

**I. CALL TO ORDER:**

The Planning and Zoning Commission meeting was called to order at 7:30 pm by Chairman Susanke.

**II. ROLL CALL:**

Present were Chairman Susanke, Commissioners Slovacek, Kotleba and Martin. Commissioners Gilmore and Magsamen were absent. Also in attendance were Community Development Director Timothy Scott, Planner Gosia Pociacha and eight (8) people in the audience.

**III. PLEDGE OF ALLEGIANCE:**

Chairman Susanke led those in attendance in the Pledge of Allegiance.

**IV. APPROVAL OF AGENDA:**

**MOTION:** Moved by Commissioner Slovacek and seconded by Commissioner Kotleba to approve the agenda as presented. Upon roll call, the motion was approved.

**AYES:** Commissioners Slovacek, Kotleba, Martin and Chairman Susanke

**NAYS:** None

**ABSENT:** Commissioners Gilmore and Magsamen

**V. APPROVAL OF MINUTES:**

**MOTION:** Moved by Commissioner Martin and seconded by Commissioner Kotleba to approve the minutes of April 25, 2016 with an addition on page two under Commissioner Slovacek's comment to read "considering the house can be located farther back on the lot and not require a variance". Upon roll call, motion was approved.

**AYES:** Commissioners Slovacek, Kotleba, Martin and Chairman Susanke

**NAYS:** None

**ABSENT:** Commissioners Gilmore and Magsamen

**VI. QUESTIONS FROM THE AUDIENCE:** None

**VII. NEW BUSINESS:**

- A. Public Hearing-Consideration of Petition 16-02: Gardner Capital West Dundee Senior Residences – Consideration of a Special Use for Senior Housing, a Special Use for Preliminary Planned Development, Zoning Variations (landscape buffer, density, number of parking spaces), Rezoning from P Parks District to B-2 Planned Development District and Preliminary Plat of Subdivision**

**MOTION:** Moved by Commissioner Kotleba and seconded by Commissioner Martin to open the Public Hearing. Upon roll call, motion was approved.

**AYES:** Commissioners Slovacek, Kotleba, Martin and Chairman Susanke

**NAYS:** None

**ABSENT:** Commissioners Gilmore and Magsamen

The Public Hearing opened at 7:35 pm.

Chairman Susanke said that all notices and requirements have been entered into the record.

Tom Brantley, Gardner Capital Development, 401 N. Michigan Ave. Suite 1200, Chicago, IL 60611, Robert Sit- Site Design Group, Ltd., 888 S. Michigan Avenue #1000, Chicago, IL 60605, Josh Mings and Trish Girdwood, Landon Bone Baker Architects, 734 N. Milwaukee Avenue, Chicago, IL 60642 were sworn in by Village Clerk Traver.

Chairman Susanke said the subject property is located near the intersection of Village Quarter Road and Main Street (Route 72). It is a vacant lot to the southeast of the former Best Buy and Target stores. The site is zoned predominantly as B-2 Regional Business District with a small portion zoned P-Parks District.

Tom Brantley addressed the commission giving a brief history of the past two years explaining that the property was originally platted for a big box, but is more suited for residential. He noted that there are two parcels Parcel A would contain approximately 4.98 acres and would have the 85 unit senior housing development as proposed and Parcel B, located to the south would contain approximately 4.72 acres, which the developer intends on developing additional senior housing as demand warrants.

He said that Gardner Development in partnership with the Elgin Housing Authority is proposing an independent senior housing development of 85 rental units including 41 one-bedroom at 740 sq. ft. and 44 two-bedroom at 900 sq. ft., with all amenities. He added that every apartment unit will meet or exceed the standards of the Americans with Disabilities Act. (ADA).

He added that at least one resident must 55 years of age, but he said based on previous housing developments he has been involved in, that the age is more in the upper 70's.

He said there will be several walkways to make the site accessible and connect the project to the park just south of the development, as well as residents having access to a fire pit, grilling area and individual garden/flower pots and planters.

Mr. Brantley said the petitioners are requesting a special use to allow for senior citizen housing on the subject property as senior housing facilities are categorized as a special use in all business district within the Village.

Robert Sit talked about the site plan including creating an entry off the side road, landscape buffers (which will include native plantings), buffers on all sides, gathering spaces and community gardens.

Josh Mings spoke to the front setback and said the petitioner is seeking a variance on the west side from the 35 feet required when residential land use abuts commercial to a 20 feet landscape buffer so as not to have install a retaining wall into the berm.

Tom Brantley explained that regulations for a multi development would require 206 parking spaces, but the petitioners are requesting a variation to reduce the number of parking spaces to be provided by 89 spaces bringing the total number of parking spaces to 117. He said this reduction is due to reduced auto usage and traffic generated by this demographic.

Mr. Brantley said that Gardner would like to break ground in October/November of this year and construction would take 8-10 months.

Comments and questions from Commissioners followed, including if children would be allowed to live in the development (not expecting any children, one resident in each apartment unit has to be 55 years of

age), rents (based on percentage of a person's income, so everyone's rent is different) there are no subsidies, everyone must pay rent, the width between the curb and the walkway (10 feet), south view (parking lot and park ) how will end units be positioned (end units will positioned towards the front and back) future plans for parcel two (cottage and town homes, lower density phase toward the park), medical staff (there will be no medical staff), questions about management (management staff will be on site seven days a week, but will not live there, security (no security guards as the building will be fully secured and residents will have electronic key passes) and storm water run off (there will be detention on site, using permeable pavers and landscape).

There was no Public Comment.

**MOTION:** Moved by Commissioner Kotleba and seconded by Commissioner Slovacek to close the Public Hearing. Upon roll call, motion was approved.

**AYES:** Commissioners Slovacek, Kotleba, Martin and Chairman Susanke

**NAYS:** None

**ABSENT:** Commissioners Gilmore and Magsamen

The Public Hearing closed at 8:12 pm.

Chairman Susanke asked if there were any additional comments.

Commissioner Martin asked to keep the berm on the east tall and thick as possible and would like to see a berm on the west side. He also inquired about pets, which Mr. Brantley said are based on weight limit and there is a maximum number of pets.

Mr. Brantley said the petitioners are requesting for the property to be designated Special Use for a Planned Development with the designation as B-2 PDD-Regional Business Planned Development District.

**MOTION:** Moved by Commissioner Martin and seconded by Commissioner Slovacek that parcels A and B be rezoned B-2-PDD. Upon roll call, motion was approved..

**AYES:** Commissioners Slovacek, Kotleba, Martin and Chairman Susanke

**NAYS:** None

**ABSENT:** Commissioners Gilmore and Magsamen

**MOTION:** Moved by Commissioner Slovacek and seconded by Commissioner Kotleba to approve the plat of subdivision. Upon roll call, motion was approved.

**AYES:** Commissioners Slovacek, Kotleba, Martin and Chairman Susanke

**NAYS:** None

**ABSENT:** Commissioners Gilmore and Magsamen

**MOTION:** Moved by Commissioner Martin and seconded by Commissioner Slovacek to approve the special use for Senior Housing. Upon roll call, motion was approved.

**AYES:** Commissioners Slovacek, Kotleba, Martin and Chairman Susanke

**NAYS:** None

**ABSENT:** Commissioners Gilmore and Magsamen

**MOTION:** Moved by Commissioner Slovacek and seconded by Commissioner Kotleba to approve the three variances for the landscape buffer, unit density and number of parking spaces in accordance with the finding of facts for the plans submitted. Upon roll call, motion was approved.

**AYES:** Commissioners Slovacek, Kotleba, Martin and Chairman Susanke

**NAYS:** None

**ABSENT:** Commissioners Gilmore and Magsamen

**B. Public Hearing- Consideration of Petition 16-03; Second Amendment to the Annexation Agreement to Allow outdoor Patios as Special Uses in the Light Industrial Park Use Areas for Oakview Corporate Park**

**MOTION:** Moved by Commissioner Martin and seconded by Commissioner Kotleba to open the Public Hearing, upon roll call, motion was approved.

**AYES:** Commissioners Slovacek, Kotleba, Martin and Chairman Susanke

**NAYS:** None

**ABSENT:** Commissioners Gilmore and Magsamen

The Public Hearing opened at 8:27 pm.

Chairman Susanke said that all notices and requirements have been entered into the record.

Village Clerk Traver swore in George Othon, PO Box 1365, St. Charles, IL 60174 and Joe Roberts, 3N510 Hickory Knoll, West Chicago, IL 60185.

Director Scott said that no one from OPUS objected to amending the agreement and that the building owner gave a letter of support. He said that the development of Oakview Corporate Park is subject to an existing Annexation Agreement, which contains a list of permitted and special uses for both the Light Industrial and Commercial areas located within the Special Development District zoning classification.

He said the outdoor patio use is already present as a special use in the Commercial Use Area and that this proposed second amendment would add this use to the Light Industrial Use Areas.

In answer to a Commissioner Martin's question regarding this opening up an area for future requests, Director Scott said each case would be handled separately and would come before the Planning and Zoning Commission.

Mr. Othon said this is the final piece in a three (3) year process. He said he has developed the restaurant and upstairs beer garden and this outdoor patio fits perfectly to the building. He said he didn't do this prior to this time as he waited until the building came out of receivership. He said the growth of the business is strong.

There was no audience comment.

**MOTION:** Moved by Commissioner Slovacek and seconded by Commissioner Kotleba to close the Public Hearing. Upon roll call, motion was approved.

**AYES:** Commissioners Slovacek, Kotleba, Martin and Chairman Susanke

**NAYS:** None

**ABSENT:** Commissioners Gilmore and Magsamen

The Public Hearing closed at 8:40 m.

**MOTION:** Moved by Commissioner Slovacek and seconded by Commissioner Kotleba to recommend to the Village President and Board of Trustees Approval of a Second Amendment to the Annexation Agreement for Oakview Corporate Park to add restaurants where alcohol service and/or entertainment is conducted outdoors to the list of special uses within the Light Industrial Use Area. Upon roll call motion was approved.

**AYES:** Commissioners Slovacek, Kotleba, Martin and Chairman Susanke

**NAYS:** None

**ABSENT:** Commissioners Gilmore and Magsamen

**C Public Hearing- Consideration of Petition 16-04: Oakview Corporate Park-A Special Use Permit for an Outdoor Patio for Blue Line Bar and Grill**

Chairman Susanke said all the notices and requirements have been entered into the record.

**MOTION:** Moved by Commissioner Slovacek and seconded by Commissioner Kotleba to open the Public Hearing. Upon roll call, motion was approved.

**AYES:** Commissioners Slovacek, Kotleba, Martin and Chairman Susanke

**NAYS:** None

**ABSENT:** Commissioners Gilmore and Magsamen

The Public Hearing opened at 8:42 pm.

Mr. George Othon and Mr. Joe Roberts presented their petition for a special use permit for an outdoor patio for the property located at 801 Wesemann Drive within the Oakview Corporate Park. They are proposing a fenced-in outdoor patio adjacent and connected to their existing restaurant within the Leaf's Ice Center. The patio will be set 11' away from the building to preserve the four existing trees in the foundation planting area.

Mr. Roberts said the proposed patio will be constructed of stamped concrete and will measure approximately 55'6" wide by 22'4' deep. There will be a 5' metal fence all around the perimeter of the patio with two exit gates to meet code for egress.

Mr. Othon said the patio will contain four permanent tables with gas line-powered fire appliances enclosed by six inch tall tempered glass panels for safety. There will also be five additional movable tables on the patio.

Mr. Roberts said he is proposing steel tube posts at the perimeter of the patio to allow for the addition of "shade sails" at a later date.

There was no public comment.

**MOTION:** Moved by Commissioner Martin and second by Commissioner Slovacek to close the Public Hearing. Upon roll call, motion was approved.

**AYES:** Commissioners Slovacek, Kotleba, Martin and Chairman Susanke

**NAYS:** None

**ABSENT:** Commissioners Gilmore and Magsamen

The Public Hearing closed at 8:54 pm.

**MOTION:** Moved by Commissioner Kotleba and seconded by Commissioner Martin to recommend to the Village President and Board of Trustees Approval of a Special Use Permit for an Outdoor Patio for Blue Line Bar and Grill. Upon roll call, motion was approved.

**AYES:** Commissioners Slovacek, Kotleba, Martin and Chairman Susanke

**NAYS:** None

**ABSENT:** Commissioners Gilmore and Magsamen

**VII. MISCELLEANOUS:** There was none

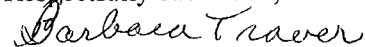
**VIII. OLD BUSINESS:** There was none.

**IX. ADJOURNMENT**

**MOTION:** Moved by Commissioner Kotleba and seconded by Commissioner Slovacek to adjourn the Planning & Zoning Commission meeting. Motion was approved by unanimous voice vote.

The Planning & Zoning Commission adjourned at 8:57 pm.

Respectfully submitted,

  
Barbara Traver  
Village Clerk