

REGULAR MEETING MINUTES OF THE
PLANNING AND ZONING COMMISSION MEETING
HELD AT LAKE PARK EAST CAMPUS, DUPAGE COUNTY
600 S. MEDINAH ROAD, ROSELLE, ILLINOIS 60172 ON
TUESDAY, APRIL 16, 2019 AT 6:00 P.M.

1. CALL TO ORDER

The Planning and Zoning Commission meeting was called to order by
Chairman Jaster at 6:04 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. B. Thomas – Attorney
Mr. A. Kracower – Allen L. Kracower & Associates
Urban Planning Consultants
Ms. T. O’Grady – CMT, Engineers and Consultants
Group Manager, Water Resources
Mr. J. Woods – Civiltech Engineering
Ms. P. McGarr – CohnReznick Advisory Group
Mr. E. Gil – Christopher B. Burke Engineering LLC

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES – FEBRUARY 5, 2019

Moved by Commissioner Flood, seconded by Commissioner Troiola to approve the
February 5, 2019 Planning and Zoning Commission meeting minutes.

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner King

Motion Carried

5. K. HOVNANIAN T & C HOMES AT ILLINOIS LLC (INDIAN LAKES) – SPECIAL USE FOR A PRELIMINARY PLANNED DEVELOPMENT WITH EXCEPTIONS; REZONING FROM RR HOTEL/MOTEL RESORT AND RECREATION TO R-2C SINGLE-FAMILY RESIDENTIAL DISTRICT; AN AMENDMENT TO THE VILLAGE’S COMPREHENSIVE PLAN; PRELIMINARY SUBDIVISION AND SITE PLAN AS WELL AS ANY ADDITIONAL APPROVALS NECESSARY FOR THE DEVELOPMENT OF APPROXIMATELY 191 ACRES OF THE FORMER INDIAN LAKES GOLF COURSE - (FIRST HEARING) – 2018-110

Before starting any testimony, Chairman Jaster stated that he has some opening remarks. He welcomes everyone by saying “Good evening ladies and gentlemen” and welcome to the Village of Bloomingdale Plan Commission and Zoning Board of Appeals hearing. He stated that he is Len Jaster and the Chairman of this Commission. The main item on this agenda this evening is the first hearing for the K. Hovnanian T & C Homes at Illinois at the Indian Lakes property. He stated that they will first be hearing from the petitioner presenting their proposal this evening. When that is completed, they will then be hearing from various members of the Village staff along with consultants who were hired to assist with processing this very large application and project. After the presentations are completed, there will then be time to hear from the general public in order to tell them what they think and to ask any questions that may have arisen during the testimony of the petitioner, staff or consultants. These comments and questions should be directed to the Commissioners with the appropriate person making note of the question and answering it later during rebuttal and testimony. Out of respect for everyone’s time, this hearing will not proceed past 10:00 p.m. unless they are close to finishing the topic at hand. That being said, they anticipate having enough time for both the petitioner and staff presentations this evening. It is likely that they will not have time to start the public comment portion of the hearing. That will take place at the second hearing in this matter, which will be continued until May 7th at 6:00 p.m. again at this location. He can assure them that they will continue to hold hearings on this matter to allow anyone that wishes to speak the opportunity to do so. Their sincere desire is to hear from members of the community as to the suitability of this project. They have court reporters at these public hearings in order to properly and accurately record everything that is said and to administer the oath to anybody providing any verbal testimony. In addition, all of the reports that are prepared by the various parties in this case will also be posted to the Village website so that they may be read and studied in depth. In addition to providing verbal testimony, the Village Administrator, Peter

Scalera, will be accepting written comments from members of the public after the hearings. These written comments can be mailed, dropped off in person at the Village Hall, or sent via e-mail. The written comments will then become part of the permanent record and have just as much impact as your verbal testimony. He stated that out of respect to the presenters and to the people in the audience, unsolicited comments from the audience members will not be accepted. Cheers, boos, and other noises will also not be accepted. It is very important that decorum be maintained throughout the course of these hearings. Along those same lines, he would ask that if they could please silence their phone; it would be greatly appreciated and will minimize any distractions. He stated that the exit doors on both sides of the auditorium which will all lead outside in case of emergency where they would need to evacuate quickly. He stated that after the presentations by the petitioner and staff, they will still have several items left on the agenda this evening. If they wish to leave after the presentations, they are free to do so, but he would ask to limit any talking until they reach outside the auditorium. In this matter, the Commission will be able to complete their agenda for this evening. On a final note, he stated that they should be aware that the Plan Commission and Zoning Board of Appeals is a recommending body. Once the Commission hears all the testimony and carefully considers all of the evidence submitted, they will then conduct a vote as to the suitability of the project. This vote will then be given to the Village Board of Trustees for additional consideration and an eventual vote by the Trustees. The Board of Trustees has the final say for this project. Finally, he would sincerely like to thank everyone for their cooperation and respect during these hearings. It is his hope that these hearings can proceed expeditiously with everyone's help.

The following exhibits were entered into the record.

Exhibit # 1 - Application for Hearing, dated September 15, 2017

Exhibit # 2 - Notice of Public Hearing, dated March 28, 2019

Exhibit # 3 - Affidavit of Compliance, dated September 15, 2017

Exhibit # 4 - Application Agreement, dated September 15, 2017

Exhibit # 5 - Affidavit of Disclosure, dated September 15, 2017

Exhibit # 6 - Notice to Surrounding Property Owners
(379) Notices Received, (171) Notices Not Received
Affidavit of Mailing, dated March 29, 2019

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Exhibit # 6 was entered into the record, which was the Notice to Surrounding Property Owners. (379) Notices Received, (171) Notices Not Received, and the Affidavit of Mailing, dated March 29, 2019.

The following people were sworn in for the record.

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|------------------------|---|
| Mr. Russell Whitaker - | Attorney - 127 Aurora Avenue, Naperville, IL |
| Mr. Stephen Schwartz - | Managing Member, LLC, the owner of Indian Lakes property, 10275 W. Higgins, Rosemont, IL |
| Mr. Jim Truesdell - | Community Planner, 1804 N. Naper Boulevard, #200, Naperville, IL |
| Mr. Dave Reitz - | Land Planner who specializes in Senior Housing HR Green, 420 N. Front Street in McHenry, IL |
| Mr. Hugh Loftus - | Senior Project Manager with Manhard Consulting, 700 Springer Drive, Lombard, IL |
| Mr. Jim D'Alexander - | Vice President with Manhard Consulting 700 Springer Drive, Lombard, IL |
| Mr. Luay Aboona - | Traffic Engineer with KLOA., 9575 W. Higgins Road, Rosemont, IL |
| Mr. Joe Abel - | Urban Planner with Joseph Abel & Associates, 200 Forest Avenue, Glen Ellyn, IL |

Mr. Zoran Milutinovic - Financial Expert, Kane McKenna, 115 N. Wacker Drive, Chicago, IL

Mr. Russell Whitaker introduced himself to the Planning & Zoning Commission. He is an attorney with offices at 127 Aurora Avenue, Naperville, Illinois. He is here this evening on behalf of the applicant as the contract purchaser of approximately 190 acres of the Indian Lakes property.

He stated that he would like to make sure that their submittal materials are incorporated as a matter of the record. These were delivered to the Village in November. This list includes a cover page that was submitted by Jim Truesdell to Sean Gascoigne, dated November 7, 2018; there were 25 items that were submitted as part of that application package. This included (1) Executive Overview; (2) Village Application and Petition; (3) Alta Land Title Survey, dated September 1, 2017; (4) Application to the Kane/DuPage Soil and Water Conservation District; (5) Preliminary Plat of Subdivision; (6) Indian Lakes Commercial Concept Sketch; (7) Four Seasons at Indian Lakes Site Plan; (8) Four Seasons at Indian Lakes Overall Illustrative Plan; (9) Preliminary Landscape Plan; (10) Main Entrance Monument Concept Plan; (11) Tree Survey Report; (12) Tree Location Exhibit; (13) Preliminary Engineering Plan; (14) Preliminary Stormwater Management Report; (15) Topographic Survey ; (16) Phasing Map; (17) Wetland Delineation Report; (18) Letter to Robert Prohaska from Jeffrey Mengler of Hey and Associates, dated August 31, 2017; (19) Illinois Department of Natural Resources Consultation Letter (Ecocat); (20) Indian Lakes Plans and Elevations, which include exterior building materials, exterior color packages, anti-monotony standards and proposed clubhouse materials; (21) Market Analysis; (22) Traffic Study; (23) Fiscal Impact Study; (24) Summary of Environmental Investigation and Remediation Process; and (25) Report of Geotechnical Soil Exploration; and a written petition going through all of the findings of fact.

Mr. Whitaker stated that in addition to those items, they also have a PowerPoint that they will be going through this evening. He has printed color copies of the PowerPoint and would like that to be a part of the record.

Mr. Whitaker stated that their goal this evening is to begin discussion, a public discussion from their perspective about building a better Bloomingdale by repurposing, reinvesting and reconnecting Indian Lakes to the community. He stated that today Indian Lakes stands as a blight in the community and uncertainty regarding its future is negatively impacting property values. This evening they will be hearing from a series of expert witnesses regarding their plan for Indian Lakes. He stated that for everyone's convenience, they have placed handouts on the chairs so there is

a pamphlet that can be referenced. In addition to those, there is a comment card if anyone would like to deliver comments at the end of the meeting, they would be happy to take those comments. They have also established an on-line presence where they can find all of the materials that are related to their petition (www.newindianlakes.com). There is an email, which they can deliver written comments to them as well.

Their plan centers around two primary components. The first component is the commercial portion of the plan. That concerns their preservation and reinvestment in the 30 acres fronting Schick Road as commercial development. Reinvestment in the Indian Lakes Hotel is central to this plan. They have also developed a concept plan for the remainder of the commercial frontage. This is purely conceptual and was intended to evaluate possible uses of retail, restaurant and office along with maximum square footages that could be built based on the layout of some buildings along that property frontage. This exercise helps them get feedback from the Village and the commercial development community regarding the viability for commercial development along the frontage. It also helps them understand the impact that this development would have on the surrounding community as they will hear about from experts this evening.

The second component of the plan as everyone is readily aware of is the age-restricted active lifestyle residential community on the south 190 acres of the property. This second component will be the primary focus of their discussion this evening. They understand and acknowledge of what they propose this evening is a significant change; a change that may stir some negative emotions. However, he would implore them to listen to their experts this evening. The goal of their presentation, which will last roughly two hours, is to help them understand why they want to repurpose, reinvest and reconnect Indian Lakes to Bloomingdale and how they arrived at the plans being presented this evening and explain substantial benefits that the plan will provide to the Bloomingdale community.

Since they originally started developing the plans on this project back in 2017 the plan before them is substantially similar to what was originally unveiled. They have made some small changes, including, adding a commercial component. They have flipped larger lots to the east side of the property, and they have made some adjustments to the open space buffer.

This hearing tonight is really their first opportunity to get formal feedback from the Village. He said they see this hearing as a start of a process; they are not asking for approval of the plan tonight. Their goal is to educate and receive feedback from the residents and the Commission. He stated that with that feedback it is their intent to regroup as a team and to work with the

Village staff and consultants and to ultimately understand how to move forward with respect to the property. He said to be clear their position is that the golf course is closed; the conference center is closed and the status quo is unacceptable. The Village has zero interest in purchasing the property and operating a second public golf course in Bloomingdale. As a result, the question is not whether the property will redevelop; the question is how will the property be redeveloped. He stated that they believe that the plan for an active lifestyle community is the best possible solution.

Mr. Stephen L. Schwartz introduced himself to the Planning & Zoning Commission. His business address is 10275 W. Higgins, Rosemont, Illinois. He is a managing member of First LLR, which is the effective owner of the property, as well as the Chairman of First Hospitality Group, the operator of the Hotel facility. He has over 50 plus years in hospitality. His goal tonight is to provide them with a brief history of their ownership of Indian Lakes, their course over the last 20 years, and their vision for the future of this property. He stated that they acquired the property in 2000 following ten years minimal reinvestment by its prior owners, which resulted in the property being tired and non-competitive. They immediately embarked on a \$10 million upgrade program touching all aspects to the facility in an effort to restore it to its former market position. Their revitalization plan was radically altered by the events by the terrorist events of September 11, 2001, nine months after they acquired the property. On September 12th, the very next day, United Airlines, which had been a major account at the hotel, cancelled their supervisor training program, which resulted in the immediate loss of over 10,000 room nights annually, accounting for 20 percent of their annual revenue. Notwithstanding this loss, they continued to complete their upgrade program, although the hotel was never able to reach its former level performance. In 2007, with the cooperation of the Village, they embarked on another revitalization effort. They sold the southeast corner of the property which comprised of 35 acres of the Village and used the proceeds along with an additional \$2 million to further upgrade the hotel and golf course in order to convert it to a Hilton franchise. They fully reinvested in the concept of a suburban golf resort, and approximately 25 percent of this revitalization effort was spent on improvement to the golf course, including a reconfiguration of the 18 holes, in addition to the island green, and the creation of a driving range. He stated that almost 25 percent of their resort's total reinvestment in 2007 was spent to improve the course in an effort to increase its viability. The property was impacted by a perfect storm that would force them to fundamentally rethink their strategy for this property. Within a year of completion, which is known as the great recession 2008-2009 hit. It was devastating not only for their industry but for courses all across the country. If they remember, golf and other corporate spending were being called off by national politicians at that time, which added an

additional element to their work. Additionally, three municipally subsidized highly competitive properties opened which were Big Westin in Lombard, the Schaumburg Convention Center and Renaissance Hotel and a major facility in Wheeling. They all impacted their business. With this dramatic increase and supply and decrease in demand for resort continued to lose its market share. With the continued falloff from golf play, most likely in a shift of behavior, emerging Millennials, who no longer desire to spend three or four hours playing golf, along with the opening of over 2,000 rooms of competitive facilities, it became apparent to them that the concept of a suburban golf resort is going away. Golf is no longer a reason to book your function at a location 20 miles from downtown. With the short season in Chicago, meetings and functions are migrating to destinations more suitable, such as Orlando, Phoenix or the Carolinas. Not only was Indian Lakes impacted by this shift, but other suburban golf courses, including Pheasant Run and Oakbrook Hills have experienced the same dramatic decrease in business with their respective owners either filing for bankruptcy or currently in financial distress. It was their goal for Bloomingdale to prevent Indian Lakes from falling into foreclosure for the third time in history.

He said to preserve the hotel and make a prudent business decision, in 2016 they had to close the course and the adjoining 30,000 square foot conference center. It should be noted that their situation was not unique to their hotel. He said over 200 golf courses have closed in the last year alone, reflecting changing trends and behaviors. They must learn from the past, reinvest and reconfiguration of subsidies will not work; golf is suffering from over saturation and decline in interest. These are economic facts that they cannot avoid. This is not unique to golf. The retail sector as well is undergoing a similar fundamental in buying habits. At the end of 2016, after several years of sustained losses on the course, they permanently closed both courses and the conference center. He stated that presenting their plan of repurposing and redeveloping the site is what they believe is the highest and best use for the property. Their three objectives are (1) retaining property values for the community; (2) preservation of the residential character of the neighborhood; and (3) finding a new use that will bring long-term value and resources to all of the residents of the Village of Bloomingdale. He stated that several years ago they were fortunate to enter into an agreement with K. Hovnanian for redevelopment of the back 190,000 acres into a premiere age-restricted community which they believe will achieve all three of their objectives. They work with them in crafting the current plan with the intent of limiting the impact on the neighbors in providing a number of very unique facilities and features for the whole community to enjoy. He said their plan going forward is to reinvest, upgrade and re-franchise the existing hotel and to bring back to the Village a competitive and first-class hospitality experience.

They had acquired a Double Tree by Hilton license, but with the delay in moving their redevelopment forward, that has resulted in the license lapsing and no longer available to them and has deferred any reinvestment on their part until the status of the back 190,000 acres is resolved. The hotel will become the cornerstone of a 33-acre commercial parcel on Schick Road with the redevelopment and repositioning of the existing hotel facility into what they believe will be a successful business-oriented nationally franchised hotel. The hotel facility will be reconfigured to provide for more efficient meeting and event space, approximately 12,000 square feet of meeting and banquet space in the current hotel building. With the reconfiguration of the hotel structure, the guest room count will be reduced from 310 to 275 rooms with guest experience enhanced by the event space being at close proximity to the guest rooms and amenities. He stated that previously if they have stayed at the hotel, they basically needed a sledge way to get to the guestrooms to the meeting space. The hotel and meeting facility will serve as a focal point in the community for business meetings, weddings, family reunions, and special events.

The second phase of their goal would be the redevelopment in the frontage along Schick Road, which they have proposed a preliminary layout, subject to review and input and approval from the Village. Their proposed plan was conceptualized based upon input from the Village and community reflecting their desires to maintain the commercial component fronting on Schick Road. The initial concept was designed to magnetize a residential development by having services nearby with City Park-like concept like the Commons at Indian Lakes, which would be walkable for many of the residents.

The final commercial plan layout is dependent upon the approval of the residential plan and the required zoning. They hope this would provide a mix of medical office space, retail, potential restaurants, all complimenting the lodging and banquet facility of the hotel. Feedback and input on their commercial component are welcome and encouraged. In summary, they believe that the proposed plan is a reasonable and responsible plan forward, the proposed resorted home communities are in harmony with the existing land use and provides a reasonable transitional lawn with a well landscaped buffer between adjoining neighborhoods. The property values will be enhanced due to the certainty of use. There will be at least \$250,000 million of new community market value, which increases the communities' tax base, which can reduce substantially existing or future real estate tax burdens on all of the existing property owners. He firmly believes that Bloomingdale deserves better than a closed golf course. The economic impact study of this proposed plan demonstrates that this plan will unlock a tremendous economic and fiscal benefit for Bloomingdale and their local governments. This provides more than \$4.5 million in new annual funding for school

classrooms. In addition, this plan calls for the creation of new public open space. The former public golf course required you to pay; it was not open to public use. They propose to dedicate a third of the property as community open space which is landscaped and contains a much desired 2.5- mile biking and walking trail. Finally, he stated that this is an opportunity to bring a unique and much sought-after active adult 55 and older to a lifestyle community for empty nesters. This would be a maintenance-free environment.

Mr. Whitaker stated that there is not just a hotel here; the property as a whole could be characterized as a suburban golf resort. As they look in the suburban Chicagoland market, that suburban golf resort has failed. It has failed in multiple places within the market, Bloomingdale, just being one. The vision for the property is no longer as a suburban golf resort.

Mr. Jim Truesdell introduced himself to the Planning & Zoning Commission. He is a Community Planner with offices at 1804 N. Naper Boulevard, #200, Naperville, Illinois. He spent 12 years of his career as a community planner and over the last 30 years he has handled land use entitlements for home builders. He was a member of the team who was responsible for the development in Bloomfield Club.

He stated that K. Hovnanian Homes is currently the ninth largest home builder in the country. They were founded by K. Hovnanian in 1959. They delivered during that time period with 324,000 homes. Currently, they are actively selling in 165 communities across 14 states. They build diversified housing products that consist of entry-level housing, move-up housing, luxury housing; both single-family and townhomes; the company also does mid-rise and high-rise and they do active lifestyle communities, which is their Four Seasons brand, which they are proposing and will talk about tonight. They are building all over the Chicago metropolitan area. They have several communities in Lake County in Libertyville and Mundelein. They are getting ready to open two communities in Lake County, with one being in Hawthorn Woods and one in Buffalo Grove. They are out west in Sycamore and Elgin. They are in Chicago and Naperville They have communities in Kendall County in Oswego, Plano and Yorkville. They are also south in Will County in Plainfield. They have experience in many communities.

He stated that K. Hovnanian Four Seasons Communities has completed over 34 communities throughout the United States. They have not done any yet in the Chicago market. They are anxious to come into this market with this type of community. Generally, these communities have between 300 and 800 homes. Currently, K. Hovnanian has 15 Four Seasons communities in ten

states. These communities serve the needs of the 55 and over consumer in an active-adult lifestyle community. These people are looking for a more relaxed way of life, resort living (create great entry experience, amenity centers), social vibrancy (provide various clubs), maintenance free, concerned about health (provide health club), and interest in home.

These are all one-story homes with kitchen, great room, and bedrooms all being on one floor. This market is looking for new construction so they will not have to worry about repairs. They are also looking for value so they can still travel and enjoy themselves.

He stated they think this will be successful. The demographics are shifting in the United States and are projected to continue to shift. A lot of this change is driven by the baby boomers. According to research beginning in 2011, more than 10,000 Americans began turning 65 every day. In 2011, when the first of the baby boomers turned 65, the senior population number was approximately 40 million. He referred to a graph, in 1960, the population age ranges were heavier in the younger age groups and then went down from there creating that pyramid effect. It is projected as time is going on and seeing that this would be more evenly spread with the population getting older, and the older groups are now outnumbering the younger groups. He said that we are seeing a real demand as the population is changing in the country for these types of communities.

He referred to another slide where the senior population has grown to 49 million, representing 15 percent of the population as of 2016. In 2035, the number of seniors age 65 and over is expected to surpass the number of children under 18 for the first time in American History. He stated that it is not just the baby boomer phenomenon, they can see trend lines growing through 2060 and seniors represent nearly 25 percent of the population.

The Bloomingdale Comprehensive Plan also recognized this projective trend. The plan states and he quotes "of some significance is the increasing median age of individuals trending from 29.1 in 1960 to 41.2 in 2007 reflecting stability in the community as many of the original homeowners in what were newer subdivisions in the 1980's and early 1990's had aged in place. This trend will likely continue; it pretends a community facing substantially different needs in 2010 and 2020 than it did 30 years prior. As an aging population addresses its unique needs for transportation, goods and services and shelter."

He referred to the slide again. He stated that it further shows some demographics in Bloomingdale, such as incomes. The median age in Bloomingdale is 43.7, which shows a continuation of that trend.

He stated based on U.S. Census data, Bloomingdale's population is approximately 35 percent age 55 and over; DuPage County is a little over 26 percent in that age range.

In the past, they have been used to seeing housing for the older population similar to Alden Gardens, which provides a high level of care and assistance in more of an institutionalized setting. The focus here is more in healthcare assistance. These are people who need more direct help with their daily needs.

This is not what they are proposing; they are proposing a community that gets more into a social construct where they see that the population is aging, but they do not need that same level of care. They are still active and looking for retirement living with less stress, low maintenance in resort-style living.

They did a competitive market analysis, and saw that within 10 minutes from Indian Lakes they found over 7,000 households who had incomes sufficient to buy the housing that they are proposing. When they went out to a 20-minute drive time that increased to over 42,000 households that had the income and who were over 55 years of age. When they went to a 30-minute drive time, that increased to 123,000 households. They compared this to other communities in Mundelein and Naperville.

He stated that Bloomingdale Indian Lakes has the demand for this, and the community will be very successful.

He goes over a graph relating to other communities showing the supply/demand for these homes.

He shows a video of Four Seasons' homes to the Planning & Zoning Commission and audience. This video recaps the everyday living of residents and how they enjoy their community. Many residents wished they would have made the decision to move there earlier. They enjoy their friendly neighbors, clubs, classes, pool, tennis, bocce ball and pickleball.

Mr. Dave Reitz introduced himself to the Planning & Zoning Commission. He is a Land Planner who specializes in Senior Housing with HR Green with offices at 420 N. Front Street in McHenry, Illinois.

He stated that he has been retained on this project to assist with land planning and landscape architecture. He graduated from Kansas State University in 1985 with a Bachelor in Landscape Architecture. He has 33 plus experience in landscape architecture and land planning. He is licensed

in 12 states. He was fortunate enough to work with the Del Webb Corporation for 10 years. He has been involved in over 100 active adult projects nationwide over career.

The focus is really on lifestyle and making sure that it is a resort type of community. A lot of that takes place in a centrally located recreation center. They centrally locate them so people can walk to and get to those amenities very quickly from their homes. They also want to create an attractive arrival experience. This is very important for the active adult; they take a lot of pride in first impression, and first impression is when you enter into the community. They want to provide maintenance-free living, consolidated open space, and create a sense of security.

He referred to a slide, which shows a diagram of the overall illustrative site plan. He goes over it with the Planning & Zoning Commission.

He stated that not much of the plan has changed, but at earlier neighborhood meetings, they had smaller lots on the east side of the layout; they have since flipped that. They also increased some buffer.

He stated that during the neighborhood meetings two years ago one of the things that they heard was what can we do with this property. They are trying to lay this out to get an idea of how to maximize that commercial frontage and how to drive revenues back to the Village and create some localized commercial not only for the Four Seasons community but the surrounding neighborhood.

He stated that Schick Road will be the entrance to the community and then comes down right at the T-intersection and hub of the community, which is the recreation center.

All homes are detached. In regard to open space, they made the decision to consolidate the open space along all the perimeters to maximize the buffering between the residents and the new homes that will be built. They intend for the open space to be open to the public such as the walking and biking trails. They have roughly around 3.5 miles of trails. They will have trees to help buffer new homes.

There are some drainage and flooding issues on the site. It would be the intention that the open space will help alleviate that and provide some positive drainage aspects.

He referred to a slide and goes over perspectives of looking at the property.

He referred to a slide and goes over landscape buffer sections.

He referred to a slide and goes over Amenity Center – Conceptual Plan. This structure will be about 12,000 square feet. The recreation center building along with all of the other amenities on this slide represent roughly about a \$4 to \$5 million investment.

There will be two tennis courts, four pickle ball courts, four bocce ball courts, outdoor pool, patio gathering area with grills, and mini trail circuit for parking.

He goes over elevation slides and explains them to the Planning & Zoning Commission. The conceptual plans for the buildings will be brick and stone. The rear elevation will have roof overhangs to get some shade on backside of building.

He referred to a slide and explained the layout of the amenity center to the Planning & Zoning Commission. He stated that there will be a full-time Social Director.

In regard to the Main Entrance Concept Plan (Arrival Plan), they would enter coming in off of Schick Road; they would like to use the two detention basins; it is kind of a dramatic entry so you are entering in with water on each side. The trail system would be located along the arrival drive. They are proposing the monument sign on the far-left side.

He stated that the 62 X 120 lots are being referred to as the Highland series. The 52 X 120 lots are being referred to as the Woodland series. Both of those lots right now as they propose them would have a 20-foot front and rear yard setback with 6-foot side yard setbacks.

Chairman Jaster stated that he mentioned the open space and detention basins and would like to know who would be maintaining those areas.

He said he thinks it is the intention of the HOA to maintain those.

Mr. Whitaker said when they would normally propose a community like this; all of that open space is pushed to the perimeter and would be built into the middle and spread throughout the various neighborhoods. They specifically pushed that open space to the perimeter in this community recognizing that this is in-fill and a golf course previously occupied it. They were trying to be sensitive to the surrounding neighborhoods and build in a buffer. Their intent is that would be a public space. Their desire would be to have conversations with the Village whether that is Village or Park

District or whether that can be somebody like the Conservation Foundation. The object was not to have that as a private space. He said they wanted to make the trails public. If it ultimately comes down to it and the HOA had to maintain, then that would have to become private space for insurance and other reasons. If the public would like to use it, they are agreeable to that, but it would be a matter of working out how that would happen in terms of the dedication. This is something that definitely needs to be worked out as they go through this process.

Mr. Truesdell referred to the slide called "Lot Size Examples" and in the plan it is called the Typical Lot Layout. He stated that those lots intend to be minimum lot sizes. He stated that "typical" could be a little misleading. The plan as laid out will have many lots that are larger than that. Average lot sizes will be larger, but those are intended to be minimums.

He stated that they have submitted, and the Village and the Plan Commissioners have them as a full packet all of their product that they propose to build here and all of the various elevations. He is not going to go through all of them, but he will go through a few of them so they can get a feel of what they are going to be proposing and building on the site. They are looking at the Woodland Housing Options. These are the smaller lots. It is a product that is basically 40 feet wide with various depths depending upon the size of the home. The homes in this Woodland series would range from 1,573 square feet to just over 3,000 square feet. They anticipate that they will be priced from the mid \$300,000's to the mid \$400,000's. They are all designed to be ranch homes or ranch homes with lofts. He said with the homes that they see here, they have five different totally different basic floor plans, and then four additional plans that contain the loft option. The loft is a popular option for this type of community while all of the normal every day living is contained on the first floor, with a loft option which will give the opportunity to provide guest space in the home. This space is nice when the kids or grandkids come over, they have a loft area that will contain a bedroom sitting area and a bathroom. They are all two and three car garages, all two and three bedrooms, and two and three bathrooms. Each floor plan has multiple elevations. He referred to a slide, which shows their Ibiza loft model. This is one of their popular models. They tried to design these homes with the same floor plan but with a different look to provide variety. Each home would have a different roof design, garage doors, types of windows, types of columns, architectural detailing, and materials. They are trying to provide a lot of variety within the community so they can keep that from having a monotonous appearance. This theme goes through all of the homes that are within this product line.

He referred to another slide, which shows their Highland product line. This home is on the larger lots. They will range from about 2,433 square feet to just over 3,500 square feet. They anticipate that these will be priced from the mid \$400,000's to low \$500,000's. They will all have 2 to 2 ½ garages, two and three bedrooms and 2 ½ to 3 ½ bathrooms. There will be multiple elevations for each of the floor plans. This is their Ravenna Lot, which is one of their more popular homes. The garage is on side so the garage door is not facing the street. Again, they can see the use of different roof lines, some with dormers, some without dormers, some with horizontal siding, some with stone and some with brick. They will be providing exterior lot maintenance throughout the entire community. If someone buys into this community their lawn will be taken care of, along with snow plowing of driveways and sidewalks. The common areas will be maintained by the Homeowner's Association. When the homeowner buys a home in this subdivision, they do not have maintenance other than for the home itself. The home uses a variety of materials with low maintenance requirements to reduce long-term costs for a population who are entering a time when they are on a fixed income. Various architectural features and details on these homes include covered entries and porches, a variety of roof designs and dormers, variety of material styles, 30-year architectural shingles. They will also be using multi-pane windows, variety of garage door styles. They are also providing a mix of color packages. They have submitted 21 different color packages to the Village that will be used throughout his community.

Mr. Whitaker stated that the clear intent here is that there is a changing demographic in the community whether it be the United States or DuPage County in Bloomingdale. This type of home is not something that is provided in a lot of communities within DuPage County. The goal is to be able to address those needs of those seniors with not just the ranch style product but also that active life style community, which is going to result in healthier outcomes for those seniors.

COMMISSIONER FLOOD STEPPED OUT FROM THE HEARING AT 7:30 P.M.

Mr. Whitaker stated that Mr. Hugh Loftus will be speaking about stormwater issues. He will explain the existing flooding issues that have been identified by the Village derived from the original development in the area; the predated stormwater regulations. The good news is that through redevelopment of the former golf course property they can create a modern stormwater system that will reduce chronic flooding issues that exist today in the adjacent neighborhood. He stated that after Mr. Loftus speaks, that Mr. Jim Alexander will come up and discuss utility services provided to the property and also construction phasing.

Mr. Hugh Loftus introduced himself to the Planning & Zoning Commission. He is the Senior Project Manager with Manhard Consulting with offices located at 700 Springer Drive, Lombard, Illinois. He has an engineering degree from Marquette University and been a registered professional engineer in Illinois for over 30 years. He has experience in over 1,500 land development projects across the Midwest with over the past 34 years with an emphasis on stormwater management.

COMMISSIONER FLOOD RESUMES THE HEARING AT 7:33 P.M.

He wants to begin talking about the Pre-Development. Pre-Indian Lakes conditions of the site to understand how the original drainage was and how it has been affected over the years. He referred to a slide that shows the Pre-Development conditions. It is a 1956 aerial. He stated up to the north is Schick Road and to the south is Army Trail Road. The white line indicates the Watershed that generally drains to the north. The yellow line is a field tile system that was put in by the farmers. Their goal was to get rid of the water so they could keep the field's crop production. There were no open ponds on the land so this was the main drain for the property. There are some low lying and depressional areas where the farmers would bring the tile to and try to drain things out. The main outlet for this old Watershed was a 16-inch drain tile that drained to the north under Schick Road. The general overland drainage pattern was also from south to north. There are a couple smaller areas to the west which is the Springbrook area and drains also to the north, but a little bit further west on Schick Road and then the Klein Creek Watershed drained off to the west.

He referred to a slide showing the Indian Lakes Development overlaid on that same Watershed. The blue area was the original golf course, including the Village open space that was purchased in 2007. The green areas within the Watershed are Indian Lake's Estates, the residential development and up north along Schick Road is Indian Lakes Resort. He stated that the vast majority of about 90 percent of the Watershed is either the resort, golf course or Indian Lakes Estates.

He referred to a slide showing the Indian Lakes Development/Golf Course in the 1960's. He stated that in the 1960's, the golf course started development along with Indian Lakes Estates. These were built for stormwater detention regulations. The golf course goals were to direct the stormwater away from the tees, fairways and greens and either get them to irrigation ponds or just route them to the 16-inch tile. The golf course ponds were not really located for stormwater management as much as for irrigation. They had actually a pump that pushed water up to the irrigation pond. The 16-inch tile that the farmers used is still there, and they started connecting additional storm

sewer into that tile. That was still the main outlet for the golf course. This was built and designed before stormwater management regulations in the 1960's and 1970's. The drainage concept for the residents was ditch drainage, driveway culverts and to basically keep the water moving. The western portion of Indian Lakes Estates and the southwest portion really did not have any detention. They did build in conjunction with the development, Lake Illini, and then they expanded it. That lake did provide some stormwater management for the eastern portion of Indian Lakes Estates, and routed to this pump station on the golf course and through the tile.

The last thing that would get developed was the completion of the resort components along Schick Road and that was built in the early 1970's when detention ordinances started to actually be enforced. The two ponds along Schick Road were designed for stormwater management unlike the ponds along the golf course. The design criteria in the 1970's is a little different than what it is now, but at least they were starting to store water along Schick Road. He stated that almost immediately after Indian Lakes got developed and the golf course put in, it started to experience flooding problems. The Village and Indian Lakes had gone through some drainage projects in the 1970's and 1980's to try to mitigate that, and he thinks they have done it to the extent that they can, but they are always limited on the fact that really the water wants to go and the ponds want to be where the 16-inch tile is and that is on the golf course. The opportunities to provide some real significant stormwater management were always hindered by the fact that the golf course is there. He stated that some of the improvements included were a storm sewer extension to try to grab some water here and bring it back to Lake Illini, and it was an additional expansion of storage here with a pump that pushed the water up and diverted it north. They did some improvements to the existing pump station. These improvements helped, but it did not solve these problems.

In August 1987, 9 inches of rain fell in less than a day so that was a catalyst to develop countywide stormwater regulations. This pushed the counties to have countywide rules and regulations for stormwater management. There was a plan adopted in 1989; the ordinance was adopted in 1991 and became effective in 1992. This DuPage Stormwater Ordinance increases development restrictions regarding flood plains, wetlands and buffers; stormwater quality; soil erosion; field tiles; detention; how runoff is handled, and the release rates coming out of the ponds. It became one of the most restrictive Ordinances in the nation. Unfortunately, everything has been built at this point or just about everything has been built in the Watershed.

He referred to a slide showing the 1998 Conditions. Bloomfield and Los Lagos were built. They still have the same system of the stormwater

directing up to the 16-inch tile across Schick Road. In 2007, the Village purchased the open space that was referred to as previously the southern nine holes for the golf course. In 2008, the Village consulted to do a drainage study called the Indian Lakes/Country Club Estates Drainage Study. The drainage study identified several flooding conditions in the Watershed. The five main flooding areas of concern were (1) Meadowlark Road; (2) Cardinal Drive Sag; (3) Cardinal Drive south of Thrasher Drive; Indian Lakes Golf Course; and (5) Country Club Estates/Schick Road. They came up with several analyses on different levels of protection and costs. The cost of the improvements to fix these problems was up to \$20 million for improvements needed. Some of the improvements that they called for were (1) stormwater detention on the Village open space; (2) some detention at Meadowlark Lane; (3) expansion of the northeast pond of Indian Lakes; and (4) redirecting drainage and providing additional detention north of Schick at Country Club Drive.

He stated that the current drainage conditions have not really changed over the last 20 years other than some drainage improvement projects here and there. He thinks that Indian Lakes and the Village have done what they can short of digging onto the golf course and closing the golf course.

He stated that this presents opportunities for them in the development to put the detention where it wants to be, provide additional stormwater management to help mitigate and help solve some of the problems that everyone has been experiencing over the last 40 years. He stated that in addition to meeting the DuPage County stormwater management regulations, there are several opportunities here. They would (1) locate stormwater ponds where they need to be for stormwater management; (2) create conveyance paths through the site to reduce and eliminate upstream ponding; and (3) lower stormwater outlet to Schick Road to create additional storage. They use the DuPage County criteria, which is very strict, and they would provide a minimum of 115 percent of the detention storage required in the DuPage County Stormwater Ordinance. They will be providing over 100 acre-feet (3,500,000 gallons) of onsite detention and volume control. They will work with the Village on regional solutions involving any contemplated stormwater improvements on Village open space property. The Four Seasons Development provides a prime opportunity to mitigate a lot of the chronic flooding problems that have been going on forever.

Mr. Jim D'Alexander introduced himself to Planning & Zoning Commission. He is the Vice President at Manhard Consulting with offices located at 700 Springer Drive, Lombard, Illinois. He has a BS Civil Engineering degree from Iowa State University. He is a licensed professional engineer with over 14

years of experience in land development, residential and commercial developments. Several of those include active adult communities, including Carillon Club in Naperville and Carillon at Cambridge Lakes in Pingree Grove. He works on the Scottish Rite Cathedral Building and Marklund Day School projects in Bloomingdale.

He referred to a slide regarding the proposed water main layout. There is a watermain obviously throughout the surrounding neighborhoods. There is a 12-inch watermain along Schick Road, which they will be tying into at the northeast corner. The existing commercial area has an existing 10-inch main that services the hotel and the other uses in that area. Additionally, the southwest corner at Glengarry Drive, there is an existing 8-inch watermain and at the southeast corner they are connecting into an 8-inch watermain that is at Cardinal Drive.

The proposed connections will add redundancy in the system and help strengthen the overall existing infrastructure for the surrounding area. The active adult communities generally have a lower impact on the community due to the reduced population in those communities, and similarly the homes generally have a smaller fixture count so the demand on the infrastructure is generally less for those types of projects.

He referred to another slide, which is the Proposed Sanitary Sewer Layout. This site is going to get split into two. Two-thirds of the project is going to flow to the northeast corner and tie into a 30-inch Village owned sanitary sewer; the southern one-third of the site is going to drain into an existing 10-inch sewer that is along Cardinal Drive. Both systems will flow by gravity.

The receiving sewers do have to pass for the proposed development for sanitary sewer. The Village's standard for the typical single-family home is a population equivalence for a household family of 4.0, and the active adult community averages about 1.8 people per dwelling unit.

He referred to another slide, which is the Proposed Construction Phase. He stated that in general the project is going to start and subject to future changing, depending on buildout circumstances, it is probably about a 5-year buildout that they are anticipating and completing in about 7 different phases. The first phase would be at the northeast corner coming off of Schick Road. The intent is to get the collector roads in, the main infrastructure, the utilities with stormwater management being a big component of that. They are going to build the first phase over 57 acre-feet or about 53 percent of their overall detention for the property. That is strictly for the area that they are touching. As they get into other phases and start developing those areas, the first priority is to get the detention ponds and the perimeter drainage

established. They are going to be working their way to the south from the north. The intent is to minimize the destruction to the surrounding neighborhoods. When Phase 2 gets developed at the northwest corner, Phase 6 is happening all the way at the south end of the site so surrounding subdivisions are not as impacted.

Moved by Commissioner Coleman, seconded by Commissioner Flood to take a short recess at 7:56 p.m.

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner King

Motion Carried

Chairman Jaster stated that the Village of Bloomingdale Plan Commission is back in session at 8:15 p.m.

Upon roll call by the recording secretary, the following Commissioners were: present: Commissioners Flood, Coleman, Damato, Troiola, Vitacco and Chairman Jaster

Mr. Luay Aboona introduced himself to the Planning & Zoning Commission. He is a traffic engineer with KLOA with offices at 9575 W. Higgins Road, Rosemont, Illinois. He is the founding Principal of the firm established in 1995. He has a Bachelor of Science in Civil Engineering and Masters in Structural Engineering. He is a licensed professional engineer in Illinois and a registered professional Traffic Operations Engineer with over 30 years of experience in the traffic and transportation field.

He stated that KLOA was commissioned to prepare a traffic study to look at the impact of the proposed development. The study was submitted to the Village and is on file and has been reviewed by the Village's outside consultant. The objectives of the traffic study were to examine traffic conditions to establish a base condition to understand what the operations of the roadway system is, assess the impact on the Four Seasons development as well as the commercial parcels will have on traffic activity in the area under projected conditions; and assess the adequacy of the access system that will serve the proposed Four Seasons development.

The proposed site is located on the former Indian Lakes Resort 27-hole golf course. Parcels P-1, P-3 and P-4 will be developed as commercial, and they have included that in their traffic analysis so they get a full picture of what the impact of the full buildout of the development would be.

He referred to a slide showing an aerial to the site showing the location of the property respective to the area roadways and adjacent neighborhoods. Schick Road is to the north of this site; it is a four-lane roadway under the jurisdiction of the Village of Bloomingdale. The surrounding neighborhoods are shown on the aerial being West Point Estates, Indian Lakes Estates and Bloomfield Club.

He referred to another slide showing an illustration of the characteristics of the roadway system that provides primary access to the site.

As part of their analysis, they collected traffic count data during the weekday morning and evening peak periods. They studied 8 intersections. The numbers represent the peak hour volumes on Schick Road and the intersections along that corridor between Bloomingdale Road and Springfield Road on the west. They look at the morning peak hour, which is from 7:15 a.m. to 8:15 a.m. and the evening peak hour, which is from 4:45 p.m. to 5:45 p.m. These are the existing conditions, and the numbers that formed the base conditions for analysis, and they built from there and looked at the future conditions as he will describe shortly. As part of their analysis, they also look at the accident data of the major intersections along the study area. They obtained the recent five-year data from the Illinois Department of transportation, and this table lists the total number of accidents per year per intersection, which includes Country Club Drive, Cardinal Drive, Bloomfield Parkway, Bloomingdale Road and Springfield Road. It shows the average accidents per year for each intersection. He stated that four out of the five intersections, the rate is very low. As expected at the intersection of Bloomingdale and Schick Road, this is where they see more accidents with it carrying more than 40,000 cars per day. This accident rate is consistent with that mount of traffic that travels through that intersection.

They also looked at the traffic characteristics of the adjacent neighborhoods to the east and west to get a snapshot of the volume of traffic that these major collectors that go through these neighborhoods carry and the speed of traffic. They did 24-hour counts and speed studies at key locations in those neighborhoods. They looked at the location on Cardinal Drive north being closer to Schick Road, Cardinal Drive south being closer to Army Trail Road, Raven Lane east of Thrasher Drive, and Bloomfield Parkway. He goes over the table with the Planning & Zoning Commission. All of the numbers fall within what is expected of a residential collector roadway. Residential collector roadways carry average daily traffic anywhere between 1,000 to 5,000 vehicles. The counts do not indicate that there is a severe cut-through problem or that these roadways are carrying more traffic than they intended to do.

They also did a speed study. They look at the speed analysis from two perspectives, which is the average speed as well as the 85th percentile speed. All of these roads

are 85th percentile roads so from an average speed standpoint it falls within that criteria. However, when they look at the 85th percentile speed they can see that it is over the 5-mile threshold what they would expect the prevailing speed should be. There definitely is speeding issues occurring currently in those neighborhoods. They have pointed this out to the Village and to the consultant and what has been relayed back to them is that one of the first steps would be to implement some measures to bring those speeds to compliance through education and enforcement programs, and if necessary implementation of traffic calming solutions could be considered per Village policies and with the support of local residents.

He stated from a traffic standpoint; an active adult development is a low traffic generator given the characteristics that they have heard. With many of the residents being retired, their travel habits and trips would typically occur outside the peak hours.

He referred to a slide, which shows the development access. He goes over this with the Planning & Zoning Commission.

He referred to a slide, which shows a graph of the estimated site traffic generation. They rely on trip generation rates that are published by the Institute Transportation Engineers. It is the trip generation manual that is used and accepted in the traffic engineering industry. This table shows the traffic that will be estimated by the Four Seasons portion of the development. He said it is estimated that there will be 146 trips in and out in the morning over a one-hour period and 178 trips will be generated by the Four Seasons. The remaining calculations relate to the commercial development. The active adult portion would generate about 30 percent of what the commercial parcels would generate.

He referred to another slide, which shows a comparison of senior adult housing to traditional single-family housing. They did a comparison on a unit per unit basis to give them an idea of how the traffic generator is for this type of use. The active adult will generate in the morning 146 trips versus the 385 if those were traditional single-family residences. The evening will have a little bit more traffic for single-family homes than in the morning.

He referred to another slide regarding traffic capacity analysis. He said they took the existing traffic that they counted and laid it on top of it; the traffic from the full buildout of Four Seasons and the commercial portion. They included the Woodman's traffic as well as the regional growth. They did a capacity analysis conducted for weekday a.m. and weekday p.m. peak hours for existing traffic volumes, year 2030 base (no build) traffic volumes; projected year 2030 traffic volumes – Four Seasons development only; and projected year 2030 traffic volumes – Four Seasons and commercial buildout. Based on these analyses and some of the findings, the Four Seasons residential development will be consistent

and compatible with the traffic patterns and volumes in the area. The traffic counts from the Four Seasons will be less than what a traditional single-family would be. In fact, they did surveys in existing active adult communities in Mundelein and found that those numbers were even less what these estimates were that they used in the traffic study. He thinks the numbers they are using are conservative. The renovation of the existing resort hotel will result in a reduction of rooms and reduction in meeting space from what was there before. These reductions in densities will further reduce vehicle trip activity during peak hours of adjacent roadway traffic. The two access points that will serve the proposed Four Seasons component of the development, including the existing traffic signal, will help disperse the development-generated traffic onto the surrounding roadway network and provide alternatives for the site traffic to enter and exit the development. The access road intersecting Schick Road across from Villa Avenue West will be improved and will be widened to provide one inbound lane and two outbound lanes. They are also recommending that Schick Road be widened to provide a westbound left turn lane to accommodate residents coming from the east turning left into the Four Seasons development. As part of that, they would provide an eastbound left turn lane mirroring the widening for the people turning left to go on Villa West to the north.

At the traffic signal opposite Country Club Drive, they are also recommending that this access be widened to provide two outbound lanes to allow for the additional traffic to be processed more efficiently. They are also recommending that the traffic signal be modified to allow right turn overlap phasing for better traffic flow.

As part of their study, they also looked at the intersection of Bloomingdale and Schick to the east and they identified some existing capacity constraints at that intersection. Particularly, the southbound right turn movement with cars coming from the north on Bloomingdale turning right to go west on Schick. This is heavy in the evening and tends to back up. They are recommending that this intersection be improved by providing a right turn lane to accommodate those heavy volumes and modifying the traffic signal to provide for right turn overlap phases for both the southbound right turn lane and the eastbound right turn lane.

The active adult community will include social and recreational services, and residents will typically travel outside the community outside peak commuting hours. When compared to traditional single-family homes they generate over 2.5 times the amount of peak hour traffic. The traffic analysis shows that the proposed active adult development will have a low impact on the surrounding roadway network. The access points serving the proposed Four Seasons development will help disperse the development-generated traffic and provide alternatives for the site traffic to enter and exit the development.

Commissioner Troiola would like to request a copy of this Traffic Study.

Mr. Whitaker stated that they would be happy to provide them a copy, but this traffic study was submitted back in November.

This traffic study was not included in the Plan Commissioners book. They will provide a copy to the Commissioners.

Mr. Joe Abel introduced himself to the Planning & Zoning Commission. He is an Urban and Regional Planner with Joseph Abel & Associates, 200 Forest Avenue, Glen Ellyn, Illinois. He has been doing this for 60 years. He has a Bachelor of Science in City Planning and Urban Development from the University of Illinois. He did graduate work at the University of Chicago in urban studies and completed the Economic Development Institute Graduate Program at the University of Oklahoma. He is especially informed in this particular property. He was the Planner with the Lake County Regional Planning Commission. He then went with a consulting firm for 8 years where he was responsible for doing fully developed county plans, including zoning, subdivision ordinances and preparing the plans in a number of municipalities throughout the Chicago metropolitan area. He had the good fortune of being hired to be the head of the DuPage County Regional Planning Commission and also head of the DuPage County Zoning and Economic Development Program. He was with the county for 17 years. During that 17 years from 1970 to 1987, DuPage County was the fastest growing county in the country; one of the three fastest in the country and the fastest growing in the Chicago metropolitan area. The interesting thing that they did was they developed the First Comprehensive Plan for DuPage County, and it is the only plan that has been developed for years and included all 35 municipalities. They were instructed not to bring the plan to the County Board until every municipality, including the Village of Bloomingdale, approved that comprehensive plan. So, he has been involved with the Village of Bloomingdale and their comprehensive planning since 1970. After that, he became head of the Economic Development Commission for the City of Chicago and then he started his own firm.

He said he thinks it is important putting back together a comprehensive plan from all of DuPage County at a time when it was one of the fastest growing in the country. It meant in terms of getting all the 35 municipalities to agree on a common plan, especially along those 35 borders. They have a piece of property here that obviously has four sides, and they have to determine what is the highest and best use for that particular piece of property. He stated that a lot of the characteristics, and the things that they developed in terms of how do you handle in-fill properties will come to play on this particular piece of property.

He referred to a slide, which he stated that is their point of beginning and how he remembered it somewhat. The original design was for the golf course and then a large lot development surrounding it, and it was done by the Branigar Organization. As he recalls from the original subdivision, it only had water and not sewer.

Eventually, the Village of Bloomingdale provided sewer to this area. He was asked to look at the subject property and determine from an in-fill standpoint what would be the highest and best use, especially from a density standpoint. He stated that keep in mind that they are dealing with a large site and the proximity of this property they are within one-third mile of a major regional center, 1.3 million square feet. During that time with him being with the county, they were involved in helping establish that regional shopping center.

There are four things that they will be looking at in determining this in-fill: (1) the existing uses of the property within the general area; the zoning in the area; the suitability of the property for its present use (the present use at this time is no longer a golf course; it is a vacant parcel) and (4) trend of development. He stated that he has been on enough zoning cases to know that the surrounding land use and trend in development are really the most important things to look at. From a planning standpoint and as a planner (he is a member of the American Planning Association and a member of the American Institute of Certified Planners), with that responsibility as a certified planner obviously it is important that he takes a look at the Comprehensive Land Use Plan for a community. He stated that we are in an area which has pretty much fully developed. The Land Use Plan pretty much reflects existing land use and the guide for the zoning district. He stated that in looking at the zoning district map, it became evident that the entire areas that he looked at in terms of Schick Road, Springfield Road, Bloomingdale Road and Army Trail Road, it is evident that almost everything in that area is residential. As they go out further to the east, it is still residential and the densities vary. He stated that what is not shown on the zoning map is that the blue area directly to the west of the subject property is under a special use. It is pretty difficult to determine what exactly is going on there. He continued to go over the 2010 Comprehensive Land Use Map. He goes over the density areas throughout this zoning map.

He referred to another slide, which is the Trend of Development. He goes over this with the Planning & Zoning Commission.

He stated that they have heard a lot about the traffic. They will hear more about the financial benefits of this development.

He stated that the goals and objectives are intended to guide evaluations of specific land use alternatives and development plans. The first goal is the land use goal, which is to maximize property values in Bloomingdale by maintaining compatible and efficient land use patterns while providing ample opportunities for living, working, shopping and recreation in Bloomingdale. The objectives are (1) evaluate proposals for new development and redevelopment for consistency with the comprehensive plan land use map; (2) much of the development in the Village can be characterized as "infill" which will require careful attention to ensure intensity of development is appropriate for the site while requiring flexibility were meeting bulk

controls of the zoning ordinance are impractical; (3) ensure that scale of new development is appropriate for surrounding land uses, and pedestrian and vehicular traffic patterns; (4) ensure that pedestrian circulation to and within specific sites is evaluated as a high priority as part of specific site plan reviews; (5) protect flood plains, wetland and mature vegetation in new site plans as much as possible; and (6) ensure landscape plans with a diversity of planting species, with good quality evergreen trees, and deciduous hardwoods, including canopy trees, to the greatest extent possible. The second goal is Residential Neighborhoods Goal to maintain a diverse housing stock which supports the local population, accommodates projected growth, and creates a high-quality residential environment. The objectives are: (1) maintain the predominantly single-family character of the Village by encouraging the development of new single-family units where possible; (2) encourage site plans which provide on-site pedestrian connections to existing or planned recreation pathways. Sidewalks should be constructed on both sides of residential streets; (3) require adequate, usable open space in all new residential developments; and (4) consider clustering of housing to preserve trees and provide more useable common open space areas.

From his standpoint first, the use should, from a physical standpoint, be adaptable to the subject property in terms of size, shape, topography and soil bearing. Second, the use should constitute one which is needed in the community; one which contributes to a balance land-use pattern. Third, the use should be compatible with the land uses in its immediate surroundings and provide adequate transition areas between land uses. He stated that they always want to make their transition at the rear property line. After that, the only two ways to get a really good transition and compatibility between land uses is distance and landscape. He stated that one-third of the site is going to be left open as open space. From a planning standpoint as a professional planner, it is his belief that the highest and best use of the subject property is for development of this magnitude and something that would fall within a range of 3.25 dwelling units per acre. In his professional opinion what they are being presented with this evening, the rezoning from the RR to the residential is an appropriate use.

Commissioner Flood asked when he mentioned the zone RR, what zone are they recommending. Mr. Abel stated that they are requesting the R-2C. He stated that he believes the RR was done in 1995.

Mr. Zoran Milutinovic introduced himself to the Planning & Zoning Commission. He is a Vice President with the firm of Kane McKenna & Associates, with offices at 115 N. Wacker Drive, Chicago, Illinois. Kane McKenna has provided various economic development services and financial advisory services to local governments for almost 40 years. He has been a Vice President with Kane McKenna for almost 19 years. They provide municipal and economic development finance planning advice to local governments, private businesses and developers. His

experience is in advising and consulting with public and private entities on implementation, structuring and use of various economic development tools including TIF, SSA, business districts, enterprise zones, tax abatements, various local tax sharing and grant programs including providing financial analysis related to each of such tools. He has worked with local governments with respect to many aspects of public finance debt structuring and issuance, including analysis of local government finances. He has worked in providing financial consulting on behalf of both local governments and private entities including preparing of usability reports relating to projection of tax revenues for debt financings, fiscal impact evaluation of developments on local governments and capital improvement planning. His education background is a Bachelor of Science in Accounting and an MBA with concentration in real estate from DePaul University.

He stated that Kane, McKenna has been retained to provide a fiscal impact study that provides an analysis of fiscal impact on the proposed development on six taxing districts. The six taxing districts are (1) Bloomingdale School District #13; (2) Lake Park Community High School District #108; (3) Community Consolidated District #93; (4) Glenbard Township High School District #87; (5) Bloomingdale Park District, and (6) Village of Bloomingdale. The study also provides an analysis of incremental property taxes that would be generated for the Bloomingdale Fire Protection District.

The current development site is one tax parcel, which means the property taxes with respect to the school districts have been paid to Lake Park Community High School District #108 and Bloomingdale School District #13. It is expected once the subdivision occurs of the property, a portion of the southern part of the property would become part of District #93 and district #87 due to the way the boundaries are drawn for the school districts. The analysis of the fiscal impact of each of the taxing districts is based on analysis of both incremental tax revenues and incremental expenses that are projected to occur for each of the taxing districts. The fiscal impact on the school districts is based primarily on the projection of revenues to be received by the school district, which are primarily the incremental property tax revenues. Since the development is anticipated to be an age-restrictive development, there is an assumption that no additional school children will be generated by the development, and therefore, there would be no additional expenses incurred by the school districts. The study also provides a fiscal impact on the Park Districts, and it is based on the projection of certain revenues, including the increased property taxes and also additional recreational related fees that the Park District currently charges and would be paid by the additional residents of the District. Based on the recreational amenities that are going to be part of the development, most of the amenities there will take the burden off of the Park District so therefore, the assumption is that the residents themselves will probably just avail themselves of the recreational activities that are covered by the recreation fund. The fiscal impact to the Village includes a projection of revenues and expenses

of the Village. The primary revenues that would be generated for the Village include incremental property tax revenues, additional sales taxes generated by both the commercial development and the increase number of residents that would be living within the community that would be shopping within Bloomingdale itself. Also, additional hotel taxes are projected to be generated from the repositioning of the hotel. The additional utility tax revenue is generated by the additional households and additional state sharing tax revenues such as motor fuel taxes, state income taxes and state use taxes would also be generated by the additional residents of the development. The projection of expenses with respect to the calculations of the fiscal impact assumes that the additional developments and the residences would cause the Village to incur additional costs related to police services, certain public works and certain finance administrative costs.

The fiscal impact analysis assumes that fees such as permit fees, connection fees, and other entitlement fees would be used to provide for the payment of initial costs related to the development. The study also provides the projection of incremental property taxes that would be generated for the Bloomingdale Fire Protection District.

He referred to a slide which reflects the projected weighted average market values that were used to calculate the projected equalized assessed value for the development. The difference between the two is that one is a 40-foot product and the other is a 50-foot product. These are weighted average market values due to the different sizes of the lots and the different products that they are anticipated to be developed on the site.

He referred to another slide which is a description of the projected commercial development. There is potential for outlot restaurants, restaurant banquet facility, various retail, commercial, office space, and the largest space is the medical office, which total 142,00 square feet.

He referred to another slide which is the projection of the additional residents that would be generated by the development. It reflects that 938 additional residents will be generated by the development. Each of the years as shown there also reflect the additional residents that would be generated each year.

He referred to another slide which shows a summary of the equalized value of the development. The first line shows the total stabilized property market value and divided between north and south property. The next line is the stabilized equalized assessed value. This is for the entire development before reduction of the current value of the property. It is also divided between north and south property with the entire development being \$86,273,781. The third line is the incremental stabilized equalized assessed value, which again is divided between north and south property

and the entire development is \$74,377,851. This number reflects an 8.65 percent increase to the Village's 2017 EAV.

He referred to another slide which is the summary of fiscal impact. The revenues and expenses are reflected here and stabilizing a fiscal impact in the first yellow highlighted line reflects the impact to the four school districts, District #13, District #108, District #93 and District #87. He goes over the numbers. The last line shows the cumulative fiscal impact over a 20-year period. He goes over these numbers with the Planning & Zoning Commission.

He referred to the next slide which shows the summary of fiscal impact for the Park District and the Village. He stated that the annual fiscal impact for the Park District is a positive \$290,781 and the cumulative fiscal impact for the Park District is \$3,775,220. The stabilized fiscal impact for the Village is \$846,541 with a cumulative fiscal impact of \$12,806,669. All of these are positive fiscal impacts.

He referred to another slide which shows the summary of projected revenues for the Fire District. The stabilized annual incremental property tax revenue is projected to be \$477,655 and cumulative incremental property tax revenues over the 25-year period is \$6,254,276.

He referred to another slide which reflects all of the impacts whether they are fiscal impacts or are incremental revenues. This is a summary of what was seen in previous slides. He goes over the numbers for these with the Planning & Zoning Commission. They did not analyze all of the tax districts. The other taxing districts total about 9.79 percent of the entire tax bill so this number would likely be increased by another 9.79 percent.

He stated looking at an annual basis, Four Seasons at Indian Lakes will produce \$4.6 million for local schools, \$846,000 for the Village of Bloomingdale, \$290,000 for the Park District, and \$477,000 for the Bloomingdale Fire Protection District.

He stated that cumulatively, the fiscal impact of the Four Seasons at Indian Lakes for a 20-year period will create a nearly \$80 million windfall for Bloomingdale government with \$57 million for local schools \$12.8 million for the Village of Bloomingdale, \$3.7 for the Park District, and \$6.6 million for the Bloomingdale Fire Protection District.

Commissioner Damato said in regard to the fiscal impact study, will the full development be complete in 2025. The petitioner stated that the full development will be completed in 2028. Commissioner Damato inquired if their projections included inflation. The petitioner stated that the numbers do not include inflation.

Mr. Gascoigne introduced himself. He is the Director of Community and Economic Development. He stated that the petitioner is requesting a rezoning of approximately 191 acres of the property, from RR Hotel/Motel Resort & Recreational District, to R-2C Single-Family Residence District; an amendment to the Village's Comprehensive Plan; an amendment to Ordinance No. 95-57 to exclude a portion of the subject property identified in said ordinance and approve a tentative development plan and uses for a portion of the subject property; a special use to allow for a preliminary planned development, including the following exceptions: (1) an exception to reduce the minimum lot width from 60 feet to 52 feet; (2) an exception from the subdivision requirements to reduce the required right-of-way for minor streets from 66 feet to 50 feet; (3) an exception to reduce the minimum dwelling unit size; (4) an exception to allow construction materials that are not compatible with the surrounding area; (5) exceptions as they relate to tree preservation and replacement; (6) requesting preliminary site plan; (7) approval of preliminary subdivision; and (8) such other zoning permission or relief as may be related to the application identified during this public hearing.

Some of the items for discussion and consideration for the Plan Commission are: (1) the petitioner is proposing to reduce the required lot width from 374 of the 535 proposed units from 60 feet to 52 feet. As this requires an exception, the Commission should discuss the appropriateness of this request; (2) the petitioner has indicated that they will not exceed any of the allowed exception maximums pursuant to Chapter 18, which is their planned development section, but up until tonight, he believes they will qualify all of the requirements for R-2C but they will need them to identify that they intend to comply with all of the R-2C bulk regulations as well and provide as part of any final submittal they need to provide lot-by-lot analysis for each lot and setbacks that they have for each unit; (3) the Commission should discuss and consider the request to rezone the property from RR Hotel/Motel Recreation District to R-2C Single-Family Residential, which is the most intensive single-family residential district provided for in the Village's Zoning Ordinance; (4) relative to the requested zoning, the Commission should consider the proposed density. The proposed site plan does little to provide relief to the significant numbers of homes proposed, especially when considering the consistency with the densities of the surrounding developments; (5) the Commission should discuss the consistency of the size of the proposed homes in relationship to those in the surrounding neighborhoods. The petitioner is proposing to rezone from RR Hotel/Motel Resort and Recreational District to R-2C Single-Family District. In comparison to many of the surrounding subdivisions, the requested lot sizes are significantly smaller than most of the lots in those surrounding subdivisions and in most instances the surrounding lots are two and three times larger than those proposed for this subdivision. As a result, the proposed homes are also significantly smaller.

He referred to a slide and stated that the applicant has provided a density study of theirs as well. All of these numbers for the most part is from their study with the exception of the two in red, which is the Branigar's Sioux Addition to Indian Lakes and Branigar's Indian Lakes Estate Unit 2, which they felt were important to include. Those are the two that the applicant has referred to as the boot on the south end of the property that the Village now currently owns with those densities being 1.96 and 2.16 dwelling units per acre.

The applicant did touch on this, but he wanted to confirm since all of their submittal materials reflected a density of 2.8 dwelling units per acre. Their calculation was done using gross square footage, which meant that included all the square footage, including right-of-way, where the densities they provided for the other subdivisions in their studies were done with net square footage.

He stated in terms of architecture, elevations and materials, the Commission should consider the use of vinyl as a primary material for siding, especially as it relates to the materials used in the surrounding neighborhoods. The petitioner has provided enough elevation options that do not include any masonry and consist entirely of vinyl siding, that they could theoretically qualify the anti-monotony requirement and allow them to minimize or avoid the use of masonry materials complete, resulting in a subdivision that is entirely or almost entirely vinyl siding. Given the significant number of units being proposed and the overall appearance of the proposed development, the Commission should also consider whether the mix and application of stone and brick is sufficient as it is only offered as an option and strictly on the front elevations, Should the Commission feel that vinyl is an appropriate material an exception would be required because this is not compatible with the materials used in the surrounding developments. The Commission should discuss their comfort level with the number of elevations and floor plans offered as it relates to the material, and to the extent that it impacts monotony. The Commission should consider the expanded implementation of "four-sided architecture" as the petitioner has done little to provide articulation or material variation in the side and rear elevations of the options.

In terms of tree preservation and landscaping, the Commission should discuss and consider the extensive number of trees being removed on the site as the petitioner has not submitted a tree removal or replacement plan. The Commission should consider the proposed buffering to the surrounding single-family residences as the petitioner has not provided a landscape plan superimposed on a grading plan. To that extent, there is no confirmation as to the sufficiency of grade and buffer. The petitioner should clarify, and the Commission should discuss who the walking path and "dedicated open space" areas are to be dedicated to as the Village is unaware of anyone willing to assume responsibility for these areas.

In terms of the comprehensive plan, the “goals and objectives” component of the comprehensive plan states that the Village should protect flood plains, wetlands and mature vegetation in site plans, as much as possible. In the absence of a tree removal plan, it is assumed that the petitioner is proposing to eliminate all of the trees on the site. As an established golf course with over 1,000 mature, specimen trees, the proposed development does not qualify this goal. Also, part of the “goals and objectives”, the “Parks, Recreation, Open Space and Natural Resources Goal” establishes that the Village should continue to support the Hilton Indian Lakes golf course and resort property as recreation and open space. To this extent, the Commission should consider the deviation from the Village’s Comprehensive Plan, which calls for the property to remain “parks and open space”.

The Commission should consider the overall impact to the surrounding properties relative to the proposed rezoning, the subsequent density, the proposed materials and property values, pursuant to the materials prepared and testimony provided by staff and the consultants. The Commission should consider the items identified in the memo from the Fire District dated January 21, 2019. As the Fire District is not part of the Village and does not attend these meetings, he would like to provide their comments to the Commission so they are on the record.

In regard to the Fire Department accessibility, the plans provided indicate two entrances located off of Schick Road that join into one drive that leads into the subdivision. According to the International Fire Code Appendix D, Section D107.2 states that two approved access roads shall be provided and that they are placed a distance apart equal to no less than one-half of the length of the maximum overall diagonal dimension of the property to be served measured in a straight line between accesses. The problem is further complicated by the fact that on the southern portion of the proposed development there are two more areas where there are single point access roads.

They are therefore requesting that revised drawings be provided showing that all sections of this proposed development would be accessible by two approved access roads.

Revised plans shall also include information that cul-de-sacs are proper size to allow emergency vehicle turning radius.

In terms of the Fire Department accessibility for the existing hotel and proposed commercial property, with the redevelopment of the hotel property they are requesting that revised plans be provided which indicate emergency vehicle turning radius through the entire proposed project with special emphasis on the commercial and hotel properties. The revised drawing shall indicate emergency apparatus maneuvering in opposite directions entering and exiting the property up to and around each structure and parking lots.

In addition, they are requesting revised drawings showing the ladder reach from all access points to ensure the hotel has sufficient access roads provided to allow ladder access to all portions of the hotel and upper floors.

In terms of the fire lanes, the property owner shall provide a letter of agreement with the Village of Bloomingdale Police Department for enforcement of "No Parking - Fire Lane" on this property. Signage shall be installed at the direction of the fire marshal upon completion of the project.

In terms of the water mains/fire hydrants, they are to provide a drawing indicating the location of the fire hydrants throughout the proposed subdivision and commercial and hotel areas.

Also, an additional note that they recommend that residential fire sprinkler systems be required for this subdivision to protect the lives of the occupants and fire fighters.

Mr. Kracower said he is trying to gain some more knowledge into the density. He said that Mr. Gascoigne talked about that there might be a deficiency or the method used to calculate the density might be off. He would like this explained so he can understand.

Mr. Gascoigne said he does not know that the calculations that they derived were necessarily inaccurate as much as they felt that it was important to include those additional subdivisions that were south of the Indian Lakes golf course, as well as the ones that they had already submitted.

Mr. Kracower said that in terms of density from his understanding it seemed like there was information left out in the calculation of that.

Mr. Gascoigne stated that when you calculate the square footage of a property, you calculate the acreage. When you remove the square footage for the right-of-way that brings down the total square footage of the total property and then when you divide that by the number of units in that this is how you get the density. He said so having less square footage obviously raises that density level. They had done that and excluded the right-of-way for the other 7 or 8 developments that were shown on their density study. They did not do that for their own. The numbers that they provided for their own originally and throughout the report at the 2.8 were actually done including the right-of-way so it included more land. When they make that division and do the math, the number seems much lower than what it actually is, which is why they arrived at the 3.25 tonight versus the 2.8 in the report that they have.

Mr. Allen Kracower introduced himself. He is a Planning & Zoning Real Estate Consultant with Allen L. Kracower & Associates, Inc., located at 900 North Shore Drive, Suite 205, Lake Bluff, Illinois. He is also licensed as a landscape architect in the State of Illinois. He has a Bachelor of Science and Master of Science degrees. He is the founder of Kracower & Associates. The company has been in existence since 1970. He personally planned tens and thousand acres of land of residential, commercial, and industrial. He testified as an expert in his profession in the trial courts of DuPage County and in every trial court of northeastern Illinois and after presenting his credentials he has been accepted as an expert. His knowledge of Bloomingdale really dates back into the mid-1980's when he served as a Planning Consultant here at a time when the Village was rapid and growing. This is when Stratford was coming in. He believes he served in that capacity for about 10 to 12 years. When he left, he was given a gold key to the Village and told there was a vault, and upon his retirement, he can retire very happily, he never found the vault.

He stated that the subject before them is a very complex issue. Although they heard testimony tonight, the complexity of it far exceeds the testimony at least in terms of the technical aspects of zoning and zoning law that they consider in the State of Illinois. Predominantly, when they look at zoning, they really are looking at the reasonableness of a particular development. They are not looking one quarter mile away or at Bloomingdale Road unless it is traffic. In terms of land use, there are really 12 factors that are considered in addition to all of the requirements that exist in the Bloomingdale Zoning Ordinance. Because the application is very extensive, he wrote nine individual memorandums. He said previously they heard Mr. Abel, the Planner on behalf of the applicant, tell them that there are four criteria to be considered. He respectfully disagrees with him; there are 12 factors. He stated that those 12 factors are spelled out in the applicant's own Zoning Ordinance.

The first factor is called "Nearby Land Use and Zoning". The reason they look at nearby is because they are looking at the impact that this particular 200 plus acre development and land uses nearby.

There was a question of land use, intensity and zoning. Land use density measure number of dwelling units per acre is not a true measure of the compatibility of land use.

The applicant's presentation they heard just wandered all the way around the development, and actually missed the point of what is nearby.

The second factor is the classification of the property within the area of the property in question. This means how is it zoned. They know it is zoned in the Zoning Ordinance as RR. It is not zoned for housing, and it is used for that purpose. The current use of the property was a golf course but today you can call it vacant, but it had the predominant use for decades as a golf course. He said when Graniger zoned

this development many years ago, not only did they sell the golf course, but they took all the land on the eastern part of the property and brought it in with 18,000 square foot lots. When they look at something called trend and character development, they have to go back many years and look at how this land was initially zoned and the way it is zoned today.

The third factor that they have in their application is the property uses permitted under the existing zoning. Under the existing zoning it is useable for basically recreational amenities for the commercial use on the top and the golf course. This is the starting point of where they begin the analysis. He said what he is reading to them is called the "LaSalle National Bank Factors". These are the factors that are used in all the trial courts of northeastern Illinois and zoning considerations. He said the "Latitude Factors" come from Sinclair Pipeline case. He said when they read the application from the applicant they will understand where they got these from. They far exceed those that they heard from the Planner tonight.

Another factor is the trend of development if any in the general area of the property in question, including changes of any that have taken place since the day the property in question was placed in its present zoning classification. The trend of development clearly is single-family residential, large lot 18,000 square foot development all the way on the eastern side of the property, all the way on the southern property, and then you have the other developments on the west with somewhat smaller lots. He stated that none of the developments that he knows of surrounding the property with the exception of one condominium development has lots that are in the range of 6,000 square feet.

Another factor is the character of which the community has undertaken its land development planning process. He said what that means and most of the lawsuits that have taken place in the State of Illinois, does the Village of Bloomingdale have a comprehensive plan and have they maintained a reasonable planning process. The answer to that question is that they have. He said as he recalls, the subject property is planned as open space. There was some commentary in the application that open space is not really open space because it is not public; it is private. He thinks with the consensus of most planners, including himself, open space is open space whether it is public or private. He believes the Village correctly identified it as open space.

Another factor is evidence for a lack of community need. There has to be a community need for the proposed use. The application has a market study. He said if they looked at the absorption rates in that market study, it would take decades to absorb the number of dwelling units that they propose to be successful with the development of 55 years of age and older.

He said tonight they heard economic projections and millions of dollars to the Park District, School Districts, Village and all of the taxing districts. However, all of those numbers assume that 535 dwelling units for folks 55 of age and older will be absorbed in the market place. There is doubt in his mind that this development is going to be successful. He thinks the applicant needs to reevaluate their development and to assume what happens in the alternative and what happens if all of these homes are not absorbed. He said he knows what will happen because he has been doing this a long time. The applicant will come back and say that they have already zoned these single-family and given them a PUD and granted them homes for folks 55 and older, why can they not have family house and what is the difference. The difference is that all of those economic projections would be incorrect. All of the traffic projections would be incorrect. All of the land use testimony that they have heard tonight would be incorrect. He said there has to be some well-defined evidence that can document to the community that all of these units are going to be absorbed in the market place.

He has nine memorandums. He said all of them are preliminary in nature.

He said he did not hear how 535 units would be absorbed in the market place. He did not hear why lots of 6,000 square feet are consistent with lots of 18,000 square feet. He said if they look at the 2C District in the Village's Zoning Ordinance the district that they are asking for is the most intense small lot zoning so how does one rationalize taking the smallest single-family zoning and placing it next to the second largest single-family zoning. That is not a reasonable transition of land use.

He said he did not hear about public safety. He said when there was a discussion from the traffic expert about the two roads coming in off of Schick, nobody mentioned the fact really in detail at least that those two roads come down to one point. If that point is ever blocked by Fire explosion or accident, there is no way in or out for emergency vehicles into this development. He said there was a possible emergency access way at the very southern end. He knows the Village engineer has commentary on that. He stated that if that one road is blocked, it does not work. Nobody mentioned the fact that the roads throughout this development there is no collector street; these are all very narrow right-of-ways, and there needs to be better access into the development and improved right-of-ways.

Nobody mentioned in the zoning process that they are asking for two PUD's. That is two different zoning classifications. In other words, in zoning, how do we relate a commercial PUD with a residential PUD, and there are two separate ownerships. He said if the development moves ahead, there has to be a better planning zoning process for both of the commercial properties and the residential properties or interrelated.

Nobody mentioned the fact that the comprehensive plan has to be satisfied in order to amend the Zoning Ordinance. Even in the Subdivision Control Ordinance of the Village one cannot subdivide land unless it is in compliance with the comprehensive plan. This development is not in compliance with the comprehensive plan. If he read the petition correctly, there was no request to amend the comprehensive plan other than the fact that the Village on its good faith put that into the zoning petition on their behalf.

He wants to know the rationale of going from a required 66-foot right-of-way. They want to have 50 feet.

Nobody gave any rationale as to why they would go from 66 feet to 50 feet.

Nobody came up with a cost estimate as to what the Homeowner's Association is going to have to pay for dues. The question was asked as to who is going to maintain that open space, who is going to pay for it and there was some variance of opinion that it might be the Park District, the Village or the homeowners. He said maintaining those elongating corridors do not work; it is going to be very expensive.

Nobody mentioned that there is a hazardous gas pipe line that runs through this property. He called the pipeline company, and they indicated that the pipeline is not active at this time; there may be residue materials, and there is a gas in there that keeps it safe. However, there is nothing that precludes them from using it again. He said they have to take a look at what the United States Department of Transportation says about hazardous liquid pipelines. They are considered active until they are decommissioned. They go onto another organization called PIPA. If there is a gas line, the national organizations that look at these things are concerned with safety and recommend setback from somewhere between the range of 600 to 1,000 feet. He said if this can be decommissioned, it is not an issue. He made a recommendation in one of his memorandums that the applicant and the gas line company and the Village get together if this land is to be used for housing and try to develop something that will be safe for the future residents of the community.

He stated as he begins the zoning process, one thing that is often overlooked is this little thing they see on the screen, which is called the title and purpose of the Zoning Ordinance. He said there are a number of factors that they have to consider. There is a reason they have a Zoning Ordinance and it is to take the community and divide it up into particular districts so that these individual districts reasonably relate to one another. Through the zoning process, they are looking for consistency and reasonableness and a reasonable interrelationship of one district to another. They start the zoning process: (1) promote the public health, safety, comfort, morals, convenience and general welfare; (2) conserve the taxable value of land and buildings throughout the Village. He said one of the things they need to look at is are there any adverse economic impact from this development to the nearby

properties. This is a very critical factor and was not covered in the presentation or application that was presented. In zoning, they have to ask in terms of reasonableness, will there be any adverse impact from what they saw proposed on nearby properties. Also, is there an overall benefit to local government. This would override if it just impacted a few homes. In this case, they have to look at all of the homes that surround the property and across the street. (3) avoiding or lessening congestion in the public streets. He said if additional turning lanes are going to be required, is there sufficient right-of-way at Schick Road and even at the intersection of Schick and Bloomingdale to accommodate any expansion of these roads. If this should ever become a family housing project, will that supplemental traffic cause additional need for land acquisition; (4) prevent the overcrowding of land through regulating and limiting the height and bulk of buildings hereafter effected as related to land area. He said they are looking to see if this land is overcrowded; (5) regulate and limit the intensity of the use of lot areas and regulating and determining the area of open space within and surrounding such buildings. He believes there is no functional open space; it is very limited. There should be internal, functional useable open space within this development which benefits the homes that are nearby and also provides a relief in terms of land use intensity; (6) prohibiting uses, buildings or structures incompatible with the character of the residence, business, or manufacturing districts.

He stated that one of the things that was discussed in the application was all of the relief that the applicant would have in the Zoning Ordinance.

He stated that the first thing that the petitioner is asking to do is to approve a preliminary plat of subdivision to subdivide the Illinois property that is commercial property. In order to do that, it must be compliant with the comprehensive plan. They want to exclude the residential parcel from the planned development identified in Ordinance #95-57. He said if the Plan Commission does not have that ordinance it is critical that they obtain it because that is the ordinance that brought this into its current zoning classification. They want to take the residential part out of the existing planned unit development. They want to rezone the residential part from the RR PUD current zoning to R-2C Single-Family District. That means that they have to be compliant with all of the PUD standards through the Zoning Ordinance. They want to approve a special use for the PUD and a preliminary site plan and preliminary plat of subdivision. They want to reduce the right-of-way from 60 feet to 52 feet. He thinks this may be a variation or modification in the Subdivision Control Ordinance. They want to approve a subdivision and reduce the right-of-way from minor streets from 66 feet to 50 feet. They want to have relief from the Village's Municipal Code as may be necessary.

Moved by Commissioner Flood, seconded by Commissioner Troiola to recommend to continue this hearing to the May 7, 2019 hearing.

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner King

Motion Carried

6. OLD BUSINESS - None

7. NEW BUSINESS - None

8. CITIZENS TO BE HEARD

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

No one came forward to address this hearing.

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

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner King

Motion Carried

9. ADJOURNMENT

Moved by Commissioner Coleman, seconded by Commissioner Troiola to adjourn the April 16, 2019 Planning and Zoning Commission meeting at 10:05 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