

REGULAR MEETING MINUTES OF THE
PLANNING AND ZONING COMMISSION MEETING
HELD REMOTELY/BLOOMINGDALE, ILLINOIS 60108
TUESDAY, JUNE 16, 2020 AT 6:00 P.M.

1. CALL TO ORDER

The Planning and Zoning Commission meeting was called to order by Chairman Jaster at 6:01 p.m.

2. ROLL CALL

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

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

Absent: Commissioner King

Quorum Present

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

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES – APRIL 21, 2020

Moved by Commissioner Vitacco, seconded by Commissioner Flood to approve the April 21, 2020 Planning and Zoning Commission meeting minutes.

Ayes: Commissioners Vitacco, Flood, Coleman, Damato, Troiola and Chairman Jaster

Nays: None

Absent: Commissioner King

Motion Carried

5. MEDINAH ON THE LAKES, 135 LAKEVIEW DRIVE – REZONING, SPECIAL USE, PLANNED DEVELOPMENT WITH EXCEPTIONS; ORDINANCE TO AMEND/REPEAL; FINAL SITE PLAN APPROVAL; FINAL SUBDIVISION APPROVAL - (FIRST HEARING) – 2020-104

The following exhibits were entered into the record.

Exhibit # 1 - Application for Hearing, Not Dated

Exhibit # 2 - Notice of Public Hearing, dated May 29, 2020

Exhibit # 3 - Affidavit of Compliance, dated June 1, 2020

Exhibit # 4 - Application Agreement, dated May 15, 2020

Exhibit # 5 - Affidavit of Disclosure, dated June 17, 2020

Exhibit # 6 - Notices to Surrounding Property Owners
(243) Notices Received; (4) 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 May 29, 2020.

Exhibit # 3 was entered into the record, which is the Affidavit of Compliance, dated June 1, 2020.

Exhibit # 4 was entered into the record, which is the Application Agreement, dated May 15, 2020.

Exhibit # 5 was entered into the record, which is the Affidavit of Disclosure, dated June 17, 2020,

Exhibit # 6 was entered into the record, which is the Notices to Surrounding Property Owners with (243) Notices Received and (4) Notices Not Received.

The following people were sworn in for the record.

Mr. Tim Kellogg - Petitioner representing Foxford Communities, 12 Salt Creek Lane, Hinsdale, IL

Mr. Tim Kellogg introduced himself to the Planning & Zoning Commission. He is the petitioner representing Foxford Communities with offices at 12 Salt Creek Lane, Hinsdale, Illinois.

He stated that since 2009 they invested approximately \$100 million dollars in properties in the Chicago area and also Florida. A lot these were acquired during the recession. In 2012, they actually acquired the Lot 5, that they are going to be discussing tonight. It was initially anticipated to be a 7 story, 92-unit condominium building. They have had a lot of other properties and projects that they have done. They have done townhomes and single-family. They are currently in Glenview, Lake Forest, Barrington, Western Springs, Kildeer and Palm Beach County, Florida. As far as this property goes, it is Lot 5, in Medinah on the Lakes. This resubdivision was recorded in 2007 when the two newer condominiums were constructed. The property is a little over .8 acres. They are proposing two townhome buildings with a total of nine units. The first building would be a lookout foundation with six homes, and the second building has a walkout foundation with three homes.

Mr. Gascoigne stated that this property was slated to be a 7-story, 92-unit building to match what is currently out on the site. It was to be the fourth building of the development, which never came to be. He said when that fourth building did not get built, and a new owner came in, it basically obligated them at that point to break that lot off. Lot 5 is much smaller than in 2007.

Mr. Gascoigne stated that the petitioner is proposing nine units for a townhome development, which is just under one acre, and it is currently approved for a 7-story, 92-unit condominium development. The Ordinances that are being amended are Ordinances that were originally approved for the development that is out there right now, which is why there are so many exceptions being requested. This is because it was originally approved for a condominium. He said not only do those exceptions need to be amended, but all of the ordinances that go along with that also need to be amended in order technically downzone the property from a more dense zoning classification of the R-4 Multiple-Family to the R-3 General Residence, which is what the townhome classification would be.

They would need a special use for a final planned development; a special use to allow attached dwellings; final site plan approval, final subdivision approval and exceptions from the Zoning Ordinance. They meet the criteria in minimum floor area per dwelling unit and maximum building height. They will need exceptions for minimum lot area, minimum lot width, front yard setback, interior side yard, corner yard, rear yard, maximum floor area ratio, rear yard coverage and parcel coverage.

Mr. Gascoigne stated the other unique situation that they have on this lot that is not typical for other developments that they see. This development is looking to create fee-simple lots for the nine townhomes so where you would normally have one big lot for the development, and then you have one parcel for a 6-unit building and one parcel for a 3-unit building, and then everything outside of those parcels would be common area. They have a lot of zero lot lines because obviously they are townhomes and connected at the center.

The other two exceptions would be to permit 4-bedroom units. They are permitted by right to have 4 bedrooms, but there is a caveat in the R-3 that basically says you are only allowed to have one 4-bedroom unit for every ten units. There is no guarantee to how many or if they will have any 4-bedroom units, but they wanted to offer that as an option because fourth bedrooms in attached single-family are allowed in the basement. They also need an exception for the northernmost parking space. The existing parking lot is too close to the lot line so they are looking to add five additional spaces and continue that parking lot directly to the east so they need an exception for the setback.

The building materials will consist of mostly brick on the first floor with cementitious material on the upper level. All of the colors are neutral colors. They will have architectural shingles.

Mr. Gascoigne stated that the applicant spent a considerable amount of time working with the Fire District, and they have a memorandum from the Fire District. They had to work with them on the hammerhead at the east end in order to allow for emergency vehicle access. They successfully worked with the Fire District. On June 11th, he received a memorandum from Gary Kostal with his approval of the layouts. Mr. Gascoigne also received calls from four other residents over there. He spoke to each of them, and it appears that most of them were satisfied with the answers. All of the people he spoke with seemed to be verbally satisfied with it and very excited about the proposal.

Mr. Prohaska stated that engineering reviewed the plans that were submitted. The findings of their review are contained in his June 10, 2020 memorandum. This site was originally constructed for the high rise building as they heard earlier, and all of the utilities are already in place for the high rise building as are the stormwater drainage and the site access. This project is just redoing minor modifications to those improvements to accommodate the new site plan. On the plat of subdivision, the County Clerk Certification, must be on the plat; it wasn't shown on there; it is just another certification to be added on so if the Plan Commission moves tonight to approve this subdivision it should be contingent on adding the DuPage County Clerk's

Certificate. Site access is off of Lakeview Drive, which connects to the traffic signal on Lake Street. That improvement was planned for the high-rise building, and there are only 9 townhome units so traffic access should not be a problem. Village Code requires that the driveways be made of concrete; this wasn't shown on the plan, but when they submit for permit, it should be clear that the driveways will be concrete, which is in compliance with the Village Code. There are just minor modifications to the underground utilities, water main, storm sewer, and sanitary sewer. He said to move around a hydrant or some water main and some of the existing street lighting that was planned for the high-rise building will have to be relocated slightly. The petitioner did submit final engineering plans, and those plans are in very good shape to move ahead with the project this evening if the Plan Commission seems fit to do so.

Commissioner Coleman inquired about visitor parking.

Mr. Prohaska stated that they worked with the petitioner during planning of this change. He stated that there will be ample parking.

Commissioner Vitacco stated that it looks like this project will only be removing one tree.

Mr. Prohaska stated that this is probably correct.

Commissioner Vitacco inquired if these new 9-units have access to the clubhouse of Medinah on the Lake.

Mr. Gascoigne stated that in terms of maintenance and care for the townhome development, they will have a separate association for that. They will contribute to the other HOA so they will be able to use the pool and club house.

Commissioner Vitacco inquired about pedestrian access to get to the amenities. He asked if they will have new sidewalks or will they walk across the parking lot.

Mr. Gascoigne stated that they would walk across the parking lot to access the sidewalks on the other side. Only be 9-units does not dictate sidewalks for that.

Chairman Jaster confirmed that these townhomes will have their own association, but also will be apart of the master association.

Mr. Gascoigne stated that when it comes to maintenance, the townhomes will only be responsible for their portion. They will contribute to other association to use pool and club house.

Chairman Jaster stated that engineering has made a couple of recommendations as to modifications with one being relocation of water main and cement driveways. He asked him if he has an issue with these recommendations.

Mr. Kellogg stated that they have been working with Mr. Prohaska on relocation of the water main already and thinks that they can come to an agreement. He said as far as the driveways, he had anticipated on them being asphalt, but if all of the other townhome developments in the area have been concrete then he would do that.

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

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner King

Motion Carried

The following people were sworn in for the record.

Mr. Ashwin Desai – 125 Lakeview Drive, Bloomingdale, IL

Mr. Ashwin Desai introduced himself to the Planning & Zoning Commission. He resides at 125 Lakeview Drive, Bloomingdale, Illinois. He stated that he welcomes this development and is very happy with it.

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

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner King

Motion Carried

Commissioner Coleman likes the development.

Commissioner Vitacco states that this is a positive thing for the community. He stated that it is less intrusive than the previous plan.

Commissioner Flood likes the proposal. He would like to see concrete driveways.

Commissioner Jaster stated that the petitioner stated that he is willing to work with the Village on these.

Moved by Commissioner Flood, seconded by Commissioner Vitacco to recommend approval of the following zoning permission or relief in connection with a petition submitted by Foxford Communities/Bloomingtondale 72, LLC, for .82 acres of property at 135 Lakeview Drive, and their plans to construct nine new townhomes, with one building containing six units and one building containing three units, subject to the following approval and exceptions: (1) amend Ordinance No. 72-51, which granted a Planned Development for multi-family condominium residential buildings; (2) amend Ordinance No. 74-47, which amended Ordinance No. 72-51; (3) amend Ordinance No. 80-67, which amended Ordinance Nos. 72-51 and 74-47, to approve a revised preliminary plan, (4) amend Ordinance No. 2005-23, which amended Ordinance Nos. 72-51, 74-47 and 80-67, to approve preliminary approvals for three residential condominium buildings; (5) amend Ordinance No. 2005-38, which provided final approvals for the development of three residential condominium buildings; (6) rezoning from R-4, Multi-Family Residence, to R-3, General Residence; (7) a special use permit for a Final Planned Development; (8) a special use to allow attached dwellings; (9) final site plan approval; (10) final subdivision approval; and (11) exceptions from the Zoning Ordinance, as identified in more detail, in the staff report dated June 4, 2020 and prepared by the Director of Community and Economic Development, related to: (a) reductions in minimum required setbacks; (b) reduction in minimum bulk standards, including lot area, lot width and floor area of units; (c) F.A.R.; (d) lot coverage; and (e) reductions in minimum required pavement setbacks. The recommendation of approval made hereby 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 June 10, 2020; (2) the petitioner shall comply with the recommendations of the Fire Protection District in their memorandum dated June 11, 2020; (3) the petitioner will make all necessary plat improvements and correct all deficiencies; and (4) the petitioner shall submit permit drawings that include concrete driveways.

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner King

Motion Carried

6. OLD BUSINESS - None

7. NEW BUSINESS

There will be a July 7th meeting consisting of a funeral home going in on Army Trail Road where the old Fifth Third Bank was located and Platt Hill on Lake Street expanding to the east of them.

8. CITIZENS TO BE HEARD - None

9. ADJOURNMENT

Moved by Commissioner Coleman, seconded by Commissioner Vitacco to adjourn the June 16, 2020 Planning and Zoning Commission meeting at 6:54 p.m.

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner King

Motion Carried

Respectfully Submitted,

Sandra Aronson, Recording Secretary
of the Planning and Zoning Commission