APPROVED
VB mtg 10/24/16

MINUTES OF A STANDING COMMITTEE OF THE WHOLE OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BLOOMINGDALE HELD ON OCTOBER 17, 2016 AT THE ROBERT J. HOMOLA MUNICIPAL CENTER 201 SOUTH BLOOMINGDALE ROAD, BLOOMINGDALE, ILLINOIS, DUPAGE COUNTY

PROOF OF POSTING

The meeting was duly posted according to State Statute.

CALL TO ORDER

The Standing Committee of the Whole Meeting of October 17, 2016 was called to order by Village President Coladipietro at 7:00 p.m.

ROLL CALL

Upon Roll Call by the Village Clerk, those in attendance were:

PRESENT: Mayor Coladipietro, Trustees Belmonte, Hovde, Von Huben, Bucaro, and Ackerman
ABSENT: Trustee Bolen

QUORUM PRESENT

ADMINISTRATIVE STAFF PRESENT

Village Administrator, P. Scalera
Finance Director, G. Szott
Director of Village Services, M. D. Marchi, P.E.
Chief of Police, F. Giammarese
Community & Economic Development Coordinator, S. Gascoigne

AUDIENCE PARTICIPATION

Motion by Trustee Von Huben, seconded by Trustee Hovde, **to open the floor to the public.** All Trustees present voted **AYE**.

MOTION DECLARED CARRIED

Mayor Coladipietro stated that the floor is open for any discussion other than the proposed DR Horton Cambridge development. The floor will be open to the public for comment after the presentation is made.

Mr. Sam Menton, 146 Warren Avenue, addressed the Board regarding power outages in his home. He commented that he and his 16 neighbors have had several power outages since June 19. He stated that this is happening too often and he is not getting any satisfaction from ComEd noting that when these power outages occur, he does not have his AT&T U-Verse, his phone lines are out, security is out, refrigeration is out, computers are out, and air-conditioning in 90+ degree weather is out. He appealed to the Board to intercede on his behalf to Cynthia Thomas, ComEd's representative, to solve this issue. He noted that last Saturday his power went out again. He stated ComEd stated that they fixed it, and later it was down again. He noted he lived at this address for 36 years and this is one of the older areas in the Village. Mr. Scalera stated he was in contact with ComEd and that a new unit was replaced last Thursday. However, Mr. Menton stated that he had another power outage last Saturday, so he did not believe the problem was fixed.

Mr. Menton also stated that the pole light, placard #153, at Warren Avenue and Schick Road is out and has been for quite some time now. He stated he did report this, ComEd came out, looked at the light, and left. Mr. Marchi stated that ComEd is slow to act when replacing pole lights.

Mr. Scalera stated that we had been in contact with ComEd. The Mayor stated that we will reach out to ComEd again and follow up with these issues.

Motion by Trustee Von Huben, seconded by Trustee Bucaro, **to close the floor to the public.** All Trustees present voted **AYE**.

MOTION DECLARED CARRIED

DISCUSSION ITEMS

A) Planning, Zoning & Environmental Concerns

1) Finding of Facts – DR Horton Cambridge Homes/Arbor Pointe – East of Morningside Drive and North of Army Trail Road and 4N186 Walter Drive

Mr. Gascoigne gave background for this project. He stated the applicant appeared before the Planning & Zoning Commission for the first time on June 21. This meeting generated many concerns and comments and offered suggestions. The applicant came back September 6, when the vote was actually taken, and many residents came with their comments and concerns. Several changes had been made. He commented on its location, number of units from 84 to 76 townhomes, the Walter Drive access was eliminated, special use for the Planned Development, special use for street width, landscaping, open space provisions, lot coverage, lot width, maximum floor area, setbacks as they apply to the entire site vs. a lot-by-lot basis, preliminary site plans, and preliminary subdivision. He briefly went through the bulk regulations. He commented that all the residents that spoke were against the project based on the density, traffic, and congestion. He stated the vote at the P&Z meeting on September 6 was 5-1 in favor, and a minority report was given.

Trustee Hovde clarified that this is a presentation only and that no votes will be taken tonight.

Ms. Anastacia Fratto, Land Acquisition, DR Horton Cambridge, gave a power point presentation to the Board regarding the proposed Arbor Pointe homes. She noted they had been working several months on the project and felt Bloomingdale was a great place to live and raise a family.

She stated that DR Horton Cambridge is a local business and they have built homes in the Chicagoland area for over 40 years. They have homes in Lake Bluff, Hinsdale, and Elmhurst. She noted last year they built 23,000 homes in Illinois.

The reviewed the plans for this development, noting there were 16 buildings. She stated the entire team was present to answer any questions. She stated they were 76 row homes, with a 1,773 square foot 3-story unit with garages and balconies, and a 1,577 square foot 2-story unit. She noted the price range starts at $250,000. She explained the materials being used. She showed views of the front and side elevations with landscaping varied at different locations.

She stated that they heard the suggestions at the P&Z Commission in June and they spent several months working on modifications, eliminating the Walter Drive access, and reducing the number of units, to name of a few.

Ms. Fratto fielded questions from the Board:

- The number of overnight parking spaces – Answered: 10 extra
- How HOA reserve funded – Answered: subsidized by builder until all units are sold and turned over to HOA
- HOA addressing non-payment of dues, foreclosures, etc. – This was not addressed
- Maintenance of courts and streets, plowing, etc. – Answered: by HOA
- Restrictions on rentals – Answered: None
- Anticipated size of families in units – Answered: 2-4 people

- Emergency equipment able to maneuver in 60' vs. 66' width streets – Answered: Fire Marshall approved this. Also noted that Morningside Drive is 60' width.

Mr. Gascoigne fielded questions from the Board:

- Isn't Village Code for full brick front – Answer: Yes but there is the exception to Code
- Density of project vs. others in Bloomingdale – Answer: Compared to other Bloomingdale sites, there were two other places to the north built in the 1960-70's when there was no code in place and it was a larger development vs. a smaller subdivision. With the exception of that, this is a significantly higher density than most in Bloomingdale.
- Number of units per acre – Answer: 7.4 units per acre

Mr. Hal Francke, Attorney, Meltzer, Purtill & Stelle, addressed the Board stating he had worked with Cambridge Homes and now DR Horton Cambridge Homes for 30 years. He stated he appreciated comments from the neighbors and they responded to them. He stated that this project entailed procuring the land for annexation. There would be a public hearing for annexation some time in November.

He noted the unique request is that the draft annexation agreement is to include the site as a whole vs. a lot line to lot line basis. He stated they requested this text amendment to the Zoning Ordinance to make this possible. He went into greater detail explaining this and stated it would be difficult to apply the setback requirement on a lot-by-lot basis. It was questioned if the Planned Development could restrict this and answered it will address this.

The Mayor thanked all for their presentation.

Motion by Trustee Von Huben, seconded by Trustee Ackerman, **to open the floor to the public.** All Trustees present voted **AYE**.

MOTION DECLARED CARRIED

Mr. Michael Mariani, 322B Brookdale, addressed the Board, with concerns regarding parking on both sides of the street, with the street widths, garbage trucks trying to get through, and stormwater and pond behind the 303 building, where would the excess water go. Mr. Gascoigne stated it would go to the basins on the east on south sides. Lastly, he asked what good are zoning ordinances when they asked to vary them on such a large scale.

Ms. Maxine Grief-Bless, 306B Morningside Drive, addressed the Board, stating this is the densest project in the Village. She stated they proposed 76 units. She noted Brookdale Estates currently had 178 units, and this would increase in density by 50%. She stated she had lived here for 23 years. She stated they were zoned single family, duplex, and triplex and not a single family home has more than two (2) stories. They are proposing 16 buildings, the smallest having 4 units, 3-stories tall, the largest having 7 units, 3-stories tall. Her comments included the development is not consistent with her neighborhood, the area is zoned for duplexes, the current density is 4 units per acre, they will not have the reserves when the 76 units are sold, and concerns with some homes going into foreclosure. Their homes comply with the ordinance, they all have their lots, side yards, gardens, patios, etc. and are not on top of each other. Lastly, she stated there is a good reason the current Zoning Ordinance, and this development is just not right for our community or our Village. She urged the Board to please consider their quality of life and do not approve this development.

Mr. John Sofere, 326B Morningside, commented that this is ridiculous. If you did an inspection throughout, there are beautiful homes in the area. He stated he would like to see a development in this area but not what is proposed.

Ms. Corrine Rossi, 324 Morningside Drive, commented that she agreed with what was said. She stated that there are nice multi-family homes and nice homes with big backyards. The density is terrible and she stated that we are looking at an additional 150 vehicles going through the subdivision on Creekside Drive, and that is just considering 2 cars per unit. She commented in her letter that she did not appreciate the way notices went out for the public hearing. Lastly, if you look at Building 1 and the existing building, it is a different look from the homes in the area. Please, she encouraged the Board, to consider the people in the area and not approve this development.

Ms. Rob Van Zandt, 4N584 Medinah Road, Vice President of Medinah Lakes Estate (MLE) HOA, read his letter and asked that it be included in the minutes:

> *Dear Village Board,*
> *We ask that language be put in the ordinance that no roads will go to Walter Drive.*
> *We ask that the density be reduced. Lower density would help reduce traffic and reduce water problems.*
>
> *Sincerely,*
> *Rob Van Zandt, VP, MLE HOA*

He stated this would affect many areas adjacent to this including his HOA. He was happy the Walter Drive was eliminated and hoped it would not be put there in the future. He added that he was opposed to this in its entirety.

However, if it did go through, he wanted to make it better. He asked that no variances be given to the developer. He was concerned with water flooding on Walter Drive, the addition of restrictor pipes, and suggested possibly diverting water to the East Branch. Other concerns were the retention ponds attracting wildlife and posing a "duck-jam" on Army Trail Road. Considering the density, he felt these were the "ugliest" buildings around and there would be nothing around to buffer the site of the buildings. He was also concerned with new trees being added but wanted to keep the old walnut trees.

Mr. Ron Sassano, 315 Terry Lane, addressed the Board stated that his biggest concern is the traffic problems it would generate because there is only one way out and one way in. He had lived here since 1985. He hoped single family homes would be built there. He was opposed to this, citing it would cause traffic problems with an additional 150 cars in the area. He expressed concern with the fire trucks in the area as well.

Ms. Pat Cirrincione, 327 Terry Lane, commented that the realtor stated their homes do not sell now, how are these homes going to sell. She commented they would sell for $250,000, but questioned how it would bring up the value of their homes. She stated her value would go up if they looked like the homes in Chateau Lorraine. She felt ice in the winter months would be horrendous. She commented that if these row homes were on the north side of town, they would never fly. Lastly, in her estimation, this is "garbage" being shoved down their throats.

Mr. Sunil Jain, 151 Michigan Drive, addressed the Board and stated he represented Eastgate HOA. His main concern would be the traffic on Medinah Drive resulting on traffic from Walter Drive. He was concerned with density of the project bringing more traffic and their property value would go down. He also felt there should have been better communication so he could get this information to his neighbors in the Eastgate HOA.

At this point, the Mayor asked for residents to give Mr. Scalera an e-mail address to advise them of meetings. He also stated the agenda is posted on the Village website on Friday afternoon, and the minutes of the P&Z Commission are also on the website.

Mr. Van Zandt asked for another brief moment to address the road being so close to a home, the effect of plowing in the winter, and perhaps a fence and landscaping could be done for this homeowner. He also asked that the developer take care of the property between the Village and the County.

Motion by Trustee Ackerman, seconded by Trustee Von Huben, **to close the floor to the public.** All Trustees present voted **AYE**.

MOTION DECLARED CARRIED

At this time, the water retention ponds were questioned and Mr. Jim D'Alexander, Senior Project Manager for Manhard Consulting, addressed the Board stating the retention basins are designed with a naturalized bottom, usually dry in the summer and more in spring and fall, and goes with the wetland style. He also stated that the Association would be responsible for the ponds.

The Mayor questioned the unincorporated lot Mr. Van Zandt addressed, and asked if the street that ran to the northernmost corner lot line, and asked the distance to the street from the homeowner's lot. It was answered there was 5-7 feet and then stated it was 7½ feet. At a later time, this was questioned again, and there was some difference of opinion in that they could not include the personal property in the distance to the home.

Mr. D'Alexander gave an overview for the existing drainage. He went into greater detail but basically stated that there was no impact to the flood plain, and they were also bound by the Village of Bloomingdale and DuPage Water Stormwater Management to comply with the stormwater ordinances.

Ms. Fratte addressed comments from the residents. She stated with regard to the street width, the 60' is the same as Brookfield Estates. She addressed the concern regarding the developer not completing a project, and stated that they had not walked away from any development obligations, and they continue until sold out. She stated Arbor Pointe area has no commercial value, and this use is the best use for the Village. She commented on the density stated by a homeowner that was 4 units per acre, she noted that the density was 6.9 units per acre. She commented there is a large buffer off Army Trail Road.

Mr. Hal Francke commented on the issue of density of Brookfield Estates when it was annexed 40 years ago. He stated the density is not that different to what they are proposing at 7 units per acre. Residents groaned that it was not true. Finally, he noted that Brookfield Estates had four (4) exceptions granted. He stated the density between Brookfield Estates and Arbor Pointe is very comparable and the P&Z Commission agreed or understood that.

Mr. Luay Aboona, Traffic Engineer, KOA, addressed the Board commenting on a traffic study that was done where they had access on Walter Drive. He stated they looked at the stoplight at Creekside Drive and the impact at the intersection of Army Trail Road. He stated there was a little bit of buildup on Creekside, but given the size of the development, they estimated there was no significant increase.

The Mayor thanked all for their input. It was questioned when this issue will be presented next and answered it was not known at this time, but asked those interested to leave contact information and check the website.

Motion by Trustee Ackerman, seconded by Trustee Von Huben, **to close the floor to the public.** All Trustees present voted **AYE**.

MOTION DECLARED CARRIED

B) Finance and Administration

1) Lease Agreement between Village of Bloomingdale and D's Sweet Treats for 112 W. Lake Street (former Delish space)

Mr. Scalera commented that D's Sweet Treats was a home based business with no brick and mortar, and was a participant at Septemberfest. He noted they liked Bloomingdale and were interested in leasing the space that was formerly Delish (which also started as a home based business). Mr. Scalera stated they worked on the lease agreement as presented tonight. With the leasing of this space, he hoped it would increase traffic in the Old Town area, and have a domino effect. Trustee Von Huben questioned how the taxes were calculated. The Mayor stated they worked with the Bloomingdale Township Assessor with an analysis for the projection, and added in excess of what was calculated. Trustee Hovde was okay with the first 5 years, but questioned the taxes for the second 5 years. It was answered that the analysis for 10 years was a fair number. It may not even be renewed, as it was an option. Mr. Scalera stated he will share the analysis with the Board. D's would be responsible for real estate taxes and utilities. There was a discussion on a parcel for garbage and noted it will be worked out later but was not an issue where it was located for now. The Mayor commented that with the Village owning the property, we had more control on the type of business in that larger space.

Since there was no objection, Mr. Scalera stated this will be placed for approval on the next agenda.

2) Advisory Agreement with O'Shea Consulting

Mr. Scalera stated this was a renewal agreement with O'Shea Consulting. He noted that Matthew O'Shea was very helpful in securing assistance at the state level. He also commented that the cost was the same as the previous year. The Mayor stated he felt that Mr. O'Shea interfaced and performed at the level expected and added value to the Village. It was also noted that Mr. O'Shea assisted in coordinating the meeting with IDOT for the Lake Street light poles.

C) Other Business

None

INFORMATION

None

COMMENTS FROM THE PUBLIC (AGENDA ITEMS ONLY)

For the record, there was no public present.

RECESS TO EXECUTIVE SESSION

Motion by Trustee Von Huben, seconded by Trustee Bucaro, to **recess to Executive Session for the purpose to the Purchase or Lease of Property - 5 ILCS 120/2(c)(5)** at 9:04 p.m.

AYES: Trustees Von Huben, Bucaro, Belmonte, Hovde, and Ackerman
ABSENT: Trustee Bolen

MOTION DECLARED CARRIED

RECONVENE MEETING

The Mayor reconvened the Village Board meeting of October 17, 2016 at 9:20 p.m.

Upon Roll Call by the Village Clerk, those in attendance were:

PRESENT: Mayor Coladipietro, Trustees Belmonte, Hovde, Von Huben, Bucaro, and Ackerman
ABSENT: Trustee Bolen

QUORUM PRESENT

ADJOURNMENT
Motion by Trustee Ackerman, seconded by Trustee Hovde, **to adjourn the meeting of October 17, 2016** at 9:21 p.m. All Trustees present voted **AYE**.

MOTION DECLARED CARRIED – MEETING ADJOURNED

Respectfully submitted,

Jane E. Michelotti

Jane E. Michelotti
Village Clerk

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