

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
TUESDAY, JANUARY 16, 2018 AT 6:00 P.M.

1. CALL TO ORDER

The Planning and Zoning Commission meeting was called to order by Vice Chairman King at 6:02 p.m.

2. ROLL CALL

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

Present: Commissioners Flood, Coleman, Damato and King

Absent: Chairman Jaster

Quorum Present

Also Present: Mr. S. Gascoigne – Village Development & Planning
Mr. B. Prohaska – Village Engineer
Mr. W. Thomas – Representing M. Castaldo, Village Attorney

3. PLEDGE OF ALLEGIANCE

Moved by Commissioner Coleman, seconded by Commissioner Flood to appoint Commissioner King to chair the January 16, 2018 Planning and Zoning Commission meeting tonight.

Ayes: All Commissioners Present

Nays: None

Absent: Chairman Jaster

Motion Carried

4. APPROVAL OF MINUTES – OCTOBER 3, 2017

Moved by Commissioner Coleman, seconded by Commissioner Flood to approve the October 3, 2017 Planning and Zoning Commission meeting minutes.

Ayes: All Commissioners Present

Nays: None

Absent: Chairman Jaster

Motion Carried

Moved by Commissioner Flood, seconded by Commissioner Coleman to change the order of the hearings tonight and hear Grandbrier Senior Living last.

Ayes: All Commissioners Present

Nays: None

Absent: Chairman Jaster

Motion Carried

5. FMC STRATFORD MALL MEMBERS (PICKLEMANIA), 2 STRATFORD SQUARE – SPECIAL USE - (FIRST HEARING) – 2017-110

The following exhibits were entered into the record.

Exhibit # 1 - Application for Hearing, dated December 1, 2017

Exhibit # 2 - Notice of Public Hearing, dated December 13, 2017

Exhibit # 3 - Affidavit of Compliance, dated December 13, 2017

Exhibit # 4 - Application Agreement, dated December 1, 2017

Exhibit # 5 - Affidavit of Disclosure, dated December 1, 2017

Exhibit # 6 - Notices to Surrounding Property Owners
(2) Notices Received, (0) Notices Not Received
Petitioner misplaced Green Cards and Hopes to Find Them and Submit Them

Exhibit # 1 was entered into the record, which is the Application for Hearing, dated December 1, 2017.

Exhibit # 2 was entered into the record, which is the Notice of Public Hearing, dated December 13, 2017.

Exhibit # 3 is entered into the record, which is the Affidavit of Compliance, dated December 13, 2017.

Exhibit # 4 was entered into the record, which is the Application Agreement, dated December 1, 2017.

Exhibit # 5 was entered into the record, which is the Affidavit of Disclosure, dated December 1, 2017.

Exhibit # 6 are the Notices to Surrounding Property Owners. (2) Notices were received and (0) Notices were not received. The petitioner has misplaced the green cards and hopes to find them and submit them.

The following people were sworn in for the record.

Mr. Jacob Martin - 152 Stratford Square, Bloomingdale, IL

Mr. Jacob Martin introduced himself to the Planning and Zoning Commission. His business address is 152 Stratford Square, Bloomingdale, Illinois.

He stated that they want to set up indoor pickleball courts with eight courts inside the former JC Penney building and eight outdoor courts as well. Pickleball is a new sport, which a lot of people are not aware of, but it sorts of combines the elements of badminton, tennis and ping pong. This game is played with an oversized paddle and whiffle ball and on a smaller court than tennis. The net is lower like it is in tennis. Pickleball is a low impact sport so people of all ages and abilities can play.

Mr. Gascoigne stated that they are essentially looking to set up pickleball courts, and they are utilizing what was the existing JC Penney Shopping Center with eight of the courts being inside and eight of the courts being outside. The applicant has confirmed that no additional lighting will be necessary in addition to what is already out there in the parking lot.

Mr Gascoigne showed the Planning & Zoning Commission the general location of the pickleball courts located outside.

Mr Gascoigne stated that they have to look at the safety aspect of these outdoor courts since they will be in a parking lot where traffic generally circulates. The safety aspect will also be for the Harley Davidson course since this will be located outside in the parking lot also.

Commissioner King wanted to confirm that there will not be any traffic in between the outdoor courts and the building itself.

Mr. Gascoigne stated that there will be; there will be a fire lane and a traffic lane.

Commissioner King inquired to how big and tall will the fence be.

Mr. Gascoigne stated that it will be 480 perimeter feet and 8 feet high.

Commissioner Coleman stated that an 8-foot fence is not going to protect a car going through.

Commissioner Coleman confirmed that the pickleball courts and Harley Davidson training will be happening at the same time.

Mr. Gascoigne stated that at times they will be, but the Harley Davidson training will not be every day.

Commissioner Coleman is concerned with safety.

Commissioner Flood inquired if they are able to drive their car around the courts and would they be able to drive in between the pickleball courts and Harley Davidson training. He thinks it should be completely blocked.

Commissioner Coleman would like to see some sort of structure around the court itself and possibly a little bit higher fence.

The pickleball courts will be a permanent structure; whereas, the Harley Davidson course will be taken down daily.

Commissioner King would like to see a netting above the 8-foot fence which will keep the balls in.

Mr. Gascoigne stated in regard to engineering, he was just advised that there is a large water main that runs around the mall, and Engineering needs a little bit more clarification to how the courts will be.

Mr. Prohaska stated that the outdoor pickleball courts are on top of the water main system for the building. He said that whenever you have the water main inside the fenced area, there is always a concern from Public Works that if the water main breaks, how will they get in there to repair it and what will become of the pavement left behind it. He said there is also the concern of how will they get in with all the bollards. These details will have to be worked out. The petitioner will work with Engineering on this issue.

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

Ayes: All Commissioners Present

Nays: None

Absent: Chairman Jaster

Motion Carried

The following people were sworn in for the hearing.

Mary Jo Morley - 181 Royal Court, Bloomingdale, IL

Mary Jo Morley introduced herself to the Planning & Zoning Commission. She resides at 181 Royal Court, Bloomingdale, Illinois. She thinks this is a great idea and will generate movement at the mall. She would like to know what side the pickleball courts will be located.

The pickleball courts will be located in the former JC Penney's downstairs.

She inquired to what the hours will be.

The petitioner stated that the proposed hours are Monday through Thursday 8:00 a.m. to 11:00 p.m., Friday and Saturday 8:00 a.m. to 12:00 midnight and Sunday 8:00 a.m. to 10:00 p.m. At the beginning of opening up, they will probably have the shopping mall hours.

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

Ayes: All Commissioners Present

Nays: None

Absent: Chairman Jaster

Motion Carried

Moved by Commissioner Coleman, seconded by Commissioner Flood to recommend approval of a special use to allow for the operation of an indoor/outdoor recreational facility, Picklemania, at the property commonly known as 2 Stratford Square, subject to the following conditions: (1) Petitioner shall work with staff to install an appropriate netting, above the proposed 8 foot fence; (2) Prior to any Village Board approval, the Petitioner shall either consider relocation of the courts out of the existing utility easement or work with staff to enter into a hold harmless agreement, as it relates to the maintenance and/or replacement of water main in the event of a main break; and (3) Petitioner shall work with staff to install permanent protective bollards, surrounding the proposed pickleball courts.

Ayes: All Commissioners Present

Nays: None

Absent: Chairman Jaster

Motion Carried

6. WILD ONE HARLEY-DAVIDSON, 324 STRATFORD SQUARE – SPECIAL USE, EXCEPTIONS, ZONING PERMISSION/RELIEF – (FIRST HEARING) – 2017-120

The following exhibits were entered into the record.

Exhibit # 1 - Application for Hearing, dated December 1, 2017

Exhibit # 2 - Notice of Public Hearing, dated December 13, 2017

Exhibit # 3 - Affidavit of Compliance, dated December 13, 2017

Exhibit # 4 - Application Agreement, dated November 28, 2017

Exhibit # 5 - Affidavit of Disclosure, dated December 1, 2017

Exhibit # 6 - Notice to Surrounding Property Owners
(3) Notices Received, (0) Notices Not Received
Petitioner misplaced Green Cards and Hopes to Find

Exhibit # 1 was entered into the record, which is the Application for Hearing, dated December 1, 2017.

Exhibit # 2 was entered into the record, which is the Notice of Public Hearing, dated December 13, 2017.

Exhibit # 3 is entered into the record, which is the Affidavit of Compliance, dated December 13, 2017.

Exhibit # 4 was entered into the record, which is the Application Agreement, dated November 28, 2017.

Exhibit # 5 was entered into the record, which is the Affidavit of Disclosure, dated December 1, 2017.

Exhibit # 6 are the Notices to Surrounding Property Owners. (3) Notices were received and (0) Notices were not received. The petitioner has misplaced the green cards and hopes to find them.

The following people were sworn in for the record.

Mr. Jacob Martin - 152 Stratford Square, Bloomingdale, IL

Mr. Jacob Martin introduced himself to the Planning and Zoning Commission. His business address is 152 Stratford Square, Bloomingdale, Illinois. He stated that they are looking for a special use for the outdoor training course and a variance to the sign code for an exterior sign.

He stated that with the training course they would like to teach people how to ride motorcycles. This would take place in the same parking lot as pickleball. The location of where this will be located is low traffic.

Commissioner King inquired about the hours for this training course.

The hours of the training course will be Saturday and Sunday 8:00 a.m. to 5:00 p.m. and Wednesday and Thursday 9:00 a.m. to 5:00 p.m.

Mr. Gascoigne stated classes will take place from April through October with 2 to 4 classes per month or approximately 20 to 30 classes per season. This would include both indoor classroom courses, as well as outdoor training. The courses would consist of no more than 12 students per class. Outdoor courses being utilized Saturday and Sunday from 8:00 a.m. to 5:00 p.m. and Wednesday and Thursday from 9:00 a.m. to 5:00 p.m. Indoor classes would generally be Thursday and Friday from 5:00 p.m. to 8:00 p.m. and Tuesday from 9:00 a.m. to 5:00 p.m. The applicant also indicates that the motorcycles for outdoor training will be stored in the maintenance area within the mall.

Subject to approval from the Bloomingdale Fire Protection District is going to be required prior to any permits for the indoor storage of the motorcycles.

Harley Davidson sells apparel; they will not be selling motorcycles.

Mr. Gascoigne said they are proposing a sign for 125 square feet in lieu of the 120 square feet. They currently have the "Wild One Harley-Davidson" in place, and they are looking to put their trademark logo above that. The scale of the sign is fairly compatible to what was approved for 25 West, which is right around the corner. The sign does not illuminate as a box sign but because of the way it is constructed and it projects off the building, in regard to the code, the closest example they have is a box sign for by definition it would be considered a box sign, which the code does not allow. 25 West also received exceptions for two box signs as well. It will not be out of order.

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

Ayes: All Commissioners Present

Nays: None

Absent: Chairman Jaster

Motion Carried

No one came forward to address the hearing.

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

Ayes: All Commissioners Present

Nays: None

Absent: Chairman Jaster

Motion Carried

Moved by Commissioner Coleman, seconded by Commissioner Flood to recommend approval of the following requests and relief, relative to the request for the operation of an outdoor motorcycle training facility, as well as signage exceptions for the Wild One Harley-Davidson, at the property commonly known as 324 Stratford Square: (1) A special use to allow for the operation of an outdoor

motorcycle training facility, associated with the Harley-Davidson retail store; and (2) exception to allow an illuminated box sign, that is also 125 square feet, in lieu of the 100 square feet, which would otherwise not be permitted. The recommendation of approval made hereby shall be, and is hereby, made subject to the following conditions: (1) the petitioner must obtain approval from the Bloomingdale Fire Protection District, as it relates to the storage of the motorcycles, prior to the issuance of any permits; and (2) approval of the outdoor training facility will also be subject to the days, times and details as presented in the petitioner's application. Any request to operate outside the allowances of these conditions, may be approved by the Village Administrator and/or his designee. The Village Administrator reserves the right, at his discretion, to forward such a request directly to the Village Board, should he feel that further discussion of any request is warranted.

Ayes: All Commissioners Present

Nays: None

Absent: Chairman Jaster

Motion Carried

7. MISSION CHURCH, 82 STRATFORD DRIVE – SPECIAL USE, ORDINANCE AMENDMENTS, EXCEPTIONS - (FIRST HEARING) – 2018-101

The following exhibits were entered into the record.

Exhibit # 1 - Application for Hearing, undated

Exhibit # 2 - Notice of Public Hearing, dated December 27, 2017

Exhibit # 3 - Affidavit of Compliance, dated December 29, 2017

Exhibit # 4 - Application Agreement, dated November 27, 2017

Exhibit # 5 - Affidavit of Disclosure, dated November 27, 2017

Exhibit # 6 - Notice to Surrounding Property Owners
(20) Notices Received, (3) Notices Not Received

Exhibit # 1 was entered into the record, which is the Application for Hearing, undated.

Exhibit # 2 was entered into the record, which is the Notice of Public Hearing, dated December 27, 2017.

Exhibit # 3 is entered into the record, which is the Affidavit of Compliance, dated December 29, 2017.

Exhibit # 4 was entered into the record, which is the Application Agreement, dated November 27, 2017.

Exhibit # 5 was entered into the record, which is the Affidavit of Disclosure, dated November 27, 2017.

Exhibit # 6 are the Notices to Surrounding Property Owners. (20) Notices were received and (3) Notices were not received.

The following people were sworn in for the record.

Mr. Russell Whitaker - Attorney on behalf of Mission Church of Roselle,
30 W. Jefferson Avenue, #200, Naperville, IL

Mr. Russell Whitaker introduced himself to the Planning and Zoning Commission. He is an attorney here on behalf of Mission Church of Roselle. His address is 30 W. Jefferson Avenue, #200, Naperville, Illinois.

He stated that Mission Church is a non-denominational church that was formed in 2011. The church originally met at Stratford Middle School and moved to Lake Park High School, Roselle, Illinois in 2014. Over the last seven years, they have grown and have approximately 1,700 members attending. They are looking for a spot that they can call their own home. They are looking at the proposed site of where the former La-Z-Boy Furniture Store was located at 82 Stratford Drive, which is roughly 36,000 square feet.

He stated that there are 226 parking spaces on the five-acre parcel.

He goes over the floor plan with the Planning & Zoning Commission. He stated that the worship center is designed to accommodate 700 seats. Currently, they have two services Sunday morning at 9:00 a.m. and 11:00 a.m. with 1,000 people attending during both of those services. They may add additional services Saturday evening at this location.

He continues to go over the floor plan and what each room will be used for with the Planning & Zoning Commission.

He goes over the landscaping with the Planning & Zoning Commission.

He stated that the requests before the Commission this evening is for a special use for a church, exception for parking and exception for two wall signs.

He said that they do not think that the use of a church would be detrimental to surrounding properties. The church will bring people to the area. He has spoken to representatives of Stratford Square and they have no objection to this.

In regard to parking, they see the parking issue as more of a technicality than an actual problem. He said they have 226 parking spaces; they would need 242 parking spaces. There are 566 parking spaces in Merchant Park. They would be able to use these as shared parking.

The signage that they are proposing are two wall signs on the side of the building. They would need an exception for these signs; they exceed the square footage.

Mr. Prohaska referred to his engineering memorandum, dated January 11, 2018. There was a traffic report that was submitted. In the traffic report there is a minor deduction in the level of service predicted at the two intersections nearest to the church that exit out onto the public roads; Schick Road and Gary Avenue. He said when a church has their service schedule, there is an influx of traffic in the area of people getting there and at the end of the service there is a large amount of traffic generated. The times that this would happen would be Saturday night and Sunday morning. There would not be rush hour traffic with the weekday traffic at those locations.

He stated that one of those driveway closures is partially on the church property and partially on another property. They would be looking for the adjacent property owner to sign off and agree to the work being done on the other property.

In regard to grading and drainage, they will need a calculation that shows the impervious area being created for the project file.

He said where those two driveways are located, the pitch of the ground is away from the church property and off of the site so when you put the curbs up and bring up those areas, they are going to be blocking the drainage, so they will have to have their design team take a look at how to handle the drainage in those areas so they do not end up with a puddle in the corners of their parking lot.

In regard to water and sewer utilities/site lighting, the existing facility is being re-used; there are no changes indicated to the existing site utilities or the site lighting.

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

Ayes: All Commissioners Present

Nays: None

Absent: Chairman Jaster

Motion Carried

No one came forward to address the hearing.

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

Ayes: All Commissioners Present

Nays: None

Absent: Chairman Jaster

Motion Carried

Mr. Gascoigne stated that the petitioner's requests are a special use permit to operate a religious facility on the subject property; the exception for signage to allow two wall signs that are 484 square feet in lieu of the 100 square feet allowed and exception for parking to have 226 parking spaces in lieu of the 248 parking spaces required. They will have 566 parking spaces available from Merchant Park.

Moved by Commissioner Coleman, seconded by Commissioner Flood to recommend approval of the following zoning permission or relief in connection with a petition submitted by Mission Church of Roselle, at 82 Stratford Drive (the Subject Property): (1) a special use permit to operate a religious facility on the subject property; (2) amend Ordinance No, 95-51 which granted Final Site Plan approval for the construction of the former Sears Homelife; (3) an exception for signage, to allow two wall signs that are each 484 square feet, in lieu of the 100 square feet allowed; and (4) an exception for parking to allow 226 onsite parking spaces, in lieu of the

248 required. The recommendation of approval made hereby, shall be and is hereby made subject to those requests.

Ayes: All Commissioners Present

Nays: None

Absent: Chairman Jaster

Motion Carried

8. GRANDBRIER SENIOR LIVING, 166 AND 178 WEST LAKE STREET – FINAL SITE APPROVAL, FINAL PLAT OF CONSOLIDATION, SPECIAL USE FOR FINAL PLANNED DEVELOPMENT, EXCEPTIONS - (FIRST HEARING) – 2017-103

The following exhibits were entered into the record.

Exhibit # 13 - Notice of Public Hearing, dated November 21, 2017

Exhibit # 14 - Affidavit of Compliance, dated November 22, 2017

Exhibit # 15 - Notices to Surrounding Property Owners.
(47) Notices Received, (9) Notices Not Received

Exhibit # 13 was entered into the record, which is the Notice of Public Hearing, dated November 21, 2017.

Exhibit # 14 was entered into the record, which is the Affidavit of Compliance, dated November 22, 2017.

Exhibit # 15 are the Notices to Surrounding Property Owners. (47) Notices were received and (9) Notices were not received.

The following people were sworn in for the record.

Mr. Chris Rintz - Development Manager for Grandbrier Senior Living, 566 W. Lake Street, Chicago, IL

Ms. Elizabeth Godbold - Project Architect, WJW Architects, 401 W. Superior, Chicago, IL

Mr. Chris Rintz introduced himself to the Planning and Zoning Commission. He is the Development Manager for the project. His address is 566 W. Lake Street, Chicago, Illinois.

He stated that they are here tonight seeking a recommendation for final approval of their Planned Development.

These are the items addressed since preliminary review. The first item was to provide a cross access agreement with their neighbors to the east (Alden). They have finally been able to reach an agreement with Alden on the exact location of that easement, which will provide the opportunity for folks within that development to exit across their development and utilize the new stop light onto Lake Street.

The second item is that they held site meetings with neighbors to the south to discuss landscaping and desired fence location. They spent several meetings with residents on the placement of landscaping to maximize visual screening. They reviewed existing landscaping that is desirable and what is to remain. They also reviewed the desired fence location. They talked to the neighbors about the trash compactor location. They talked about how they could shield site from light poles closest to the south property line. They also addressed items contained in the Engineering memorandum, dated February 21, 2017.

Ms. Elizabeth Godbold, the Architect with WJW Architects, located at 401 W. Superior, Chicago, Illinois introduced herself to the Planning & Zoning Commission.

She referred to the aerial site plan. She stated that it shows the proposed site with the neighbors on all sides and Lake Street and Rosedale with the proposed signal.

She referred to the architectural site plan. She stated that not much has changed here. She points to the main entry drive, the signal, the parking lot and staff parking. She continues to go over this with the Planning & Zoning Commission.

She referred to the civil engineering site plan. She stated that it gets a little more technical in terms of dimensions, turning radii. She goes over this with the Planning & Zoning Commission.

She referred to the floor plans. She stated that they haven't changed much. She goes over this with the Planning & Zoning Commission.

She referred to the elevations. They are proposing two colors of brick, dimensional stone and three types of siding. She goes over these with the Planning & Zoning Commission.

Mr. Prohaska referred to his engineering memorandum, dated December 26, 2017. In regard to the project, there was a lot of concern about the traffic signal modifications required at Lake Street and Rosedale Road. He said their recommendation for the project is that they be allowed to start site work on the property with certain conditions regarding permitting for the signal from IDOT. He said these are outlined in his report. Basically, what they are looking for is since the building construction is of a longer duration than the signal construction, and the signal does not have to be in place until the building is ready to be occupied, they are looking for either the IDOT permit for the signal to be in place with a security of letter of credit or a construction bond, which would be required by IDOT for their permit to be in place with the Village in the event they do not have their IDOT permit when they are ready to start site work. He has talked to their engineer about the timing of the project and the review work by IDOT, and he thinks that they are working toward having the permit ready to go probably after they break ground on the project.

The other item that he wanted to talk about regarding traffic is with the Alden Horizon project and the cross-access easement. He has not seen the document that is being proposed by the two parties, but he is pretty sure that they are working toward that. The Alden folks have called and submitted preliminary drawings to hook up to the parking lot. He believes that all of the parties are ready to move ahead with having that part of the work done.

He stated that he did talk to their Design Engineer today about the stormwater plan for the project. There will be final submittal made at the time they are applying for permits. The documents that they have received to date show the intent to comply with all of the bulk regulations regarding stormwater management. The Design Engineer has already started making changes to his plans since the last submittal based on conversations that they had over the last six weeks. He will be submitting permit drawings for review shortly with the revisions that they had talked about and included in the review memorandum.

Mr. Gascoigne said they did receive a report from the Fire Department. He believes it had four or five comments; the applicant had no issues with four out of the five. Their landscape plan showed a certain species and a certain type of tree in the parkway that the Fire Department had some concern with being able to get their ladder truck on Lake Street having the angle to be able to get to the building. If this is an issue, they will work with the Village Forester on appropriate trees here.

He stated that all of the requests that are being made are relative to the final approval.

The applicant tonight is looking for final site plan, final plat of consolidation, final planned development. They will need to amend the approved Ordinance 2017-18, which approved the front yard building setback of 29 feet, 10 inches as a result of having to shift that building slightly to the north to allow for a setback of 27 feet, and an exception to allow 117 three-inch caliper trees in lieu of the 1,021 required. He said that may seem like a lot, but many of those are in poor condition.

Mr. Gascoigne stated that the location of the fence has not yet been established with the developer and the neighbors. They may have to wait until the building is up to determine where the fence will be located. This can be a stipulation on getting occupancy. The petitioner will continue to work with neighbors on the location of the fence.

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

Ayes: All Commissioners Present

Nays: None

Absent: Chairman Jaster

Motion Carried

The following people were sworn in for the record.

Mary Jo Morley - 181 Royal Court, Bloomingdale, IL

Steve Morley - 181 Royal Court, Bloomingdale, IL

Kathy Zopp - 171 Royal Court, Bloomingdale, IL

Mary Jo Morley introduced herself to the Planning & Zoning Commission. She resides at 181 Royal Court, Bloomingdale, Illinois. She is concerned with traffic. She said they were told that there was not going to be one shovel put in the ground until the stop light by IDOT was approved. She says where she lives is a great place to live. She said they have another memory care facility right down the road. She thinks it is going to affect the homeowners in her neighborhood. She is not in favor of this proposal.

Steve Morley introduced himself to the Planning & Zoning Commission. He resides at 181 Royal Court, Bloomingdale, Illinois. He said it was brought up that there is going to be a generator back by the loading zone. His question is will this be a diesel generator, natural gas generator and how many times a week will this be exercised, and the time it will be exercised.

The petitioner stated that the generator will be natural gas and their commitment will be to have it run during normal business hours.

IDOT has said that they will put a light at this location. The Village is confident of this and will require a bond, financial security, to be tied to occupancy of the building.

Mr. Morley wants to know if they build the building and IDOT does not come through and put the light in.

The Planning & Zoning Commission continues to discuss this. This is why they require a performance bond.

Kathy Zopp introduced herself to the Planning & Zoning Commission. She resides at 171 Royal Court, Bloomingdale, Illinois. She would like to know if IDOT will have a temporary signal.

Mary Jo Morley would like to know where the temporary signal will be. She is also concerned with construction and the U-turns.

The temporary signal usually goes in after the pavement work is done.

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

Ayes: All Commissioners Present

Nays: None

Absent: Chairman Jaster

Motion Carried

Moved by Commissioner Coleman, seconded by Commissioner Flood to recommend approval of the following zoning permission or relief in connection with a petition submitted by Grandbrier Senior Living LLC, as the prospective owner of an existing vacant property consisting of 4.12 acres at 166-178 West Lake Street, and their plans to construct a three-level, memory and assisted living facility, subject to the

following approvals and exceptions: (1) approval of a final site plan; (2) a final plat of consolidation; (3) a special use for a final planned development; (4) an amendment to Ordinance 2017-18, which approved a front yard building setback of 29 feet, 10 inches, to allow an exception for a front yard building setback of 27 feet; and (5) an exception to allow 117, three-inch caliper trees, in lieu of the 1,021 required. The recommendation of approval made hereby shall be and is hereby and shall be and is hereby made subject to the following conditions: (1) the petitioner shall comply with all of the recommendations of the Engineering Division in their memorandum dated December 26, 2017; (2) the petitioner shall comply with the recommendations of the Fire Protection District and work with staff regarding parkway trees; (3) the applicant shall comply with the recommendation of KLOA, Inc., in regards to the installation of the four-way fully signalized traffic signal; (4) any permit approvals granted prior to the completion of the required full-access, four-way signalized intersection, should be subject to the conditions set forth in the Village Engineer's memo, dated December 26, 2017; (5) installation of the full-access, four-way signalized intersection and traffic signal, including installation of the approved connection between the subject property and Alden Horizon, shall be completed prior to the issuance of any certificate of occupancies being issued by the Village; (6) the generator being installed would be exercised during normal operational hours of 9:00 a.m. to 5:00 p.m.; and (7) the petitioner will continue to work with the neighbors to locate the fence and staff will work with the Village Attorney to confirm that the fence is installed in a fashion that all parties agree on in terms of information required to be submitted with the height, location, color and style of the fence to be approved by everyone.

Ayes: All Commissioners Present

Nays: None

Absent: Chairman Jaster

Motion Carried

9. OLD BUSINESS - None
10. NEW BUSINESS - None
11. CITIZENS TO BE HEARD

Dale Foster resides at 165 Royal Court, Bloomingdale, Illinois. He stated that IDOT should pay for the light.

Mary Jo Morley resides at 181 Royal Court, Bloomingdale, Illinois. She said it is really disheartening when residents that live here feel like they do not have their voices heard.

12. ADJOURNMENT

Moved by Commissioner Coleman, seconded by Commissioner Flood to adjourn the January 16, 2018 Planning and Zoning Commission meeting at 8:15 p.m.

Ayes: All Commissioners Present

Nays: None

Absent: Chairman Jaster

Motion Carried

Respectfully Submitted,

Sandra Aronson, Recording Secretary
of the Planning and Zoning Commission