

SPECIAL MEETING MINUTES OF THE
PLANNING AND ZONING COMMISSION MEETING
HELD AT LAKE PARK WEST CAMPUS, DUPAGE COUNTY
500 W. BRYN MAWR AVENUE, ROSELLE, ILLINOIS 60172 ON
TUESDAY, JUNE 11, 2019 AT 6:00 P.M.

1. CALL TO ORDER

The Planning and Zoning Commission meeting was called to order by Chairman Jaster at 6:00 p.m.

2. ROLL CALL

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

Present: Commissioners King, Flood, Coleman, Troiola, Vitacco and Chairman Jaster

Absent: Commissioner Damato

Quorum Present

Also Present: Mr. S. Gascoigne – Village Development & Planning
Mr. B. Thomas – Attorney

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES – MAY 14, 2019 AND JUNE 4, 2019

The May 14, 2019 minutes are tabled.

Moved by Commissioner King, seconded by Commissioner Troiola to approve the June 4, 2019 minutes at the next meeting.

Ayes: Commissioners King, Troiola, Vitacco and Chairman Jaster

Nays: None

Abstain: Commissioners Flood and Coleman

Absent: Commissioner Damato

Motion Carried

5. K. HOVNANIAN T & C HOMES AT ILLINOIS LLC (INDIAN LAKES) – SPECIAL USE FOR A PRELIMINARY PLANNED DEVELOPMENT WITH EXCEPTIONS; REZONING FROM RR HOTEL/MOTEL RESORT AND RECREATION TO R-2C SINGLE-FAMILY RESIDENTIAL DISTRICT; AN AMENDMENT TO THE VILLAGE’S COMPREHENSIVE PLAN; PRELIMINARY SUBDIVISION AND SITE PLAN AS WELL AS ANY ADDITIONAL APPROVALS NECESSARY FOR THE DEVELOPMENT OF APPROXIMATELY 191 ACRES OF THE FORMER INDIAN LAKES GOLF COURSE - (FOURTH HEARING) – 2018-110

Mr. James Truesdell was previously sworn in. He is with K. Hovnanian Homes. His address is 1804 N. Naper Blvd., #200, Naperville, Illinois. He stated that he is here this evening to ask for a continuation of this hearing to the next available date. He stated that this is a very large project which requires a great deal of thought and analysis as they continue to move forward. Over the last few meetings, they have listened carefully to the comments from the Village staff and Village consultants, the public and the Plan Commission, and they intend to address these comments and concerns with a revised plan. In fact, they have already begun looking at alternatives, but it will take some more time to develop the concept and prepare the supporting documents that are necessary to move forward. One of the issues that they will need to resolve is with staff and the Village to exactly what documentation will be required to move forward to the Plan Commission as they develop this new plan.

Chairman Jaster stated that this Commission is willing to consider their request; however, they do wish to inquire just how extensive that revision will be. Members of the public were very articulate and forthcoming on their comments about the plan, and he hopes that the petitioners took into account everything the members of the public had to say. In addition, the petitioner received very detailed direction from each and every member of this Commission, and he wants to let them know that each commissioner is very committed to their position and to adherence with the zoning requirements and the Village’s comprehensive plan. Some of the more major areas of concern are lack of a plan to address major traffic issues, no emergency access road-entrance and exit, rate of absorption and marketability is also a big concern, land use and zoning with the need to keep the project at R1 is extremely important, the site plan being much too dense with collector streets, storm water issues, and not enough open space being problems, lack of a tree preservation plan, the proposal not being compliant with the comprehensive land use plan, the project mostly not meeting the criteria for special use and rezoning, lack of evidence of community need for the proposed use, the lack of explanation given for the lot size reduction and right-of-way reductions, the existing zoning only allows for one planned unit development and not two as proposed, and finally, no planning area of

setbacks identified to protect future residents from the pipeline area. This is not even taking into consideration the many other more minor areas of concern.

So, if the petitioner can let the Commission know of its intentions, they can set a future date accordingly. If the petitioner intends to make only a light-hearted, minor surface adjustment or anything less than substantial revision, then they will set a 30-day continuance. If the petitioner intends to take seriously every direction given by this Commission, while also taking into account all of the comments and suggestions given by the members of the public, then they would be happy to consider a 60-day continuance into August. He stated whatever revision is submitted, to please submit that to Village staff with enough time prior to the next meeting date to process that revised plan. He asked the petitioner what their intent is to proceed.

Mr. Truesdell stated that their intention is to make substantial revisions to the plans. They are going back to the drawing board.

Mr. Truesdell would like a copy of what Chairman Jaster just read into the record, which includes the list of items to address.

Moved by Commissioner King, seconded by Commissioner Flood to recommend to continue this hearing to a future date of approximately two months.

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner Damato

Motion Carried

6. OLD BUSINESS - None

7. NEW BUSINESS - None

Mr. Gascoigne would like the public to know that they should keep their eyes on the Village website for the next meeting.

8. CITIZENS TO BE HEARD

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

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner Damato

Motion Carried

Chairman Jaster stated that the floor is now open to the public so if there is any member of the public that is willing to address the Plan Commission at this time on a subject matter other than what the petitioner was here for to please rise and step forward now.

Mr. Joseph Raso who resides at 346 Cardinal Drive, Bloomingdale, Illinois stated that it seems like the Village is not doing anything to retain the current zoning. He stated that it seems to him that many of them bought their homes with the intent of the golf course being there. He does not see any need to change the zoning. He thinks the property should be marketed for another golf course.

Ms. Denise Boba, who resides at 264 Tee Lane, Bloomingdale, Illinois stated that she has lived here for 20 years and used to golf at Indian Lakes every week. She agrees with Mr. Raso that they are just going to keep carrying this on until it does become a development whether or not it is 520 homes or 400 homes. She thinks that business propositions need to have a sound foundation, and this looks like it is not only going to be a zoning problem, but a business decision that is going to affect the community for years beyond theirs. She thinks that it should be looked at as an economic development; every statistic that has been brought up has shown that it is really going to be a failure, and nobody has really addressed who is going to pay for that; it will fall on all of them at the end.

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

Ayes: All Commissioners Present

Nays: None

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Absent: Commissioner Damato

Motion Carried

9. ADJOURNMENT

Moved by Commissioner Flood, seconded by Commissioner Troiola to adjourn the June 11, 2019 Planning and Zoning Commission meeting at 6:15 p.m.

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner Damato

Motion Carried

Respectfully Submitted,

Sandra Aronson, Recording Secretary
of the Planning and Zoning Commission