree inventory marked information on the trees, such as trees species, caliber size and general condition of trees. The tree inventory was completed by a certified arborist and in that he or she compared each specific tree to a like species of specimen quality in order to determine the overall condition of the trees. They learned that the existing site had 192 trees of which 24 will be preserved. They learned that there are currently 97 trees that are in poor health and undesirable species. They learned that there are 11 ash trees on site and 9 dead trees. The code requires that all trees be replaced, but they are requesting that only the higher quality and in good condition trees be required to be replaced. This is similar in nature to some of the other municipalities that she has worked with. She stated that after evaluating the existing trees, they came to the conclusion that 257 trees need replacement based on the desirable and higher quality trees. They are providing additional parkway trees. They will be planting trees on the park site, which is near Army Trail Road. They have 192 existing trees, but when their development is complete they are proposing to have 334 trees which include the existing trees that will be preserved. This is 142 more trees than what currently exists on the site now.

She shows the Planning & Zoning Commission the entry monument sign detail which will read "Arbor Pointe" and complies with the Village Ordinance; it will mimic the same brick as the buildings and will have beautiful landscaping surrounding it. It will be a nice entry point into the subdivision.

One of the recommendations staff asked them to look into was providing different street landscapes. She shows the Planning and Zoning Commission what they are proposing for this.

Ms. Fratto stated that they did a Fiscal Impact Review. The tax revenue from this development for the Village of Bloomingdale will be approximately \$107,000.00; the Fire Protection District will receive roughly revenue of \$50,000.00; the library will receive \$20,000.00; the Park District will receive \$32,000.00; the High School District will receive \$233,000.00, and the Grade School District will receive \$482,000.00.

In summary, Ms. Fratto said they are looking at being able to provide some new housing opportunities since there are not a lot of new housing developments happening right now; there is a lot of demand for new housing; specifically, these types of Row homes. They are looking at being able to attract a wide range of people to the community and also to benefit the businesses of Bloomingdale. They are looking at being able to have 344 trees. They are creating more open space in providing a park at the gate of their community that can be used by others and not just the residents in the development. They are also providing a sidewalk along Army Trail Road.

Vice Chairman Jaster asked Ms. Fratto if she proposes the park site to be owned and maintained by the Homeowner's Association.

She stated that at this point that it will be owned and maintained by the Homeowner's Association.

Vice Chairman Jaster inquired if these homes will have basements.

Ms. Fratto stated that they will not have basements.

Commissioner Coleman inquired about the price point for these homes.

Ms. Fratto said that they will start at \$250,000.00 and going up from there.

Commissioner Coleman inquired about visitor parking and overnight parking.

Visitor parking will be on the street during the day and then at night, they would have to park in the driveway. Village Ordinance prohibits overnight parking between the hours of 2:00 A.M. and 5:00 A.M. or after two inches of snowfall.

The Planning & Zoning Commission discussed about maintaining the roads in this subdivision.

THE PLANNING & ZONING COMMISSION TAKES A SHORT RECESS AT 9:09 P.M.

THE PLANNING & ZONING COMMISSION RESUMES THE MEETING AT 9:19 P.M.

Upon roll call by the recording secretary, the following were present: Commissioners King, Shannon, Coleman, Smith and Vice Chairman Jaster

Mr. Gascoigne referred to his memorandum, dated May 31, 2016. He stated that the requested zoning relief that the petitioner is looking for is (1) a rezoning of a portion of the subject property from R4 Planned Development to R3 General Residence Zoning District; (2) a rezoning of a portion of the subject property from the ER1 Estate Residential District to the R3 General Residence Zoning District, upon annexation; (3) approval of a special use for a planned development and approval of a planned development to allow exceptions to the Village Zoning Code and Subdivision standards including, but not limited to, the following: (a) placement of sidewalks; (b) driveway and right-of-way construction standards; (c) minimum sidewalk pavement width; (d) minimum street right-of-way width; (e) tree preservation and landscaping; (f) open space provisions; (g) maximum lot coverage; (h) minimum lot width; and (i) maximum floor area ratio; (4) approval of a preliminary site plan; (5) approval of preliminary subdivision; and (6) comprehensive plan amendment.

This is preliminary approval that they are requesting right now. While it is apparent that several exceptions will be required for many of the bulk standards, should the development be recommended for preliminary approvals and ultimately annexation, the petitioner should provide a revised lot-by-lot list that provides lot area, floor area ratio, and lot coverage for each lot prior to submittals for any final approvals.

Mr. Gascoigne stated that the petitioner is proposing 84 units on 10.3 acres. They are asking the Commission to consider the appropriateness of the

request for the proposed density based on the other R3 developments throughout the Village.

The Commission should consider any traffic impacts being created. There is currently no connection that exists and Walter Road is unsignalized. This could potentially create heavier traffic along Walter and Medinah.

The petitioner is proposing the use be constructed of primarily Hardi-Board with some brick and stone accents. Given that the units are three-story and are essentially a rectangle, the Commission should consider this with the choice of materials.

The petitioner is required by the Code to provide elevations, color and black line, scaled and dimensions, of all four sides of the models planned for this development.

The petitioner should provide documentation identifying the number of inches subject to the preservation Ordinance.

Any proposal for final approval should include final landscaping plans, which identify proposed materials, appropriate substitutes and a comprehensive list of materials to be used for the common areas of the development.

The Commission should consider whether the deviation from the comprehensive plan justify based on key trends and housing development.

Mr. Prohaska referred to his engineering memorandum, dated June 1, 2016. He stated that the traffic report estimated five percent to the traffic generated from the development would use the Walter Drive area. He said he is thinking that it is a higher percentage of traffic that will use the Walter Drive/Medinah Road and Byron corridors because of the interconnections to other streets that become available. They also think that there is probably a volume of traffic from the existing subdivision to the west of the proposed subdivision that may choose to cut through and add some traffic onto the County Road corridors.

The private courts that are being proposed plan to be asphalt, and their code would require the driveways between the court and the garage door to be concrete so an exception is being requested for that.

The private courts are designed with what is called inverted crown and without any concrete curb or gutter at the edges so all the water from the driveways would drain to the center to the pavement and then out to the public street. So instead of having the drainage at the edges of the courts, it is

actually at the center of the court. What they have seen over time in other subdivisions that are much older than this one is that the center joint deteriorates because the asphalt is not water tight and they do get some frost action along that joint where the water accumulates over the winter time and it deteriorates the joint and then you have to patch it and it becomes a maintenance issue. They are recommending that the courts have curb and gutter edges and typical crown so the road will be crowned so the drainage would shed to the edges of the court and out to the street instead of an inverted crown where all the water runs to the middle and trickles along the joint in the asphalt with potential of deteriorating issues.

He stated that Courts B and C would require additional exceptions to the Village Code since they do not terminate to a cul-de-sac with an 80-foot radius. Streets B and C should probably remain as part of the private court.

The developer had developed a landscape plan, and they are curious about the lawn areas and if they are going to be either seed or sod. This should be identified at some point of their deliberations.

He said in the detail point that was in the packets, they had a layout for the spacing of the driveways and the space between the driveways and all the little courts is a 2-foot wide strip that is supposed to be filled with mulch so the driveways are two feet apart. He thinks they should consider what they have done in other subdivisions, and if two feet is the proper width for these and if mulch is the proper fill material.

There are existing overhead wires along Walter Drive and Army Trail Road adjacent to this site. They have in the past considered whether those should be relocated to underground system. Other wires on Army Trail Road in the area are underground so this would be a new concept for the area. It would be difficult to just do a small gap there. They might want to consider whether it is appropriate as part of the development, and what they have done on other projects and have the developer participate in undergrounding at a future time if the Village were to undertake such a project.

The retention ponds are proposed to have native vegetation so they will have shallow amount of water with all kinds of native vegetation growing in the bottom of that. It would not be mowed; it might be periodically bermed or maintained a little bit to pull the native species out from time to time, but it would be a natural planted area. The Homeowner's Association would have to own, operate and maintain those retention ponds and natural plantings therein.

The street lights are proposed to be LED lamps mounted on top of the poles. This would be something new because we do not have a lot of LED street lights, but the trend in street lighting is to move to energy efficient street lamps, and the LED is the model of choice.

Commissioner Shannon inquired if all of the street lights on Lake Street are going to LED.

Mr. Prohaska stated that the street lights on Lake Street had a corrosion issue. The poles were taken down for safety purposes. The fixtures are newer and have been saved, and they will be remounted on the new poles after the new poles are erected. They will not be LED.

Mr. Prohaska said just a few days ago Manhard Consulting did issue a response letter. In the response letter there have been a number of issues that have been discussed. The petitioner does still want to pursue the asphalt driveways.

Mr. Keith Blais introduced himself to the Planning & Zoning Commission. He is the Director of Land Development with DR Horton with offices at 800 S. Milwaukee, Libertyville, Illinois. He addresses using asphalt versus concrete and why they want to pursue this.

The Planning and Zoning Commission continued to discuss using concrete versus asphalt for the driveways

Commissioner Coleman asked Ms. Fratto if they are willing to change some of these issues to comply with Engineering and staff.

She stated that they have worked with staff previously before this hearing tonight and have changed a lot of things. She goes over the issues they have changed before coming before the Planning & Zoning Commission.

Moved by Commissioner King, seconded by Commissioner Coleman to open up the floor to the public.

Ayes: All Commissioners Present

Nays: None

Absent: Chairman Brice

Motion Carried

The following people were sworn in for the hearing.

Mr. Patrick Combs – 29156 Mango Lane, Florida

Mr. Ernest Neckerman - 4N140 Walter Drive, Bloomingdale, IL

Mr. Chris Troiola - 320 Clare Drive, Bloomingdale, IL

Ms. Dorothy Marshalla - 5N109 Medinah Road, Addison, IL

Mr. Rob VanZandt - 4N584 Medinah Road, Addison, IL

Mr. Joe Marazzo - 324 Morningside, Bloomingdale, IL

Mr. Marcel Straniero - 4N161 Walter Drive, Bloomingdale, IL

Mr. Patrick Combs introduced himself to the Planning & Zoning Commission. He resides at 29156 Mango Lane in Florida. He has been a general contractor for 35 years. He owns three town houses in Bloomingdale, Illinois. He thinks the density that they are proposing is too much. He is concerned with the traffic and parking. He stated that the younger people are going to be in this community for another 20 to 30 years so the Commission should try to create something that they will be proud of at that time. He urges them to go to similar communities that they have built and take a look at them and see if they are happy with them and want that for Bloomingdale in the next 20 to 30 years.

Mr. Ernest Neckerman introduced himself to the Planning & Zoning Commission. He resides at 4N140 Walter Drive, Bloomingdale, Illinois. He is concerned with the traffic. It already takes him five minutes to get out of his driveway.

Mr. Chris Troiola introduced himself to the Planning & Zoning Commission. He resides at 320 Clare Drive, Bloomingdale, Illinois. He lives in Eastgate Subdivision. He is concerned with the cut through traffic that will go from Medinah Road southbound all the way to Army Trail Road. Currently, the traffic moving southbound on Walter to get to Army Trail, you cannot go eastbound. This development will create cut through traffic.

Ms. Dorothy Marshalla introduced herself to the Planning & Zoning Commission. She resides at 5N109 Medinah Road, Addison, Illinois. She has lived in this area for about 60 years. She stated that there is a developer coming in and buying a property and wants to develop 70 town houses. She said she is against this because there is no room for 70 town homes; there is

already coming into build nearby. Vice Chairman Jaster stated that it is probably in Addison.

Mr. Rob Van Zandt introduced himself to the Planning & Zoning Commission. He resides at 4N584 Medinah Road. He is the Vice President of Medinah Lakes Home Association. They are against this subdivision; it is a bad idea; he objects to any variances. He is concerned with the traffic. They object to the road being put on Walter Drive. He talks about other communities that have put in gates for emergency purposes. He is concerned with water and advised them to look at the new maps from FEMA. They already have a problem with water. The retention ponds are usually maintained by the Homeowner's Association, but they do not usually maintain them. He stated that the park is really small, and he says he does not see one swing set or sandbox so where are the children going to play. They need to make this park space larger. He thinks the density is too big for this subdivision. They need more open space. He stated that the Forest Preserve has endangered species. They should have a fence. How do children play in their front yard with this type of set up with Row houses?

Mr. Prohaska stated that the lot follows the law of the building.

Mr. VanZandt urges the Commission to go see the Savannahs on Lake Street built by this same builder; they are very cheap and is this what the Commission wants to Bloomingdale. He does not like that the petitioner is asking for asphalt in lieu of concrete. He thinks this is making the project cheaper.

Mr. Joe Marazzo introduced himself to the Planning & Zoning Commission. He resides at 324 Morningside, Bloomingdale, Illinois. He thinks that these Row houses are going to turn their neighborhood into an urban community. He does not like them opening up the road and allowing cut through traffic. He is concerned with the traffic. He stated that there are 11 different projects with town houses going on in Bloomingdale that are either incomplete or will not be completed. He said before they start another property in Bloomingdale, why don't they finish the other 11.

Mr. Marcel Straniero introduced himself to the Planning & Zoning Commission. He resides at 4N161 Walter Drive, Bloomingdale, Illinois. He wants to know where the high water is going to go on those ponds. He stated that every time there is a new development, the water in his back yard is higher every time it rains. They always say it will not affect his yard, but it always does. He asks the Commission to visit his yard before approving this project. He is concerned with the traffic. He believes if they do this project, it should not tie into Walter Drive.

Moved by Commissioner King, seconded by Commissioner Coleman to close the floor to the public.

Ayes: All Commissioners Present

Nays: None

Absent: Chairman Brice

Motion Carried

The petitioner addressed the drainage issue.

The petitioner addressed the traffic and potential cut through traffic.

The petitioner still would like an exception for asphalt in lieu of concrete for the driveways.

Some of the Commissioners believe this development is too dense. There are still too many unresolved issues that the petitioner needs to address.

The petitioner and staff will look into having a cul-de-sac at the east side of the property.

Moved by Commissioner Coleman, seconded by Commissioner Shannon to continue this hearing to the July 19, 2016 Planning & Zoning Hearing.

Ayes: All Commissioners Present

Nays: None

Absent: Chairman Brice

Motion Carried

7. OLD BUSINESS - None

8. NEW BUSINESS

Commissioner Coleman will not be able to attend the July 5, 2016 hearing. The other four Commissioners present tonight stated that they will be able to attend the July 5, 2016 hearing.

9. CITIZENS TO BE HEARD

Moved by Commissioner King, seconded by Commissioner Shannon to open up the floor to the public.

Ayes: All Commissioners Present

Nays: None

Absent: Chairman Brice

Motion Declared Carried

Mr. Doug Hancock – 4N950 Nelson, Wayne, IL

Mr. Rob VanZandt - 4N584 Medinah Road, Addison, IL

Mr. Doug Hancock introduced himself to the Planning & Zoning Commission. He resides at 4N950 Nelson, Wayne, Illinois. He stated that in regard to the DR Horton project, if a car comes from the north going south will prohibit making a right turn on Ashley Street. They may have a lot of traffic.

Mr. Rob VanZandt reintroduced himself to the Planning & Zoning Commission. He talks about limiting the access.

Moved by Commissioner King, seconded by Commissioner Shannon to close the floor to the public.

Ayes: All Commissioners Present

Nays: None

Absent: Chairman Brice

Motion Declared Carried

10. ADJOURNMENT

Moved by Commissioner King, seconded by Commissioner Shannon to adjourn the June 21, 2016 Planning and Zoning Commission meeting at 11:02 p.m.

Ayes: All Commissioners Present

Nays: None

Absent: Chairman Brice

Motion Declared Carried

Respectfully Submitted,



Sandra Aronson, Recording Secretary
of the Planning and Zoning Commission