

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, AUGUST 18, 2020 AT 6:00 P.M.

1. CALL TO ORDER

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

2. ROLL CALL

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

Present: Commissioners King, Flood, Coleman, Vitacco (attending remotely) and Chairman Jaster

Absent: Commissioners Troiola and Damato

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 – JULY 7, 2020

Moved by Commissioner King, seconded by Commissioner Flood to approve the July 7, 2020 Planning and Zoning Commission meeting minutes.

Ayes: All Commissioners Present

Nays: None

Absent: Commissioners Troiola and Damato

Motion Carried

5. PLATT HILL NURSERY, 200-206 W. LAKE STREET – SPECIAL USE; AMEND EXISTING ORDINANCES; PLANNED DEVELOPMENT WITH EXCEPTIONS; FINAL SITE PLAN APPROVAL; FINAL SUBDIVISION APPROVAL - (FIRST HEARING) – 2020-103

The following exhibits were entered into the record.

Exhibit # 1 - Application for Hearing, Not Dated

Exhibit # 2 - Notice of Public Hearing, dated June 19, 2020

Exhibit # 3 - Affidavit of Compliance, date July 20, 2020

Exhibit # 4 - Application Agreement, dated August 1, 2020

Exhibit # 5 - Affidavit of Disclosure, dated January 21, 2020

Exhibit # 6 - Notices to Surrounding Property Owners  
(41) 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 June 19, 2020.

Exhibit # 3 was entered into the record, which is the Affidavit of Compliance, dated July 20, 2020.

Exhibit # 4 was entered into the record, which is the Application Agreement, dated August 1, 2020.

Exhibit # 5 was entered into the record, which is the Affidavit of Disclosure, dated January 21, 2020,

Exhibit # 6 was entered into the record, which is the Notices to Surrounding Property Owners with (41) Notices Received and (4) Notices Not Received.

The following people were sworn in for the record.

Mr. Graham Hill - Vice President of Platt Hill Nursery – 222 W. Lake Street, Bloomingdale, IL

Mr. Graham Hill introduced himself to the Planning & Zoning Commission. He is the Vice President of Platt Hill Nursery located at 222 W. Lake Street, Bloomingdale, Illinois.

Mr. Hill stated that Platt Hill Nursery purchased the land several years ago with the intent to develop it and support their existing operation. Over the last couple years, the Bloomingdale location has exceeded their capacity of their current foot print. Their intent is to develop this land to enhance their existing growing facility. They plan on putting up a utility shed and Quonset huts. They are going to construct a roadway from the existing property to William Way. The path is intended to create access to the growing beds and Quonset huts and allow crews to exit out onto William Way and access Lake Street.

He stated that as part of this process, they met with the Village very early on about developing this land. They also met with the neighboring Homeowner's Association.

This piece of property that they want to develop is a wooded area; they will have to cut down all the trees in order to develop.

He stated that after talking to the Homeowner's Association their biggest concern is the aesthetics. The landscaping will be aligned with the Homeowner's Association to maintain the aesthetics.

Mr. Gascoigne stated that they did receive one letter from a neighbor who had a concern with the aesthetics.

He stated that the petitioner is looking for an expansion to the existing nursery to allow for additional Quonset huts and planting materials on the property at 200-206 W. Lake Street.

The requests would include (1) amending Ordinance 85-36, which rezoned the property; (2) amending Ordinance 93-52, which rezoned a portion of the property at 222 W. Lake and granted final site plan approval, to expand the current Planned Development; (3) a special use permit to allow for the expansion of the existing nursery, to include the property at 200 and 206 W. Lake; (4) a special use permit to include the properties at 200 and 206 W. Lake Street, within the existing Planned Development, currently located at 222 W. Lake Street; and (5) an exception from the Zoning Ordinance identified in more detail in the staff report, dated August 5, 2020 and prepared by the Director of Community and Economic Development related to tree preservation of removal and replacement, reduction of building setbacks, fencing, final site plan approval, and final subdivision approval.

The exception would be for the tree removal and replacement, similar to other projects that we have seen such as Greenbriar being a prime example. Due to this property being heavily wooded, a significant number of trees will have to be removed.

There will need to be an exception to allow the corner to extend into the required setback. An exception is also needed to place five additional Quonset huts on the property, to extend what currently exists.

An exception would be needed for the height of the fencing. The fence will be an aluminum material that gives the appearance of wrought iron. The Plan Commission should determine the appropriateness of the fence and the request for the exception related to height.

Mr. Gascoigne showed the Plan Commission an aerial view; he stated that the purpose of this new site is for the nursery only. Nothing, including access to William Way or off or onto this site, will be permitted to customers within the nursery. They will still be contained within the existing nursery site. This is simply for additional landscape materials, storage in the Quonset Huts and for their employees to access and then exit onto William Way. Mr. Hill has indicated that they have agreed to put a sign on the property to say "no right turns" so it alleviates the concern of any of the landscaping trucks driving into the subdivision to the south; they would have to exit and go out onto Lake Street so they do not disturb the residential subdivision to the south.

Chairman Jaster inquired if this would be an enforceable sign.

Mr. Gascoigne stated that this would be an enforceable sign by the Police Department.

It was brought up by Commissioner Coleman in regard to a resident who lives in this subdivision who visits Platt Hill and wants to make a right turn to get back into their subdivision. The Plan Commission discussed this further.

Mr. Gascoigne stated that they will work with the petitioner on the landscaping plan.

The Plan Commission discussed the fencing and gate, and the security of it. Chairman Jaster recommended maybe having a swing gate.

Mr. Prohaska referred to his memorandum, dated August 13, 2020. He stated that there is a plat of consolidation to consolidate the three existing lots into a single lot for this project. The plat is in the handout

documentation; there is a couple of Certificates in the Engineering report to be added to the plat before it is signed in the Court.

He stated that item 3 in the Engineering report talks about grading, drainage and stormwater management. The site will be required to have stormwater storage on the property; they are proposing an underground stormwater storage vault that will discharge out to William Way underground. The vault has been sized for 100-year frequency 24-hour duration storm event. They have a water system that they are building for the garden area that would run through the shed.

He stated that there is one comment that they had about locating one of the hydrants on the discharge side of the shed, rather than the feed supply into the shed.

There is no lighting that was presented. He believes the site will be unlit.

Commissioner Jaster stated that there was some concern raised by the Fire Department that he noticed. He inquired if these were addressed.

The petitioner stated that the Fire Department had a few different concerns that were resolved. The first one was rather or not it would be tied into their existing fire alarm system. The answer is yes. The second concern was rather or not they needed a sprinkler system in the shed. They are not going to install a sprinkler system in the shed because it is going to be made out of non-combustible material.

Chairman Jaster inquired if there was a concern with turning radius with the fire trucks. Mr. Hill stated that this is not a problem.

Commissioner Flood likes the project.

Commissioner Coleman inquired about berms for new landscaping.

Mr. Hill stated that their intent is to put raised beds in there.

Commissioner Coleman likes the project.

Commissioner Vitacco likes it but just wants to make sure it looks nice with berm.

Commissioner King likes the project.

Chairman Jaster's concern is that this project is properly shielded from the residents that live at "On the Park" and the security of that entrance off of William Way. He would like to have a swing gate instead of a chain for more security.

Commissioner Flood agrees with this.

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

Ayes: All Commissioners Present

Nays: None

Absent: Commissioners Troiola and Damato

Motion Carried

The following people were sworn in for the record.

Mr. Ed Scheid – One Bloomingdale Place, Bloomingdale, IL

Mr. Ed Scheid introduced himself to the Plan Commission. He resides at One Bloomingdale Place, Bloomingdale, Illinois. He thinks the project is great as long as it is aesthetically pleasing, and the fence is maintained.

Mr. Hill stated that they will maintain the aesthetics; they are happy to have their business located on Lake Street.

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

Ayes: All Commissioners Present

Nays: None

Absent: Commissioners Troiola and Damato

Motion Carried

Moved by Commissioner Flood, seconded by Commissioner King to recommend approval of the following zoning permission or relief in connection with a petition submitted by Platt Hill Nursery, for the property at 200-206 W. Lake Street, and their plans to expand the existing nursery to allow for additional Quonset huts and

plant material, subject to the following approvals and exceptions: (1) Amend Ordinance 85-36, which rezoned the property at 222 W. Lake, to expand the existing Planned Development; (2) Amend Ordinance 93-52, which rezoned a portion of the property at 222 W. Lake and granted final site plan approval, in order to expand the existing Planned Development; (3) A special use permit to allow for the expansion of the existing nursery, to include the property at 200 and 206 W. Lake Street; (4) A special use permit to include the properties at 200 and 206 W. Lake Street, within the existing Planned Development, currently located at 222 W. Lake Street at the subject property; (5) Exceptions from the Zoning Ordinance, as identified in more detail, in the staff report dated August 5, 2020 and prepared by the Director of Community and Economic Development, related to: (a) tree preservation, removal and replacement; (b) reduction of building setbacks; and (c) fencing; (6) Final site plan approval and (7) 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 all of the recommendations of the Engineering Division in their memorandum, dated August 13, 2020; (2) The Petitioner shall comply with the recommendations of the Fire Protection District and work with them to address any concerns from their memorandum dated July 7, 2020; (3) The Petitioner shall be required to install a "No Right Turn" sign exiting the site, onto William Way. The Commission is recommending that the sign installed be enforceable by the Bloomingdale Police Department; and (4) The Petitioner shall install a swing gate at the exit onto William Way, in lieu of the chain fence that was proposed.

Ayes: All Commissioners Present

Nays: None

Absent: Commissioners Troiola and Damato

Motion Carried

6. FIRST ILR, LLC, 250 W. SCHICK ROAD – PLAT OF SUBDIVISION – (FIRST HEARING) – 2020-106

The following exhibits were entered into the record.

Exhibit # 1 - Application for Hearing, Not Dated

Exhibit # 2 - Notice of Public Hearing – Not Applicable

Exhibit # 3 - Affidavit of Compliance – Not Applicable

Exhibit # 4 - Application Agreement, dated August 5, 2020

Exhibit # 5 - Affidavit of Disclosure, dated August 4, 2020

Exhibit # 6 - Notices to Surrounding Property Owners – Not Applicable

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

Exhibit # 2, which is the Notice of Public Hearing, was not required.

Exhibit # 3, which is the Affidavit of Compliance, was not required.

Exhibit # 4 was entered into the record, which is the Application Agreement, dated August 5, 2020.

Exhibit # 5 was entered into the record, which is the Affidavit of Disclosure, dated August 4, 2020,

Exhibit # 6 which is the Notices to Surrounding Property Owners, was not required.

Mr. Gascoigne stated that they Village is purchasing the Indian Lakes property. A representative of First Hospitality Group is here tonight. The purpose of this resubdivision is to break off the pieces that they are keeping and leave the pieces that the Village is purchasing.

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

Ayes: All Commissioners Present

Nays: None

Absent: Commissioners Troiola and Damato

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: Commissioners Troiola and Damato

Motion Carried

Moved by Commissioner Flood, seconded by Commissioner Coleman to recommend that the Planning and Zoning Commission Chairman sign and Secretary attest to the Plat of Subdivision for First Hospitality Group Subdivision.

Ayes: All Commissioners Present

Nays: None

Absent: Commissioners Troiola and Damato

Motion Carried

7. OLD BUSINESS - None

8. NEW BUSINESS

There will be no meeting on September 1st; there will probably be a meeting on September 15<sup>th</sup>.

9. CITIZENS TO BE HEARD - None

10. ADJOURNMENT

Moved by Commissioner Coleman, seconded by Commissioner Flood to adjourn the August 18, 2020 Planning and Zoning Commission meeting at 6:46 p.m.

Ayes: All Commissioners Present

Nays: None

Absent: Commissioners Troiola and Damato

Motion Carried

Respectfully Submitted,

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Sandra Aronson, Recording Secretary  
of the Planning and Zoning Commission