

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 21, 2020 AT 6:00 P.M.

1. CALL TO ORDER

The Planning and Zoning Commission meeting was called to order by Vice Chairman King.

2. ROLL CALL

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

Present: Commissioners Flood, Coleman, Damato, Troiola and
Vice Chairman King

Absent: Commissioner Vitacco and Chairman Jaster

Quorum Present

Also Present: Mr. S. Gascoigne – Village Development & Planning
Mr. M. Castaldo III - Attorney

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES – DECEMBER 3, 2019

Moved by Commissioner Flood, seconded by Commissioner Coleman to approve the December 3, 2019 Planning and Zoning Commission meeting minutes.

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner Vitacco and Chairman Jaster

Motion Carried

5. A. LUCENTI, 168 HINGHAM LANE – LOT 157 IN FAIRFIELD SUBDIVISION FIRST ADDITION, BEING A SUBDIVISION IN SECTION 15, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID 1ST ADDITION RECORDED NOVEMBER 8, 1976 AS DOCUMKENT R76-80868 IN DUPAGE COUNTY, ILLINOIS - (FIRST HEARING) – 2020-001

The following exhibits were entered into the record.

Exhibit # 1 - Application for Hearing, not dated

Exhibit # 2 - Notice of Public Hearing, dated December 24, 2019

Exhibit # 3 - Affidavit of Compliance, dated December 24, 2019

Exhibit # 4 - Application Agreement, dated December 19, 2019

Exhibit # 5 - Affidavit of Disclosure, dated December 19, 2019

Exhibit # 6 - Notices to Surrounding Property Owners –
(23) Notices Received, (9) Notices Not Received

Exhibit # 1 was entered into the record, which is the Application for Hearing, which is not dated.

Exhibit # 2 was entered into the record, which is the Notice of Public Hearing, dated December 24, 2019.

Exhibit # 3 was entered into the record, which is the Affidavit of Compliance, dated December 24, 2019.

Exhibit # 4 was entered into the record, which is the Application Agreement, dated December 19, 2019.

Exhibit # 5 was entered into the record, which is the Affidavit of Disclosure, dated December 19, 2019.

Exhibit # 6 was entered into the record, which are the Notices to Surrounding Property Owners with (23) Notices Received and (9) Notices Not Received.

The following people were sworn in for the record.

Mr. Russel Franceschina - Architect with Redline Architects, 266 Sterling Lane, Bloomingdale, IL

Mr. Russel Franceschina introduced himself to the Planning and Zoning Commission. He is the architect for this project. He is an architect with Redline Architects with offices located at 266 Sterling Lane, Bloomingdale, Illinois.

He stated that a couple of years ago they did an addition on this residence. Currently, they are asking for a variance on the property. The lot is an odd-shaped lot. They want to extend their dining room space and kitchen space outside of the home. Also, there will be a two-story addition; the second floor with an addition off the master bedroom suite above. Due to the shape of the lot, it makes it quite difficult and challenging to keep the setbacks on the side. Currently, the house is existing non-conforming. The exterior of the house is going to match exactly what is there now with brick and stone. They are keeping with the same architecture and design.

Mr. Gascoigne stated that the petitioner is looking to construct a 443 square foot two-story addition to the rear corner, at a 6 foot 3 ¼ inch side yard setback, in lieu of the 10 foot 2 3/8 inch required. The variation request is exactly that rather than meeting the minimum of 20 foot combined, as well as the single side yard setback to be less than the minimum of 8 feet required.

The lot actually narrows as it goes to the rear of the home.

The petitioner is proposing to match the brick and stone to the existing house.

They are looking to make the kitchen bigger and extend that and put a living area above that. If they were to move the kitchen, they would have to redesign the entire first floor of the home.

He stated that the Commissioners should consider the three threshold criteria. The first being that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zoning district.

He stated that the addition and the location of the addition is directly attributable to the existing layout of the interior and has minimal impact to the site surroundings and at the back corner it is not visible from Hingham.

Mr. Gascoigne is going to supply to the secretary tonight letters from the Homeowner's Association, as well as the two adjacent neighbors, in support of this request. This will be part of the file and public record. There is no immediate impact to the surrounding neighbors.

The second is that the plight of the owner is due to unique circumstances. He stated that given the location of the existing kitchen, and the configuration and the geometry of the lot, it creates a uniqueness of the lot because it narrows to the back and because where the existing kitchen is. In order to do an aesthetically pleasing addition to the home, it makes it virtually impossible to stay out of that side yard setback.

The third is that the variation, if granted, will not alter the essential character of the locality. He stated that it is not visible from Hingham Lane, and they received the letters from both of the adjacent neighbors in favor of this request.

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

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner Vitacco and Chairman Jaster

Motion Carried

No one came forward to address this hearing.

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

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner Vitacco and Chairman Jaster

Motion Carried

Moved by Commissioner Flood, seconded by Commissioner Coleman to recommend approval of variations to allow an east side yard setback of 6 feet 3 ¼ inch in lieu of the 10 feet 2 3/8 inch side yard setback, to meet the required minimum of 20 feet for combined side yards, as well as a single side yard setback to be less than the minimum 8 foot required, at the property commonly known as 168 Hingham Lane.

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner Vitacco and Chairman Jaster

Motion Carried

6. BLOOMINGDALE COURT – 364 W. ARMY TRAIL ROAD – AMENDMENT TO A PD, SIGNAGE - (FIRST HEARING) – 2020-002

The following exhibits were entered into the record.

Exhibit # 1 - Application for Hearing, dated October 18, 2019

Exhibit # 2 - Notice of Public Hearing, dated December 30, 2019

Exhibit # 3 - Affidavit of Compliance, dated October 22, 2019

Exhibit # 4 - Application Agreement, dated November 25, 2019

Exhibit # 5 - Affidavit of Disclosure, dated November 25, 2019

Exhibit # 6 - Notices to Surrounding Property Owners –
(17) Notices Received, (7) Notice Not Received

Exhibit # 1 was entered into the record, which is the Application for Hearing, dated October 18, 2019.

Exhibit # 2 was entered into the record, which is the Notice of Public Hearing, dated December 30, 2019.

Exhibit # 3 was entered into the record, which is the Affidavit of Compliance, dated October 22, 2019.

Exhibit # 4 was entered into the record, which is the Application Agreement, dated November 25, 2019.

Exhibit # 5 was entered into the record, which is the Affidavit of Disclosure, dated November 25, 2019.

Exhibit # 6 was entered into the record, which are the Notices to Surrounding Property Owners with (17) Notices Received and (7) Notice Not Received.

The following people were sworn in for the record.

Mr. Lee Gotfried – Northshore Sign Co., Inc., 1925 Industrial Drive,
Libertyville, IL

Mr. Lee Gotfried introduced himself to the Planning and Zoning Commission. He is with Northshore Sign Co., Inc. located at 1925 Industrial Drive, Libertyville, Illinois.

He stated that they have heard a lot of complaints that when shoppers are looking for a store in this mall located at 364 W. Army Trail Road that they do not know which way to go to get to the store. He was asked to design four new directional signs so that when you drive into the mall, it will tell you which way to turn.

Mr. Gascoigne stated that the shopping center as it currently sits has three monument signs out on Army Trail Road, as well as one at the entrance on Schmale. The signs that are being proposed for the directional signs are basically mirror images but just a scaled down version.

The variation is for four new directional signs, and all four of them would be 25.83 square feet; 8 feet 4 inches in height, in lieu of the 4-foot height permitted, and they would have 8 tenants on each sign.

It would be an amendment to the adopted Ordinance, which is Ordinance 86-4.

He showed the Planning and Zoning Commission where these four directional signs would be located.

Commissioner Troiola asked if these signs will be one-sided.

Mr. Gascoigne stated that the signs will only be one-sided.

Commissioner Coleman confirms that the signage will have landscaping around it and no visibility issues.

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

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner Vitacco and Chairman Jaster

Motion Carried

The following people were sworn in for the record.

Mr. Steven Jansky – 345 Martin Lane, Bloomingdale, IL

Mr. Steven Jansky introduced himself to the Planning and Zoning Commission. He resides at 345 Martin Lane, Bloomingdale, Illinois. He lives on the north side of Army Trail Road. He is wondering why the signs have to be 8 feet tall and why can they not just make the signage wider. He mentions bringing the height down to 4 or 5 feet so the residents will not see them. He is concerned with signage being reflected with lights.

The petitioner stated that the signage is not illuminated. The light is only seen from about 15 feet; only people in front of the sign will see it; people living on Army Trail will not be able to see it.

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

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner Vitacco and Chairman Jaster

Motion Carried

Moved by Commissioner Flood, seconded by Commissioner Coleman to recommend approval of the following zoning permission or relief in connection with a petition submitted by Bloomingdale Court, LLC for Bloomingdale Court Shopping Center, at 302-352 W. Army Trail Road, to construct four new directional signs, subject to the following approvals and exceptions: (1) an amendment to Ordinance 86-04 to allow four new directional signs that are 25.83 square feet, in lieu of the four square feet permitted; four new directional signs that have an overall height of 8 feet 4 inches,

in lieu of the 4-foot height permitted; and four new directional signs that contain a total of eight tenants on each sign.

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner Vitacco and Chairman Jaster

Motion Carried

7. TOLL BROTHERS, KNOLLWOOD DRIVE – FINAL SITE PLAN, FINAL SUBDIVISION AND FINAL PLAN DEVELOPMENT – (SECOND HEARING) – 2019-105

Exhibit # 7 - Notice of Public Hearing, dated December 30, 2019

Exhibit #8 - Affidavit of Compliance, dated January 21, 2020

Exhibit # 9 - Application Agreement, dated January 21, 2020

Exhibit # 10- Affidavit of Disclosure, dated January 21, 2020

Exhibit # 11 - Notices to Surrounding Property Owners –
(7) Notices Received, (2) Notices Not Received

Exhibit #7 was entered into the record, which is the Notice of Public Hearing, dated December 30, 2019.

Exhibit # 8 was entered into the record, which is the Affidavit of Compliance, dated January 21, 2020.

Exhibit # 9 was entered into the record, which is the Application Agreement, dated January 21, 2020.

Exhibit # 10 was entered into the record, which is the Affidavit of Disclosure, dated January 21, 2020.

Exhibit # 11 was entered into the record, which are the Notices to Surrounding Property Owners with (17) Notices Received and (2) Notices Not Received.

The following people were sworn in for the record.

Mr. Nicholas Ftikas – Attorney for Noah Properties – Law Offices of Sam Banks, 221 N. LaSalle Street, Chicago, IL

Mr. Rick Basquez – Architect – Axios Architects, 188 N. Wells, Chicago, IL

Mr. Nicholas Ftikas introduced himself to the Planning and Zoning Commission. He is the attorney for the petitioner, Noah Properties. He is with the Law Offices of Sam Banks located at 221 N. LaSalle Street, Chicago, Illinois.

He stated that they were here before the Planning and Zoning Commission back in September 2019. The site contains a little more than 5 acres in total lot area. There was a previous approval for a 90-unit residential development. The concept is four residential buildings, three stories in height. Three of the buildings will have 24 units, and one building will have 18 units. They also were able to incorporate 180 parking spaces or two spaces per unit.

They are seeking final approval of the plan tonight.

Mr. Gascoigne stated that there has been a change in material and there has been some window location changes.

They are still proposing four buildings with a total of 90 units. They are looking for final planned development, final site plan; and final subdivision approval.

The exterior revisions that staff would be concerned with were a couple of interior revisions, but they are more building code related so he will not get into these.

In addition to originally what they were planning to do with going with the monotone brick color; they also introduced hardie-board-type panels on some of the elevations using them on the recessed wall of the light wells instead of the originally approved brick.

They will also have some side windows proposed in the master bedrooms removed which impacts the side elevations.

He stated that headers were removed on the interior facing facades.

Mr. Gascoigne referred to the Engineering memorandum, dated January 16, 2020. The Village will accept the dedicated right-of-way, but the applicant is responsible for maintenance basically for the surface of those right-of-ways. The snow removal and maintenance of those roads are the responsibility of the owner. He points these areas out to the Planning and Zoning Commission.

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

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner Vitacco and Chairman Jaster

Motion Carried

No one came forward to address his hearing.

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

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner Vitacco and Chairman Jaster

Motion Carried

Moved by Commissioner Flood, seconded by Commissioner Coleman to recommend approval of the following zoning permission or relief in connection with a petition submitted by Noah Properties, for 5.29 acres of property within the Stratford Planned Development, and their plans to construct a 90-unit, luxury apartment development, with four buildings (one containing 18 units and the other three containing 24 units), as well as a surface parking lot for 180 cars, generally located south of Stratford Square Shopping Mall on Stonington Drive, subject to the following approvals and exceptions: (1) a special use permit for a final planned development; (2) final site plan approval; and (3) final subdivision approval. The recommendation of approval made hereby shall be and is hereby made subject to the following conditions: (1) the petitioner shall comply with the recommendations of the Engineering Division memo, dated January 16, 2020 and associated exhibits, which includes the maintenance of snow removal of Stonington Drive, as depicted

on the Engineering exhibit presented at the January 21st hearing; and (2) the petitioner shall comply with the recommendations of the Bloomingdale Fire Protection District, in their memo dated January 7, 2020.

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner Vitacco and Chairman Jaster

Motion Carried

8. OLD BUSINESS - None

9. NEW BUSINESS

There will be no meetings in February. Commissioner King will be gone for the month of March so will be unable to attend any meetings.

10. CITIZENS TO BE HEARD – None

11. ADJOURNMENT

Moved by Commissioner Coleman, seconded by Commissioner Flood to adjourn the January 21, 2020 Planning and Zoning Commission meeting at 6:50 p.m.

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner Vitacco and Chairman Jaster

Motion Carried

Respectfully Submitted,

Sandra Aronson, Recording Secretary
of the Planning and Zoning Commission