

# PLANNING, ZONING & ENVIRONMENTAL CONCERNS

I

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  
SEPTEMBER 6, 2016 AT 7:00 P.M.

1. CALL TO ORDER

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

2. ROLL CALL

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

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

Absent: None

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 – AUGUST 16, 2016

Moved by Commissioner King, seconded by Commissioner Jaster to approve the  
August 16, 2016 Planning and Zoning Commission meeting minutes.

Ayes: Commissioners King, Shannon, Coleman, Smith and Chairman  
Brice

Nays: None

Abstain: Commissioner Jaster

Absent: None

Motion Declared Carried

5. 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 - (SECOND HEARING) - 2016-107

Chairman Brice explained the process of the Planning & Zoning hearing to the audience.

Chairman Brice asked if anybody had any questions.

Mr. Kevin Mann was sworn in for the record. He resides at 321 Carey Lane, Bloomingdale, Illinois. He asked if after the audience asks their questions and the petitioner responds, if they will they have a chance to respond back to that response if the petitioner says something that they do not think is correct.

Chairman Brice stated that the whole process is extended and goes onto the Village Board. He said that everything that happens tonight will happen just the way he stated. The audience will state their questions and concerns, and the petitioner will respond to their questions. He stated that what they do not have is a drawn out back and forth conversation between the petitioner on one side and the audience on the other that ends up taking up the entire evening. He stated that if this meeting goes on too long, they will end up closing the meeting. They are hoping to respond to all of these questions in a way that satisfies their concerns.

The following exhibits were entered into the record.

Exhibit # 15 – Streetscape at Morningside Drive, dated June 21, 2016

Exhibit # 16 - Architecture/Landscape Front View, dated June 21, 2016

Exhibit # 17 – Arbor Pointe Planning & Zoning Presentation Handout, dated September 6, 2016

The following people were sworn in for the hearing.

Julie Workman - Attorney for the Petitioner, Meltzer, Purtill & Stelle,  
300 S. Wacker Drive, Chicago, IL

Anastacia Fratto - DR Horton Cambridge Homes – 800 S. Milwaukee,  
Libertyville, IL

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

Luay Aboona - Traffic Consultant, KLOA, 9575 W. Higgins Road, Rosemont, IL

Mr. Hubert Loftus - Manhard Consultants, 700 Springer Drive, Lombard, IL

Mr. Bruce Mellon - DR Horton, 800 S. Milwaukee, Libertyville, IL

Ms. Julie Workman introduced herself to the Planning & Zoning Commission. She is the attorney who represents the Petitioner DR Horton. She is with Meltzer, Purtill & Stelle located at 300 S. Wacker Drive, Chicago, Illinois.

Exhibit # 15 is introduced into the record, which is the Streetscape at Morningside Drive, dated June 21, 2016.

Exhibit # 16 is introduced into the record, which is the Architecture/Landscape Front View, dated June 21, 2016.

Exhibit # 17 is introduced into the record, which is the Arbor Point Planning & Zoning Presentation Handout, dated September 6, 2016.

Ms. Workman stated that they heard some concerns at the last hearing, and they have worked very hard over the past couple of months to address those concerns to reach a plan that they think is going to be acceptable and more pleasing to everybody.

She said a concern brought up at the last hearing was that they need to have setbacks, floor area ratios and lot coverages determined by a lot-by-lot basis. They are proposing that those restrictions be addressed for the development as a whole. The reason for this is that the Zoning Ordinance does not address the type of community or type of plan that they are proposing. They also think that having those restrictions on these lots on a lot-by-lot basis is really administratively difficult if not unmanageable. They think that there are other ways that they can address some of those concerns that are very effective that are already provided for in the Ordinance. Any restrictions that they agree to will be addressed in the Ordinance. There will also be a Homeowner's Association Declaration that will work as a restriction on what landlords can do with their homes. Also, there is a building permit process.

Ms. Anastacia Fratto introduced herself to the Planning & Zoning Commission. She is with DR Horton Cambridge Homes, located at 800 S. Milwaukee, Libertyville, Illinois. She stated that the subject property is

located on the east side of Bloomingdale just north of Army Trail Road and west of Swift Road. The property is just over ten acres. Part of the property is already annexed into Bloomingdale and part of it is in unincorporated DuPage County. She stated that part of the approval is for an annexation of the property into Bloomingdale.

She stated that once they establish what the bulk regulations are, there will be very little room for anybody to make modifications as far as expansions and additions.

She stated that the original site plan included 84 units, which are 8.2 dwelling units per acre. They were looking at roughly 3.71 acres of park recreational open space. The overall lot coverage for this PUD is 44%. On this original site plan, they had eight buildings on the north. There were also two access points, which were Walter Drive and Morningside.

She stated that the revised proposed site plan includes 76 units, which are 7.4 dwelling units per acre. They are looking at over 4 acres of recreational open space. The overall lot coverage for this PUD is 33%. They now have only six buildings on the north.

She stated that at the first hearing a major concern was the traffic on Walter Drive. They decided that the best way to address this concern is to eliminate the access off of Walter Drive completely. They now have only one access point.

She stated that the other issue or concern was density. They eliminated eight units. They now have six building off of the Forest Preserve instead of eight buildings.

They have also addressed staff's comment of the separation between the driveway. They have proposed a 3-foot landscape divider.

She stated that another concern was the asphalt driveway material. They are now proposing to do concrete driveways per code. She stated that their renderings still show asphalt, but the plans will be updated to show concrete.

They will also have curb and gutter on both sides of court.

They will provide the appropriate 8-inch or 12-inch watermain stubs for the water distribution for future development.

She points out where there will be additional open space.

There will be additional space between the buildings.

There will be ten additional parking stalls.

There will be a widened entrance to 33 feet back-back.

They have added an additional public sidewalk along Army Trail Road.

She stated that visitor parking was brought up at the last hearing. The visitor parking exceeds the code at four spaces per unit. There is an additional ten overnight parking spaces, a total of 314.

They will also provide an additional public sidewalk along Army Trail Road.

Sharon Dickson introduced herself to the Planning & Zoning Commission. She is the Landscape Architect. She is with Dickson Design, located at 526 Skyline Drive, Algonquin, Illinois. They had a tree survey inventory completed by a Certified Arborist. There are 192 trees on site currently; they are preserving 24 of those trees and are mainly located around the perimeter of the property, which will add to additional screening and buffering of the project site. There are 97 trees that they consider undesirable due to poor condition of health. Of these 97 trees, 11 trees are dead and 9 trees are Ash species. Per Village Ordinance dead trees are not required to be replaced. Although not specifically stated in the Ordinance, staff has informed them that currently their Ash replacement ratio is 1 to 1 so matter what the size of the existing Ash tree is to be removed, it would only be required to be replaced with one 3-inch caliper tree. They would like to comply with this suggested replacement for the Ash trees.

They have 77 species that they think are undesirable. They are going to plant 40 parkway trees for public benefit and 13 park site trees for public benefit. At completion of this project, they will have 142 more trees on site than what is currently on site.

The proposed entry monument sign complies with the Village Ordinance. The plant material will not impede to block the view.

The active courtyard has a seating area with a pavement that connects the bridge to the sidewalk.

There are three different styles that face street on the end units. She showed the Planning & Zoning Commission the (1) front detail landscape view; (2) front and side detail landscape view; and (3) landscape view/motor court entry.

Mr. Prohaska referred to his memorandum, dated August 31, 2016. He stated that since the last hearing there have been numerous meetings and discussions between the Village and the developer. Many items that are in his report have already been discussed this evening. The plans show a single access to the site from the subdivision to the west. The Walter Drive access has been eliminated so that there will be no traffic from this development directly accessing Walter Drive/Medinah/Byron corridor. There are fewer units being proposed. The traffic report indicates that the existing traffic signal to Army Trail Road would not be impacted in a negative way by the additional traffic.

They heard about the private court design with the curb and gutter on both sides, which was a very late addition to the developer's plan; there was not time to revise the exhibits, but the commitment is in place for a standard-type design for the courts that would meet the Village standards.

The space between the driveways has been increased from two to three feet, which is much better for supporting the landscaping being proposed between the two driveways.

The turf areas are indicated on the landscape plan to be restored with sod after the development is complete.

The utilities have been discussed with the watermain looping and additional planning for future extensions to surrounding properties. If those property owners were to come into the Village, the utilities would be in place for extending those water services to the next properties.

The Grading/Drainage Plan was not discussed too much this evening. The developer is proposing to control the storm water in two retention ponds, which would have a shallow bottom planted with native vegetation. They are basically at the south end of the site and the east end of the site.

They are proposing roadway lighting which consists of LED fixtures. These have been used in other location and have a good track record and are more energy efficient.

Mr. Gascoigne referred to his memorandum, dated August 29, 2016. He stated that the petitioner and Mr. Prohaska have already covered a lot of the information.

The petitioner has eliminated the access connection to Walter Drive.

He stated that the last memorandum the Fire Department commented that the fire apparatus that was used on their turning radius was not of the correct size. We just need confirmation that the proper fire apparatus was used for the turning radius.

He stated that the original site plan had sidewalks, as well as landscaping, along Walter Drive; this has all been eliminated due to the fact that there is no access.

The original plan had no guest parking, and they have since added ten guest parking spaces.

He stated that the Planning & Zoning Commission should discuss the setback issues and whether it should be a lot-by-lot basis or the site as a whole. The petitioner's desire is to have it be considered for the entire site versus a lot-by-lot basis. The petitioner has stated their reasons for this. This is something that the Planning & Zoning Commission needs to discuss and decide.

The petitioner has reduced the dwelling units from 84 units to 76 units.

The Landscape Architect referenced the number of trees to be removed, as well as the number of trees to be replaced. He would like to see the number of inches they would need to provide.

Commissioner King confirmed that the Fire Department signed off on the plan as it is.

Mr. Gascoigne stated that he believes they did, but he just wants confirmation for the turning radius.

Chairman Brice asked for a little more clarity on why it is that the site-by-site setback cannot be determined.

Ms. Workman stated that right now the code does not provide for setbacks for town homes like this. They are proposing that setbacks, floor area ratio and maximum lot coverage be determined for the site as a whole. She refers to the bulk regulations that would impose those restrictions on people in what they can and cannot do.

Commissioner Coleman inquired why this could not go into a condominium unit compared to a planned unit development.

Ms. Workman stated that each individual lot owner is going to own the land underneath their unit.

Mr. Coleman has a couple concerns. He knows that the petitioner has eliminated two buildings and added guest parking. He still does not think 10 overnight parking spaces is enough.

Mr. Coleman still has a concern with the traffic.

Mr. Luay Aboona introduced himself to the Planning & Zoning Commission. He is the Traffic Consultant with KLOA with offices at 9575 W. Higgins, Rosemont, Illinois. He stated that there is a full signal. They have looked at the traffic. They have done traffic studies at different times of the day. The highest peaks were done with a one hour traffic study in the evening between 4:30 and 5:30 p.m. and in the morning between 7:15 a.m. and 8:15 a.m. He goes on to explain to the Planning & Zoning Commission how they conducted the traffic study and came up with their findings.

Chairman Brice read into the record a letter, dated August 26, 2016 from Maxine R. Grief-Bless of 306B Morningside Drive, Bloomingdale, Illinois against the proposed development.

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

Ayes: All Commissioners Present

Nays: None

Absent: None

Motion Carried

The following people were sworn in for the hearing.

Patrick Combs - 29156 Mango Lane, FL

Mike Pelagio - 312 Morningside, Bloomingdale, IL

Corrine Rossi - 324 Morningside, Bloomingdale, IL

Alan Mann - 309 Terry Lane, Bloomingdale, IL

Maxine Grief-Bless - 306B Morningside, Bloomingdale, IL

- Pat Cirrincione - 327 Terry Lane, Bloomingdale, IL
- Kevin Mann - 321 Terry Lane, Bloomingdale, IL
- Rob VanZandt - 4N584 Medinah Road, Addison, IL
- Marcel Straniero - 4N161 Walter Drive, Addison, IL
- Joe Marazzo - 324 Morningside, Bloomingdale, IL
- John Jones - 321 Morningside, Bloomingdale, IL
- Ed Duda - 325 Terry Lane, Bloomingdale, IL
- Kathleen Sassono - 315 Terry Lane, Bloomingdale, IL
- Branka Poplonski - Real Estate Agent representing this property,  
Bloomingdale, IL

Mr. Patrick Combs introduced himself to the Planning & Zoning Commission. His address is 29156 Mango in Florida. He has been a general contractor for 35 years. His biggest concern with this project is the density. He thinks they should extend the notice to people who live further away. He thinks there are too many units jam packed into this site. He does not know if they incorporated all of the non-buildable area such as the wetlands.

Mr. Mike Pelagio stated that all of his questions have been addressed.

Ms. Corrine Rossi introduced herself to the Planning & Zoning Commission. She resides at 324 Morningside, Bloomingdale, Illinois. Her family has lived in Brookdale Estates for almost 30 years. She is concerned with the density and number of units being proposed. She is also concerned with the traffic. She said that they already have to wait for the light quite a long time. She said that adding cars would be catastrophic. She also thinks that this whole project is trying to be slid underneath all of them. She feels that the original public hearing sign was nowhere posted near their subdivision. She disagrees that this project will increase their home values.

Mr. Alan Mann introduced himself to the Planning & Zoning Commission. He resides at 309 Terry Lane, Bloomingdale, Illinois. He is concerned with the traffic. He said that the medical building already has parking on the street. He is concerned with the U-turns. He inquired if there is going to be a community building.

Chairman Brice stated that there seems to be no community building inside the plans as he sees it at this time.

Ms. Maxine Grief-Bless introduced herself to the Planning & Zoning Commission. She resides at 306B Morningside, Bloomingdale, Illinois. She thanked Chairman Brice for reading her letter into the record earlier. She was contacted by her neighbors; this is how she found out about this project, and she lives on Morningside. She has lived on Morningside for 24 years and has lived in Bloomingdale her entire life. She thinks that the building being proposed is totally out of character with who they are and how they live in this neighborhood. The buildings being proposed are far too dense. What the petitioner is proposing is a 40% increase of units in their community. 76 more units dramatically change the character of their neighborhood. The traffic would be terrible. She would like more information on the traffic flow. She knows that come a time something will have to be built here, but simply because they can build 76 units here does not mean that they should. She would like the Planning & Zoning Commission to keep the neighbors in mind and be respectful of them when considering this project.

Ms. Pat Cirrincione introduced herself to the Planning & Zoning Commission. She resides at 327 Terry Lane, Bloomingdale, Illinois. She stated that she was on the traffic committee to get that light on Creekside. She wants to know where the electric is going and where are the extra transformers. She works for ComEd. She is concerned with the traffic flow going in and out. She said it is already terrible and to add more traffic into one area will make it just worse.

Mr. Kevin Mann introduced himself to the Planning & Zoning Commission. He resides at 321 Terry Lane, Bloomingdale, Illinois. He is a 30-year resident of Bloomingdale. He is concerned with the density. He also stated that there is already a lot of traffic and U-turns being made for the medical building. The traffic will be worse in the winter. He stated that the community is very quiet; the police do not come around very much. If they put this development in, they will need more police protection. He suggested putting the access on Walter Drive instead of Morningside.

Mr. Rob VanZandt introduced himself to the Planning & Zoning Commission. He resides at 4N584 Medinah Road, Addison, Illinois. He is happy with improvements but still too much density. He would like to know if an environmental study has been done. He inquired about flood control and not being able to be built on some of the land. He inquired about flood control maps. He inquired about how the water is flowing. He does not think this development will fit into this area. He thinks that LED lights will destroy the

neighborhood. He suggests having the Park District take care of the open space instead of the HOA. He is opposed to this project.

Mr. Marcel Straniero introduced himself to the Planning & Zoning Commission. He resides at 4N161 Walter Drive, Addison, Illinois. His biggest concern is water runoff. His property already looks like a lake after it rains. This project will add more water. The more concrete; the more water runoff. He thinks that this project is too dense. It does not fit Bloomingdale. The Commission needs to stay firm. He is glad that they eliminated the access at Walter Drive.

Mr. Joe Marazzo introduced himself to the Planning & Zoning Commission. He resides at 324 Morningside, Bloomingdale, Illinois. He said to the Commission "imagine at the end of your block, they are going to put three-story Row houses and you have nothing to say about it". He speaks for all of the residents of Brookdale Estates; they do not want them.

Mr. John Jones introduced himself to the Planning & Zoning Commission. He resides at 321 Morningside, Bloomingdale, Illinois. He said the petitioner is moving in the right direction going from 84 units to 76 units. He thinks it is too dense. He told the Commission not to let greed interfere with their decision.

Mr. Ed Duda introduced himself to the Planning & Zoning Commission. He resides at 325 Terry Lane, Bloomingdale, Illinois. He stated that when he built his house he had to abide with all of the codes so why not have this development do the same. He thinks this development is too dense. He said anybody that has lived in this subdivision knows that the traffic is bad, and it is hard to get in and out.

Ms. Kathleen Sassono introduced herself to the Planning & Zoning Commission. She resides at 315 Terry Lane, Bloomingdale, Illinois. She is concerned with rentals and if these units can be rented out. She inquired to the price and size of the homes.

Ms. Branka Poplonski introduced herself to the Planning & Zoning Commission. She is a real estate agent representing this property. She said she was working with the first builder and single-family homes did not work. Rentals will be addressed with the Homeowner's Association. She stated that the price of the units will increase the value of the subdivision.

Mr. Marcel Straniero speaks again. He stated that he received a letter the first time about the hearing but not again; he lives across from the property.

He wonders why he was not informed again. He inquired if the project gets approved, how long it will take to be built.

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

Ayes: All Commissioners Present

Nays: None

Absent: None

Motion Carried

Ms. Workman stated that the open space is not public community space now; it is owned by a couple of families so it is not open space that is open to the public for use such as a dog park.

Mr. Hubert Loftus introduced himself to the Planning & Zoning Commission. He is with Manhard Consultants located at 700 Springer Drive, Lombard, Illinois. He stated that just a small portion of the site is within flood plain. He addressed the stormwater/runoff concerns. He explained this to the Planning & Zoning Commission.

Mr. Loftus stated that this development will not increase flooding into Mr. Straniero's property.

Ms. Workman said in regard to parking, they will address this in the Homeowner's Association documents or could potentially address in their Ordinance as well.

Chairman Brice confirmed that this will be put into the Homeowner's Association documents. Chairman Brice would like this to be part of the Homeowner's Association statement.

Ms. Workman stated that in regard to the police comment, she disagrees that just by virtue of this development being there, police activity will increase in the neighborhood. She said the price point of these units should reflect this, and they are desirable units.

In regard to traffic, Ms. Workman stated that not all 76 units are not going to empty out at the same minute of the morning.

The Petitioner with DR Horton stated that in regard to rentals, the homeowner would have to occupy the home for a specific amount of time before it can become a rental.

Ms. Workman stated that in regard to the Park District taking over the open space, they have had those conversations with the Park District, but at this time this is not something that they want to do.

Ms. Fratto stated that once they begin the development, they build 70 to 80% of their homes on spec. These units are very desirable for people of all types.

Ms. Workman stated that ComEd designs where the system will go; this is determined at time of final plat.

Mr. Bruce Mellon introduced himself to the Planning & Zoning Commission. He is with DR Horton, located at 800 S. Milwaukee, Libertyville. He stated that there will be one transformer for every two to four buildings located in green space buffered by landscaping.

Mr. Gascoigne stated that notification for hearing is governed by State Statute and only has to be done for the first hearing and to residents within 250 feet away. They do not have to be notified by notice after the first hearing.

Commissioner King inquired if the lighting that is proposed is acceptable to the staff. Mr. Prohaska stated that the fixture and the pole are acceptable to the Village. The street widths are acceptable also. The LED lighting is acceptable.

Chairman Brice stated that the traffic study that was done was done specifically by the petitioner's staff, and no traffic study was accomplished by the Bloomingdale staff.

Mr. Prohaska stated that they reviewed the traffic report and they made their own observations of the traffic in the area, and the traffic report is indicating that there is no change in the level of service at the intersection. He stated that the traffic signal at Army Trail and Creekside is owned, operated and maintained by DuPage County Highway Department. He said what they have done in the past at these intersections when there has been a change in development in the area or land use, and there is a perceived change in the traffic pattern at that intersection, is to reach out to DuPage County Highway Department for an analysis at that intersection to see if there is anything that can be done with the timing of the intersection to allow changes in the green time for arrows or through times. This timing can be adjusted according to the observed counts. The traffic signal can be changed to address some of

the issues if there are not enough cars being able to turn left on that arrow to get onto Creekside Drive. This can be done for this project.

Chairman Brice inquired about the U-turn traffic at this intersection. Mr. Prohaska stated that U-turns are permitted at the intersection.

Ms. Fratto stated that they are proposing 3-story court yard Row home and 2-story raised ranch end unit. These units are two to three bedroom units with a balcony in the rear. They range from 1,597 square feet to 1,700 square feet.

Commissioner Coleman still thinks that this development is too dense.

Ms. Fratto said if they built this project in Bloomingdale this would be one of the lowest density projects. She goes on to explain why to the Planning & Zoning Commission.

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

Ayes: All Commissioners Present

Nays: None

Absent: None

Motion Carried

Mr. Marcel Straniero spoke again. He stated that the petitioner did not answer the question the length of the time the project would take to complete. He would like to know the answer in months or years. He stated that the water is his biggest issue. He said if the water gets any higher after this development is approved, can the petitioner guarantee that it is not going to get any higher? If he does, will he buy his property or will he take care of the flooding in his basement and buy him a new furnace or water heater.

Chairman Brice stated that the time is difficult to establish because they do not have owners for some of the buildings that they want to build. He said that the petitioner did say that they would build somewhere around 75% of the entire project. He stated that he was surprised by that because there are three story homes over on Springfield and Schick, and there are a lot of empty lots over there. He said he can understand why the petitioner cannot

give them a specific time because they do not have owners for all of the properties.

Chairman Brice said in regard to the water, there is not going to be any additional runoff.

Mr. Prohaska stated that he listened to Mr. Loftus' testimony, and it was very good. The development is going to control their runoff with the two basins that the petitioner is proposing on the site. The peak runoff when you build these storage basins, the peak rate of runoff gets cut off and lowered so that the peak rate of flow that might be occurring across the street or down the stream is going to be reduced. In this case because the development size is relatively small to the large water shed, that reduction of the peak rate of runoff that you might see down the stream is going to be very small and might not even be measurable. He thinks that the testimony was that the petitioner is not going to make it any worse. He stated that there is likelihood that they will be making the downstream runoff peak rate of flow lessened because of the storage of the water on the site, but the proportion of off-site runoff to on site runoff is so great that it is probably not going to be something that you can measure or be able to tell the difference.

Mr. Rob VanZandt spoke again. He pointed to the two houses along Walter Drive. He said they are not here tonight so he is going to have to stick up for them. He said these two properties are going to be screwed, and it seems like nobody cares. It is not going to be improving their property values; it is going to add more water. He showed the Commission the retention basin where he believes the water will be retained. He goes on to explain this in more detail to the Planning & Zoning Commission.

Mr. Patrick Combs spoke again. He stated that he never did hear the answer when he asked if the density is 7.4 by units per acre include or did not include the wetlands.

The density did include this.

Mr. Combs did speak about square footage. His question is the square footage of the smallest model and the square footage of the largest model.

Mr. Gascoigne stated that based on the information that they petitioner provided, the units are from 1,600 to 1,800 square feet per unit. The petitioner confirms that they are 1,597 square feet to 1,773 square feet.

Mr. Kevin Mann spoke again. He said the response to a lot of the questions that were asked was that the Homeowner's Association will set that. He

stated that it seemed like it was almost acceptable. He does not understand how that is an acceptable answer. He thinks that it should be a Bloomingdale policy.

Chairman Brice said that these things are going to be in our record and in the record that everybody has to sign for the Homeowner's Association.

Mr. Prohaska stated that parking on the public street will conform to the Village standard for street parking; there is no parking overnight from 2:00 a.m. to 5:00 a.m. and no parking on the street after two inches of a snow storm until the snow removal operations have been done. There are ten parking stalls which the Homeowner's Association will own, operate and maintain, which are not on the street through way; they are off to the side, and those will be set by the rules of the Homeowner's Association so if they want to allow for overnight parking and have a pass, the Homeowner's Association will patrol those ten parking stalls.

The Planning & Zoning Commission discussed the setbacks.

He stated that staff confirmed that they only have to give notice to residents within 250 feet. He thinks they have been sneaky with this. A lot of people did not know about this hearing. He said the signs were posted and were not even in Bloomingdale.

Mr. Ron Sassone spoke again. He is concerned with the traffic and closing of Walter Drive access.

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

Ayes: All Commissioners Present

Nays: None

Absent: None

Motion Carried

Chairman Brice stated that what he sees is that the community that is close to this project is upset because it is too dense, the light traffic is bad, and they are worried about something looking different than what they are used to.

Commissioner Jaster stated that he thinks that the petitioner has gone a long way in addressing the main concerns of them and the community as well and to his satisfaction.

Commissioner Smith said that he would concur with Commissioner Jaster.

Commissioner Shannon stated that from the first hearing to this second hearing the petitioner has done everything that they have asked them to do.

Chairman Brice agreed with Commissioners Jaster, Smith and Shannon.

Moved by Commissioner King, seconded by Commissioner Smith to recommend approval of the following requests and relief relative to the request for the development and construction of new residential subdivision containing a total of 76 units and composed of multi-unit style structures, at the property commonly referred to as the properties east of Morningside Drive/north of Army Trail Road and 4N186 Walter Drive.

(1) 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, and
- (h) minimum lot width
- (i) maximum floor area ratio

1. Approval of a preliminary site plan;
2. Approval of preliminary subdivision; and
3. Comprehensive Plan Amendment

The recommendation of approval made hereby shall be, and is hereby, made subject to the following conditions:

- 1) Homeowner's Association will manage on-street parking.
- 2) All bulk requirements shall be considered relative to the overall development, rather than on a lot by lot basis.
- 3) Compliance with all plans submitted at the Planning and Zoning Commission hearing of September 6, 2016.
- 4) The petitioner shall comply with the requirements set forth in the memo of the Bloomingdale Fire Protection District dated June 21, 2016.

- 5) The petitioner shall comply with the requirements set forth in the memo provided by the Engineering Department, dated August 31, 2016.

Ayes: Commissioners King, Smith, Jaster, Shannon and  
Chairman Brice

Nays: Commissioner Coleman

Absent: None

Motion Carried

Chairman Brice stated that this will now go on to the Village Board on October 17, 2016, and they will vote on it.

6. OLD BUSINESS - None

7. NEW BUSINESS

Mr. Gascoigne stated there will be a September 20<sup>th</sup> hearing, which will include expansion of Anyways patio and exterior improvements to the Aspen Dental Plaza located on Army Trail and Gary.

8. CITIZENS TO BE HEARD - None

9. ADJOURNMENT

Moved by Commissioner King, seconded by Commissioner Coleman to adjourn the September 6, 2016 Planning and Zoning Commission meeting at 10:30 p.m.

Ayes: All Commissioners Present

Nays: None

Absent: None

Motion Declared Carried

Respectfully Submitted,

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Sandra Aronson, Recording Secretary  
of the Planning and Zoning Commission