



**LISLE PLANNING AND ZONING COMMISSION
MEETING MINUTES OF NOVEMBER 18, 2015**

A. CALL TO ORDER/ROLL CALL

Member Murphy motioned to appoint Member LaFond as temporary chair for this meeting. Seconded by Member Rogers.

Member Murphy motioned to allow Chairman Rego join the meeting via telephone conference call. Seconded by Member Rogers.

Pro-Tem Chairman LaFond called the meeting to order at 7:00pm and Community and Economic Development Director Budzikowski took the roll.

Present: Pro-Tem Chairman LaFond; Members Beaumont, Gaven, Murphy, Patt, Rogers and Chairman Rego (via phone conference)

Absent: None

Staff Present: Tony Budzikowski, Community and Economic Development Director and Mary Twardowski, Recording Secretary

B. APPROVAL OF MINUTES

Approve the amended minutes of October 21, 2015 Planning and Zoning Commission meeting.

Motion by: Member Gaven

Second by: Member Patt

Approved (7-0)

C. CONTINUED REVIEW OF APPLICATIONS

Public Hearing: Ashton Place Subdivision

Petitioner: Oak Creek Capital Partners

Location: Northeast Corner of Leask Lane and Warrenville Road

Requests: Approval of a special use for a preliminary planned unit development, a preliminary planned unit development plat, a preliminary subdivision plat, rezoning, departures from standards and variances to construct duplexes.

Tony Budzikowski, Community and Economic Development Director stated the meeting was continued from October 21, 2015.

John Luczynski of Oak Creek Capital Partners came forward and was sworn in. He gave an overview on the proposed Ashton Place Subdivision as well as addressing and answering questions and concerns from the Public Hearing held on October 21, 2015. He explained that this proposal is really a joint application with the Lisle Park District.

- Project will be located at the northeast corner of Warrenville and Leask Lane with Pine Hill Subdivision to the east and the Exeter community to the west.
- 27 duplex units in 13 buildings.
- If everything is approved, the goal is to start constructing the model beginning July, 2016.
- Creating a public park to benefit all neighboring subdivisions, with a walking trail, open pavilion, tot lot and sidewalks connecting the neighboring subdivisions.
- Per Exeter residents request they will be adding/continuing an aluminum fence to replicate the look of Exeter.
- Three different elevations will be offered, a mix and match of brick, stone, siding, etc. The builder's attention to detail is very strong.
- Priced mid \$300,000 to \$400,000.

Planning and Zoning Commission inquired/commented about:

- Pro-Tem Chairman LaFond stated that staff had received a letter of support from the homeowner's association at Exeter Subdivision.
- Member Rogers had multiple questions and comments regarding engineering, drainage, lot size and density.
- Member Patt asked about front lot coverage.
- Member Beaumont questioned the park's maintenance. It was clarified that the park will be owned and maintained by the Lisle Park District. Also, there will be no organized sports programs utilizing this park.
- Pro-Tem Chairman LaFond asked about basements. Mr. Luczynski explained that all units will have basements, but not all of them will be walk-outs.
- Member Gaven felt this was an excellent use of the property, a very good product for a very good area.

Mr. Luczynski responded to questions regarding: lot coverage, density calculations, setbacks between buildings, current elevations, traffic concerns, guest parking options, architectural features and anti-monotony. Mr. Budzikowski added that several of these items will be addressed further upon final reviews from the engineers and DuPage County.

Public Testimony:

- Dennis Reed, whose home will back up to this proposed subdivision, came forward and was sworn in. He again expressed his concerns regarding traffic conditions, underground gas tanks and future drainage impacts on his property. Mr. Luczynski responded in detail to these issues, adding that the site is clean and there is no potential danger from underground gas tanks.
- Irvin Brown, member and Trustee of DuPage AME Church, came forward and was sworn in. He stated he was in favor and supported the project.

- Dan Garvy, Director of Lisle Park District, came forward and was sworn in. He stated that this park is not only for the proposed development, but also for residents of Pine Hill and Exeter. Mr. Garvey added that the design and vision is ideal as it is multi-generational including all ages. The Park District is in favor and very supportive of this subdivision request and the potential future construction by the developer of this proposed Leask Lane Park.

Mr. Budzikowski stated that staff has recommended approval and feels that this product type in this transitional land use area along Warrenville Road and Leask Lane is a good fit for the area.

Member Gaven motioned to close the public hearing. Seconded by Member Murphy.

All Ayes approved the motion.

Approved (7-0)

Member Gaven motioned to recommend approval of the Oak Creek Capital Partners petition to construct 27 residential duplex units, a public park, landscape improvements and storm water improvements at 4S281 Leask Lane, 2000 Warrenville Road, 2010 Warrenville Road and 2014 Warrenville Road including the following requests:

- **Approval of rezoning upon annexation from R-1 to R-3 pursuant to Section 5-1-3 (Establishment of Districts; Zoning Map; Automatic Zoning Upon Annexation) and Section 1-12-1 (Declaration of Policy);**
- **Approval of a Special Use Permit pursuant to Section 5-5-3 (One to Four Residence District, Special Uses) for a planned unit development pursuant to Section 5-19-1;**
- **Approval of a Preliminary Plat of Planned Unit Development pursuant to Section 5-14-4 (Application Procedure) and Section 5-14-4-3 (Preliminary Plat Stage);**
- **Approval of a Preliminary Plat of Subdivision pursuant to Section 6-2 (Preliminary Plats);**
- **Approval of departures from standards from Section 5-5-5 (R3, Bulk Requirements), Section 5-14-3(I) (Design Standards), Section 6-4-9C (Local Streets) and Section 6-4-10 (Minimum Pavement Widths); pursuant to Section 5-14-3 (Standards);**
- **Approval of variances from Section 4-4-9 (Residential District Regulations) of the Sign Code; and**
- **Request for a waiver for submittal of a school impact study, tax impact study, environmental impact study and market study as required by Section 5-14 (Planned Unit Developments).**

This recommendation is contingent upon the accompanying Findings of Fact and the conditions identified below in the November 11, 2015 staff report.

Conditions of Approval:

1. **A public hearing for the Annexation be conducted before the Mayor and Lisle Board of Trustees;**
2. **All technical staff and consultant review comments shall be addressed and approved prior to preliminary Ordinance approvals by the Village Board;**

3. **Prior to any building permits being released, the Petitioner shall comply with the required School, Park and Library donations;**
4. **An anti-monotony program be developed by staff including conditions to roof colors being of similar colors/shades.**

Seconded by Chairman Rego.

All Ayes approved the motion.

Approved (7-0)

D. REVIEW OF NEW APPLICATIONS

1. **Public Hearing**, Substation Security Fence, Zoning Variation
Petitioner: Commonwealth Edison (ComEd)
Location: 355 Ogden Avenue

Request: The petitioner, ComEd, requests approval of a Zoning Variation pursuant to Section 5-1-10 (Fences) of the Zoning Regulations to allow for the installation of a 12.25' high security fence with barbed wire at 355 Ogden Avenue.

Tony Budzikowski, Community and Economic Development Director read the public hearing notice.

Michael Petty, ComEd Senior Project Manager and Dan Adrian, Engineering Consultant came forward and were sworn in. They explained their request:

- Construct a new 12.25' single sided fabric fence, which includes an 11' high fence with an additional 15" high strand of barbed wire.
- New fence proposed is necessary for security purpose to replace inadequate chain link fencing.
- Intent is to protect the public health, safety and general welfare and to prevent security breaches that have resulted due to theft of copper from the facility.
- Building permit contingent upon approval from the County.

Community and Economic Development Director added that barbed wire is prohibited in the code, but for obvious reasons, it has been allowed for this request.

Member Gaven motioned to recommend approval of the Zoning Variation to Section 5-1-10 of the Zoning Regulations to permit an increase in fence height from 8' to 12.25' in the district and install a 15" strand of barbed wire on top of the fence, subject to the Findings of Fact identified in the staff report of November 10, 2015 and the conditions as follows:

Conditions of Approval:

1. The fence proposal comply with all applicable Village and County codes and requirements;
2. A general certificate be obtained from DuPage County Department of Environmental Concerns; and
3. A building permit be obtained from the Village of Lisle.

Seconded by Member Patt.

All ayes approved the motion.

Approved (7-0)

E. PUBLIC COMMENT (items not related to the agenda)

Public comment, with respect to items that are not the subject of a public hearing required by law, is limited to five minutes for each member of the public. It is requested that, if possible, one spokesman for a group be appointed to present the views of the entire group. Speakers who are recognized are requested to step to the podium and state their name and address prior to addressing the Planning and Zoning Commission.

F. OTHER BUSINESS

Community and Economic Development Director Budzikowski stated that staff is in the process of interviewing a new Village Planner with a decision to be made shortly.

Pro-Tem Chairman LaFond welcomed new Planning and Zoning member Colette Beaumont. He also thanked resigned member Richard Thorn for his many years of service on the Planning and Zoning Commission.

G. ADJOURNMENT

Member Murphy motioned to close the meeting. Seconded by Member Rogers.

All ayes approved the motion.

Approved (7-0)

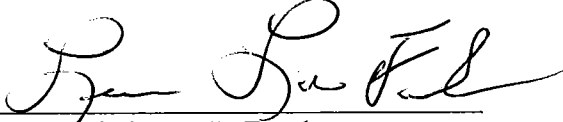
The meeting was adjourned at 8:50 pm.

Planning and Zoning Commission


November 18, 2015

These minutes of November 18, 2015 were passed and approved this 20th day of January, 2016.

PLANNING AND ZONING COMMISSION:



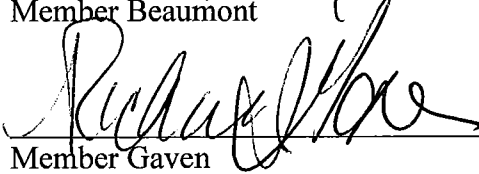
Pro-Tem Chairman LaFond



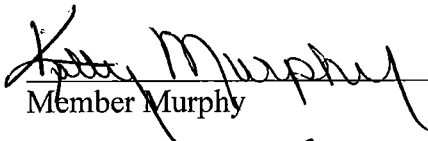
Chairman Rego (via phone conference)



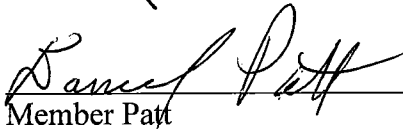
Member Beaumont



Member Gaven



Member Murphy



Member Patt



Member Rogers