



**MINUTES
LISLE PLANNING AND ZONING COMMISSION
LISLE VILLAGE HALL BOARD ROOM
MARCH 20, 2019**

The following minutes constitute a summary of the events and discussions that transpired during the subject meeting, and do not purport to be a transcript of such. Where transcripts exist, they are available for inspection under the Illinois Freedom of Information Act.

A. CALL TO ORDER/ROLL CALL

Chairman Bielat called the meeting to order at 7:00 pm. Village Planner Rockwell took the roll.

Present: Commissioners Rogers, Fancier, Sojka, Zajdel, Bauer (7:03 p.m. to 8:36 p.m.) and Chairman Bielat

Absent: Commissioner Luebchow

Staff Present: Mike Smetana, Development Services Director; Derek Rockwell, Village Planner

Chairman Bielat asked if anyone in the audience wished to speak tonight, to please stand and be sworn in. Village staff was also sworn in.

B. APPROVAL OF MINUTES

Motion: Motion to approve the minutes of the February 20, 2019 Planning and Zoning Commission.

Motion by: Commissioner Zajdel

Second by: Commissioner Rogers

Ayes Approved (4-0)

Abstained: Commissioner Sojka

C. PUBLIC COMMENT

No public comment

D. CONTINUED PUBLIC HEARING

No continued public meetings

E. PUBLIC HEARINGS

1. Public Hearing Case Number: PZC-2018-04

Applicant: Justin B. Boyce PC

Location: 4716 Main Street, Lisle, Illinois 60532

Requests: Approval of a special use permit for a medical office.

Approval of a variance to allow a reduction to the required off street parking from 4 spaces to 0 spaces.

Village Planner Rockwell provided a summary of the zoning request. Village Planner Rockwell is recommending approval of a special use permit for a medical office and approval of a variance to allow a reduction to the required off street parking from 4 spaces to 0 spaces, based upon the findings of fact.

Commissioner Bauer questioned the petitioner's assessment of parking space demand and why the parking space demand does not reflect the estimated patient per day count. The petitioner explained that 50% of customers are families seeking treatment.

Chairman Bielat requested staff to provide clarification as to whether or not there are on-site parking spaces immediately behind the building.

Commissioner Rogers requested clarification regarding the use of the Garfield parking lot.

Commissioner Zajdel stated that it seemed that the Village created the hardship by installing a landscape planter where on street parking could have been provided to the subject property.

Justin B. Boyce, petitioner, stated that the proposed office would have 40-50 patients per day. This projection is based on existing operations at a LaGrange, Illinois location. The petitioner stated that employees would park in the Garfield Lot.

Commissioner Bauer expressed concern regarding patient customer overlap and impacts to parking. Commissioner Bauer expressed concern that the estimated number of patients per day did not reflect the petitioner's estimated parking demand. The petitioner stated that they have families and train commuters as customers. Commissioner asked the petitioner if there would be opposition to purchasing parking passes for patients.

Commissioner Fancier stated that the high turnover rate of the customer visits associated with the proposed use is compatible with downtown street parking due to the limited parking duration.

Commissioner Zajdel requested clarification relating to the area of the

Motion: Motion to close the public hearing.

Motion by: Commissioner Sojka

Second by: Commissioner Bauer

Roll call vote:

Chairman Bielat: Aye

Commissioner Zajdel: Aye

Commissioner Fancier: Aye

Commissioner Sojka: Aye

Commissioner Rogers: Aye

Commissioner Bauer: Aye

Motion: Motion to recommend approval of a special use permit for a medical office and approval of a variance to allow a reduction to the required off street parking from 4 spaces to 0 spaces based upon the findings of fact with the following conditions:

1. That the applicant be required purchase monthly parking passes from the Village for all employees of the business.
2. That the Special Use Permit be limited to Unit 2 of the subject property.
3. That the business be permitted to operate with no more than 1 treatment room.

Motion by: Commissioner Zajdel
Second by: Commissioner Rogers

Roll call vote:

Chairman Bielat: Aye
Commissioner Zajdel: Aye
Commissioner Fancler: Aye
Commissioner Sojka: Aye
Commissioner Rogers: Aye
Commissioner Bauer: Aye

F. NEW BUSINESS

1. Case Number: PZC-2019-02
Applicant: Navistar, Inc., a Delaware Corporation
Location: 2601 and 2701 Navistar Drive, Lisle, Illinois 60532
Request: Approval of a final planned unit development plat for Navistar World Headquarters.

Village Planner Rockwell provided a summary of the zoning request. Village Planner Rockwell recommended Approval of a final planned unit development plat for Navistar World Headquarters, based on the Findings of Fact submitted.

Attorney Caitlin Paloian clarified that the final planned unit development plat represents a net decrease of 5 parking spaces in comparison to the preliminary planned unit development.

Commissioner Bauer requested clarification regarding the total number of proposed parking spaces. Attorney Paloian clarified the total number of proposed parking spaces is 375.

Motion: Motion to recommend approval of a final planned unit development plat for Navistar World Headquarters based upon the findings of fact.

Motion by: Commissioner Sojka
Second by: Commissioner Rogers

Roll call vote:

Chairman Bielat: Aye

Commissioner Zajdel: Aye
Commissioner Fancler: Aye
Commissioner Sojka: Aye
Commissioner Rogers: Aye
Commissioner Bauer: Aye

2. Development Proposal Presentation: 4727 Yender Avenue Townhomes
Potential application for a six-unit townhome development (My3Feet LLC)

The petitioner, Maurice Tellapragada, identified himself.

Commissioner Zajdel asked the petitioner why two different site layout options were presented.

Village Planner Rockwell clarified for the Commission that no building setbacks are encroached upon by the proposed building, however, the driveway in Option 1 does encroach into a required setback. Village Rockwell stated that at a minimum the Commission would be required to approve a plat of subdivision.

Commissioner Sojka stated that the property appeared to be too small for the proposed development.

Commissioner Bauer requested clarification of the proposed yard orientations.

The petitioner stated that the proposed units would be 1,100 to 1,300 square feet.

Commissioner Zajdel expressed concerns regarding visitor parking.

Director Smetana read the Yender Avenue parking restrictions from the Village Code.

Commissioner Bauer asked staff to identify the code-required visitor parking. Staff confirmed that the driveway would count towards meeting the parking requirement.

Chairman Bielat asked that the petitioner show the separation distance from the proposed development to neighboring buildings.

3. Development Proposal Presentation: 5S320 Fender Road
Potential application for a community residence (Senior Home Sharing)

The petitioner, Lisa Stover, provided summary of Senior Home Sharing. Ms. Stover stated that this proposal represents the first time that Senior Home Sharing constructed a new community residence. Ms. Stover stated that the community residence would have 7 bedrooms and 7 bathrooms. The intention is to construct one community residence, then building a second community residence attached at a later date.

Commissioner Fancler requested clarification on what zoning entitlements would be required. Village Planner Rockwell provided that summary.

Commissioner Sojka stated that a property would be annexed into the Village and then removed from the tax rolls due to the not-for-profit status of the petitioner.

Ms. Stover acknowledged Commissioner Sojka's comment, but stated that the proposed use offers other benefits to the community including housing options for the aging population.

Commissioner Zajdel requested clarification regarding community residences and 660 ft. separation requirements. Village Planner Rockwell indicated that the proposed community residence is within the 660 ft. separation requirements, which is why a special use permit is required for the proposed use. The proposed community residence is also not licensed by the State of Illinois, which also necessitates the requirement for a special use permit.

Chairman Bielat requested clarification regarding building code requirements. Director Smetana stated that the community residence is subject to commercial building code requirements including fire sprinklers.

Commissioner Rogers stated that parking would need to be addressed.

Commissioner Zajdel asked how funding is achieved. Ms. Stover stated that the organization relies on donations, grants, and partnerships.

The petitioner was encouraged to reach out to neighboring property owners before filing a formal application with the Village.

Commissioner Bauer recommended a fence and screening on the north property line.

4. Development Proposal Presentation: 2200 Maple Avenue
Potential application for a building addition at Benet Academy

The Aspen Group and the Benet Academy Principal provided an overview of the proposed addition to Benet Academy. The proposed addition enhances the performance and visual arts; and allows for a modern, innovative, and collaboration space.

Chairman Bielat asked Village Planner Rockwell if a traffic impact study would be required. Village Planner Rockwell outline what submittal requirements exist for a major change to a planned unit development.

Commissioner Zajdel stated that a traffic study should be conducted and that a waiver of that requirement is not warranted. The majority of the Commissioner agreed with Commissioner Zajdel.

Commissioner Bauer requested clarification regarding the demolition plan, school capacity, and the status of tennis courts being demolished. The petitioner stated that no buildings are being demolished, the proposed addition is not increasing student enrollment capacity, and that the eliminated tennis courts have already been relocated.

Chairman Bielat requested a blocking diagram to address student safety during construction.

Chairman Bielat asked the petitioner if there is a master plan for the campus. The petitioner stated that the remaining long-term plan is to demolish the power plant and stadium improvements.

As a whole, the Commission stated that a tax impact study, environmental impact study, and market study would be acceptable submittal waivers.

A traffic impact study was clarified by Commissioner Fancier as an offsite queuing plan.

5. 2019 Village of Lisle Official Zoning Map – FYI

Village Planner Rockwell presented the 2019 Village of Lisle Official Zoning Map. Director Smetana informed the commission that an 11 x 17 copy of the 2019 Village of Lisle Zoning Map was provided in their commissioner handbook.

Commission Sojka requested the petitioner to outline how the proposed project would affect traffic circulation. The petitioner stated that they have been working with the Lisle Police Department to resolve traffic circulation issues.

6. Downtown Parking Fee-in-Lieu Program Discussion

Chairman Bielat requested that this item be added to the agenda to facilitate a fee-in-lieu program for parking.

Commissioner Fancier stated that a parking study was conducted in conjunction with the Downtown Master Plan and that a fee-in-lieu program or alternative parking solution be implemented as part of the plan's implementation.

Director Smetana stated that staff would review concept with the Village Attorney.

Commissioner Fancier stated that there needs to be a comprehensive parking plan for the downtown area.

Commissioner Zajdel expressed the concern that a fee-in-lieu would only be applicable to new developments, not existing developments. A SSA would be another strategy to address parking funding.

Director Smetana stated that staff would review the downtown plan, parking study, and how other jurisdictions have addressed parking issues.

G. ADJOURNMENT

Motion: Motion to adjourn.

Motion by: Commissioner Sojka
Second by: Commissioner Rogers

All ayes approved (5-0).

Meeting adjourned at 8:49 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Michael R. Smetana". The signature is fluid and cursive, with a prominent loop at the end.

Michael R. Smetana, AICP
Development Services Director