

**Minutes of the Regular Meeting  
of the Planning and Zoning Commission  
November 20, 2019**

**A. CALL TO ORDER**

The Regular Meeting of the Planning and Zoning Commission was held on Wednesday, November 20, 2019 at the Village Hall Board Room, 10 North Water Street. The meeting was called to order at 7:00 p.m. by **Chairman Brian Carlson**. **Chairman Carlson** stated the role of the Planning and Zoning Commission and the procedures for the meeting.

**B. ROLL CALL**

Commissioners present were: **Chairman Brian Carlson, Vice-Chairman Jennifer McClure, Leo Metz, Jason Micklevitz and Rich Watson.**

Members absent were: **Tom Kusswurm and Cynthia Tarka.**

Staff present were: Director of Community Development, **Nancy Hill**, Planner, **Lauren Blayney**, Recording Secretary, **Dione Stirmell.**

**C. APPROVAL OF MINUTES**

Minutes of the October 16, 2019 Regular Planning and Zoning Commission Meeting.

A motion by **Member Watson** to approve the minutes of the October 16, 2019 Regular Meeting of the Planning and Zoning Commission was seconded by **Member Micklevitz**. A voice vote of all ayes and no nays. **Vice-Chairman McClure**, abstained. There was no further discussion of the motion. Vote as follows:

Ayes:	Carlson, Metz, Micklevitz, Watson
Nays:	None
Abstain:	McClure
Absent:	Kusswurm, Tarka

The motion carried (4-0-1-2).

**D. PUBLIC HEARING AND DISCUSSION**

CD18-07: Request for Comprehensive Plan Amendment, Zoning Map Amendment, Special Use for a Planned Development, a Major Site Plan Review, and a Final Plat of Subdivision for the proposed Park Pointe Subdivision located at 500 IL-25.

**Chairman Carlson** opened the public hearing at 7:03 p.m.

**Lauren Blayney** confirmed proper notice of the public hearing was given per state statute and the Unified Development Ordinance (UDO).

**Lauren Blayney** gave a brief summary of the project background. She explained the Petitioner was before the Planning and Zoning Commission for the Concept Plan Review on July 18, 2018. Main topics discussed at the Planning and Zoning Commission meeting included traffic concerns, stormwater and standing water concerns, and the corner of IL-25 and E. Middle Street to be residential rather than commercial per the Comprehensive Plan. The final vote was to recommend acceptance of the Concept Plan.

**Lauren Blayney** added the Petitioner presented to the Village Board on August 6, 2018. At this meeting, the Petitioner explained why commercial uses should not be a part of the development. The Board generally agreed that townhomes on this property will produce tax benefits to the Village and there was not enough residential to support the commercial at this location. **Lauren Blayney** explained there is approximately 208 acres of vacant land to the north to be developed in the future as commercial or light industrial and more residential development would support the future commercial uses to the north. The consensus of the Board at the time was to move this item forward.

**Lauren Blayney** added through the Special use for a Planned Development, the Petitioner has requested the following two deviations: a deviation to allow driveway approaches less than 50 feet apart and a deviation to allow driveway aprons greater than 28 feet in width.

**Lauren Blayney** added that The Village's Engineering Consultants, Baxter & Woodman Engineering Consultants, have generally agreed with the conclusions of the Traffic Study. She said the Fire Department and Public Works have reviewed the plans and have approved them.

**Lauren Blayney** introduced the project team, which included Rich Guerard of 310 S. County Farm Road Wheaton, IL 60187, Steve Kaminiski of 9575 W Higgins Rd # 500, Rosemont, IL 60018 and Gage Berger 4 Wheaton Center Wheaton, IL 60187.

Mr. Guerard highlighted the site plan and explained the development is approximately 42-acres and is located in the southwest corner of the intersection of IL-25 with Bartlett Road and E. Middle Street. He identified the surrounding land and explained that to the north of the site are within the B-2 Community Business District. To the west is the James "Pate" Phillips State Park, the Illinois Prairie Path Bike Trail and the South Pointe Subdivision located in an R-2 Single Family Residential District. To the south is James "Pate" Phillips State Park. To the east of the site is the Village of Bartlett.

The proposed townhome development consists of 48 buildings with 251 units. The subdivision includes a dedicated 1.46-acre Village park at the northwest corner of the subdivision abutting E. Middle Street. The site plan includes a detention area that is approximately 9.7-acres and is located at the southwest corner of the subdivision.

Mr. Guerard summarized the findings of fact and elaborated on the conclusions.

1. The proposed special use will not endanger the health, safety, comfort, convenience and general welfare of the public.

Mr. Guerard replied yes, the development is consistent with the Village Comprehensive plan and previous annexation agreement. Mr. Guerard added that the development is surrounded by large protected wetlands and state parks, which make it challenging for retail to be supported when none of the surrounding land can ever be developed. He said they have not been able to secure any retail interest on this property in years. He highlighted that at the corner of IL-25 and E. Middle Street the road elevation sits higher than the proposed commercial area making it difficult for the retail to be noticed and access could be problematic. He added this development was a nice transition.

2. The proposed special use is compatible with the character or adjacent properties and other property within the immediate vicinity of the proposed special use.

Mr. Guerard replied yes, the property is surrounded by open space and will affect no neighbors because there are no neighbor's only state park, forest preserve and prairie path therefore has no impact.

3. The proposed special use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use.

Mr. Guerard replied yes, the project will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use.

4. The proposed special use will be provided with adequate utilities, access roads, drainage, and/or other necessary facilities.

Mr. Guerard replied yes, the proposed special use will be provided with adequate utilities, access roads, drainage, and/or other necessary facilities. Mr. Guerard explained they are in the process of building a lift station, making improvements on E. Middle Street and adding connections to the bike path.

5. The proposed special use is consistent with the intent of the elements of the Comprehensive Plan, the Unified Development Ordinance, and the other land use policies of the Village.

Mr. Guerard replied yes, the proposed special use is consistent with the intent of the elements of the Comprehensive Plan, this Unified Development Ordinance, and the other land use policies of the Village. Mr. Guerard highlighted that this has been reviewed and complies with the Unified Development standards.

**Chairman Carlson** said she would like to open the meeting up to Planning and Zoning Commissioners and public for comments and questions.

**Member Watson** was concerned there would not be sufficient parking. Mr. Guerard identified the various areas they had provided for additional off-street parking. Mr. Kaminiski highlighted that there are two parking spots in the garage and two parking spots in the driveway for each unit. Mr. Guerard added that they have never had any parking issues in their other developments in the Village such as Prairie Pointe Townhomes and River Place Townhomes. **Lauren Blayney** added there is on-street parking on one side of the proposed Atterberg Road and Moraine Drive. There will be no parking allowed on Southwind Boulevard and Alluvial Way. **Member Watson** questioned if emergency vehicles would be able to maneuver on the street with the on-street parking. To which **Lauren Blayney** stated that the Fire District reviewed the plans and had no issues with the maneuvering of their emergency vehicles.

**Member Watson** asked in a snow event where the snow would be stored and questioned who would plow the streets. Mr. Guerard replied that Village Staff will plow the main streets and the homeowners association will plow the private areas. This agreement with the Village is outlined in the subdivision's declaration, which was reviewed by Village Staff and engineering consultants. He explained that the snow would be stored in open areas and would not interfere with off-street parking areas.

**Vice-Chairman McClure** questioned why there was a lack of a turn lane. She also felt the speed limit should be reduced. Mr. Guerard explained the conclusions of the Traffic Study showed that the turn lane was not warranted and the speed limit was appropriate. Mr. Kaminski apologized that the traffic engineer was not present to provide a more detailed explanation to **Vice-Chairman McClure**. **Chairman Carlson** felt by adding the turn lane this may add confusion to drivers who may think they were in the turn lane for IL-25 causing the driver to merge back into traffic. **Vice-Chairman McClure** respectfully disagreed with the traffic study. Mr. Kaminski said it might be worth examining if it is necessary. **Chairman Carlson** felt the speed limit was not relevant to this public hearing and the conclusions were already determined with South Pointe Subdivision.

**Member Watson** asked if the residents would be sharing a garbage receptacle. To which Mr. Guerard said each unit would all have their own garbage receptacle to be picked-up at the curb.

**Chairman Carlson** asked if there was any discussion. Hearing no comments or concerns **Chairman Carlson** entertained a motion to close the public hearing.

A motion by **Member Watson** to close the public hearing was seconded by **Vice Chairman McClure**. There was no further discussion of the motion. **Chairman Carlson** closed the public hearing at 7:41 p.m. Vote as follows:

Ayes: Carlson, McClure, Metz, Micklevitz, Watson  
Nays: None  
Abstain: None  
Absent: Kusswurm, Tarka

The motion carried (5-0-0-2).

**Chairman Carlson** said if there was no further discussion, he would like to entertain a motion to accept the Finding's of Fact as follows:

A Special Use Permit shall be granted only if evidence is presented to establish that:

1. The proposed special use will not endanger the health, safety, comfort, convenience and general welfare of the public.

Findings: Yes, the development is consistent with the Village Comprehensive plan and previous annexation agreement.

2. The proposed special use is compatible with the character or adjacent properties and other property within the immediate vicinity of the proposed special use.

Findings: Yes, the property is surrounded by open space and will impact no neighbors.

3. The proposed special use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use.

Findings: Yes, the project will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use.

4. The proposed special use will be provided with adequate utilities, access roads, drainage, and/or other necessary facilities.

Findings: Yes, the proposed special use will be provided with adequate utilities, access roads, drainage, and/or other necessary facilities.

5. The proposed special use is consistent with the intent of the elements of the Comprehensive Plan, the Unified Development Ordinance, and the other land use policies of the Village.

Findings: Yes, the proposed special use is consistent with the intent of the elements of the Comprehensive Plan, this Unified Development Ordinance, and the other land use policies of the Village.

A motion by **Vice Chairman McClure** that the Planning and Zoning Commission accept the Findings of Fact as presented by the Petitioner was seconded by **Member Micklevitz**. There was no further discussion of the motion. A voice vote of all ayes and no nays; the motion carried.

Ayes: Carlson, McClure, Metz, Micklevitz, Watson  
Nays: None  
Abstain: None  
Absent: Kusswurm, Tarka

The motion carried (5-0-0-2).

A motion by **Vice Chairman McClure** that the Planning and Zoning Commission recommend approval to the Village Board of petition CD18-07 for a Comprehensive Plan Amendment, a Zoning Map Amendment from the F Farming District to the R-3 Multiple Family Residential District, a Special Use for a Planned Development, a Major Site Plan Review, and a Final Plat of Subdivision for the Park Pointe Subdivision located at 500 IL-25 was seconded by **Member Micklevitz**. There was no further discussion of the motion. Vote as follows:

Ayes: Carlson, McClure, Metz, Micklevitz, Watson  
Nays: None  
Abstain: None  
Absent: Kusswurm, Tarka

The motion carried (5-0-0-2).

#### **E. PUBLIC COMMENT**

No citizens came forward to address the Commissioners.

#### **F. NEW BUSINESS**

There was no new business to report.

#### **G. ADJOURNMENT**

Having no further business, a motion made by **Member Micklevitz** to adjourn the regular meeting of the Planning and Zoning Commission was seconded by **Member Watson**. With a voice vote of all ayes and no nays, **Chairman Brian Carlson** adjourned the meeting at 7:43 p.m.

Respectfully submitted,



Dione Stirmell  
Recording Secretary