

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 Gilmore, Kaufman, Kotleba, Martin and Magsamen. Commissioner Slovacek was absent. Also in attendance were West Dundee Planner Gosia Pociecha, petitioners from Bright Oaks, Dan Shapiro Law, Larry Dziurdzik, ALK & Associates, Thad Gleason, Gleason Architects, Kevin Serafin, CEMCOM, Ltd., and five (5) 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 Gilmore and seconded by Commissioner Kotleba to approve the agenda as presented. The motion was carried by unanimous roll call vote.

AYES: Commissioners Gilmore, Kaufman, Magsamen, Kotleba and Martin
NAYS: None
ABSENT: Commissioner Slovacek

V. APPROVAL OF MINUTES:

A. Regular Meeting – October 27, 2014

MOTION: Moved by Commissioner Kotleba and seconded by Commissioner Kaufman to approve the October 27, 2014 minutes as presented. The motion was carried by unanimous roll call vote.

AYES: Commissioners Kaufman, Magsamen, Kotleba, Martin and Gilmore
NAYS: None
ABSENT: Commissioner Slovacek

VI. QUESTIONS FROM THE AUDIENCE: There were none.

VII. NEW BUSINESS:

A. Public Hearing – Petition 15-01: Bright Oaks of West Dundee; Special Use for B-3 Planned Development; Special Use for Senior Citizen Housing; and variations for height regulations and parking; and a preliminary Plat of Subdivision: Bright Oaks Development.

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

AYES: Commissioners Kotleba, Martin, Gilmore, Kaufman and Magsamen

NAYS: None
ABSENT: Commissioner Slovacek

The Public Hearing opened at 7:33 pm.

Planner Pociеча said the notice was published and that residents within 250 feet were notified by certified mail.

Chairman Susanke read the Public Notice and Village Clerk Traver swore in the petitioners and those people who were going to speak at the Public Hearing.

Chairman Susanke said the petitioner are requesting a Special Use for B-3 Planned Development, Special Use for Senior Citizen Housing; and variations for building setback, height regulations, parking; and a Preliminary Plat of Subdivision to allow for the construction of a senior citizen housing development. He said the property contains approximately 9 acres and is located at the northwest corner of Willow Lane & Route 31.

Dan Shapiro, 300 N. LaSalle St. Chicago, Il, attorney for Bright Oaks explained that the proposed development is comprised of two buildings, with building #1 containing assisted memory care units including 83 assisted living units, 34 memory care units, and 8 “bridge” units for early stage memory care. He said the building is two stories high with a one story wing to the west housing the memory care units.

Mr. Shapiro said building #2 is proposed to be a mixed building with 24 independent living units on the upper floors and commercial space on the ground floors.

Mr. Shapiro described the amenities and commented on the other Bright Oaks developments being constructed in Wooddale, Fox Lake, Elgin, Aurora and in Florida.

Larry Dziurdzik, Allen L. Kracower & Associates, Inc. 900 North Shore Dr., Lake Bluff, Il, landscape architect, presented the land uses, the zoning surrounding the property, how the proposed development fits in with the Comprehensive Plan, the goal to preserve the trees at the south end of the property, use of shade trees, memory care garden, walking surfaces, and other features to be included in the development.

Mr. Dziurdzik spoke to the detention area, sidewalk network, parking, signage and the three access points into the property including full entrances off Market Loop and Rt.31.

Thad Gleason, Gleason Architects, P.C., 769 Heartland Dr. Sugar Grove, IL, architect, spoke about the buildings, the materials to be used in the buildings, i.e. stone, some siding, single hung windows, the portico with a secured Memory Care facility and amenities.

He said building #2 will be a mixed use building with the two bottom floors commercial and one and two bedroom apartments on the 3rd and 4th floors.

Kevin Serafin, CEMCON, Ltd., 2280 White Oaks Cr., Aurora, IL, civil engineer briefed the Commissioners on the work to be done, relocating the water main and sanitary sewer, explaining that the flow rates and pressure will remain the same. He spoke about an underground tank system and parking.

Mr. Shapiro gave a brief summary saying that the plan is consistent with B-3 zoning and the Comprehensive Plan, it is a unified plan with unified ownership, enhanced landscaping, has cross generational amenities and will generate approximately 45 to 60 jobs.

Chairman Susanke asked if there were any formal objectors. There were none.

Manager Cavallaro said the Village has been working with the developmental proposal for about nine months and that the land use and utilization are an exceptional fit for the area and is an appropriate use for the 9 acre site.

Laura Holtz, 1070 Highland Ct., Elgin, IL said it is a good use for the area and property, expressed some concerns with on street parking on Market Loop causing congestion and an easement in the detention area.

Comments from the Commissioners included approval of the site lines, plan, buildings, green belt and link to the bike path on Market Loop to the south.

Other comments from the Commissioners concerned the detention area, parking restrictions, if permeable paving would be used (Mr. Serafin said he would look into it) the berm on Market Loop (Mr. Dziurdzik said it would consist of evergreens and shade trees and there will be green initiatives, but the building will not be Lead Certified.

Lon Marshall, Vice President of Development for Bright Oaks said that the Bright Oaks development in Aurora is currently being finished, the other developments are under construction and that the anticipated occupancy rate for the development in West Dundee would be full occupancy in two (2) years. He said the whole focus of Bright Oaks is on senior living.

MOTION: Moved by Commissioner Gilmore and seconded by Commissioner Martin to close the Public Hearing. Upon roll call, motion was approved unanimously.

AYES: Commissioners Kotleba, Martin Gilmore, Kaufman, and Magsamen
NAYS: None
ABSENT: Commissioner Slovacek

The Public Hearing closed at 8:33 pm.

MOTION: Moved by Commissioner Gilmore and seconded by Commissioner Kotleba to recommend to the Village Board approval of the Special Use for B-3 Planned Development, Special Use for Senior Citizen Housing; and variations for building height regulations and parking; and a Preliminary Plat of Subdivision to allow for the construction of Bright Oaks of West Dundee senior citizen housing development based on the Findings of Fact in the memo dated January 8, 2015. Upon roll call, motion was approved.

AYES: Commissioners Gilmore, Kaufman, Magsamen, Kotleba, Martin and Chairman Susanke
NAYS: None
ABSENT: Commissioner Slovacek

This item will be on the agenda for the February 2, 2015 Village Board Meeting.

Commissioner Martin asked that former Community Development Director Tymoszenko be thanked for all her time working with the Planning & Zoning Commission.

VIII. OLD BUSINESS:

A. Continuation of Public Hearing – Petition 14-10: Text Amendment – Medical Cannabis Cultivation and Dispensing Centers Definition and Placement

Chairman Susanke said this was a continuation of the Public Hearing from September 29, 2014 for a proposed text amendment to address the definition and placement for medical marijuana cultivation and dispensing centers. He said the direction from the Commissioners was to require both the Medical Cannabis Cultivation and Dispensing Centers to be Special Uses, as this would allow the Commission more control and further consideration of the impact of the use upon neighboring land and of the public need for the particular use of the subject location.

Chairman Susanke reiterated that the Commission agreed with staff's recommendation to limit these centers (cultivation) to L-1: Light Industrial and SD: Special District zoning districts. For the dispensing centers, direction was to place such uses in all business and industrial district (B-1, B-2, B-3, L-1, and SD).

Planner Pociеча addressed the additional questions from the Commission saying per state law, the medical marijuana uses must be located a certain distance from the property line of any daycare center, school, or area zoned for residential use. She said after speaking with Village Counsel the list cannot be expanded to include parks or places of worship and in answer to the question if the Liquor Commission could oversee the locations of medical marijuana uses, this would not be possible.

Manager Cavallaro said the state is limiting locations throughout the state, i.e. (1) location per county for cultivation and (1) location per county for distribution. He said the Village does need something on the books addressing this.

MOTION: Moved by Commissioner Gilmore and seconded by Commissioner Kaufman to close the public hearing. Upon roll call, motion was approved.

AYES: Commissioners Gilmore Kaufman, Magsamen, Kotleba and Martin

NAYS: None

ABSENT: Commissioner Slovacek

MOTION: Moved by Commissioner Martin and seconded by Commissioner Gilmore to forward the text amendment to the Village Board as presented. Upon roll call, motion was approved.

AYES: Commissioners Gilmore, Kaufman, Magsamen, Kotleba, Martin and Chairman Susanke

NAYS: None

ABSENT: Commissioner Slovacek

IX. ADJOURNMENT:

MOTION: Moved by Commissioner Gilmore and seconded by Commissioner Magsamen to adjourn the Planning and Zoning meeting. Motion was approved unanimously.

The Planning and Zoning Meeting adjourned at 8:52 pm.

Barbara Traver
Village Clerk