

Village Board

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Evan K. Summers



BENSENVILLE
GATEWAY TO OPPORTUNITY

Village of Bensenville, Illinois
VILLAGE BOARD
COMMUNITY AND ECONOMIC
DEVELOPMENT COMMITTEE MEETING
AGENDA
6:15 PM May 15, 2017
Or Immediately Following the Public Safety
Committee Meeting

Call to Order

Roll Call

Public Comment (3 Minutes per person with a 30 minute meeting limitation)

Approval of Minutes:

April 18, 2017 Community and Economic Development Committee Minutes

ACTION ITEMS

1. Consideration of a Preliminary and Final Planned Unit Development to Construct 37 Single Family homes for the applicant Dubin Holding, located at 770-830 John Street.
The Village is aware that this project was initially met with strong skepticism from neighbors. Through their valuable comments and feedback, staff and leadership have met with the developer and achieved sizable concessions which have eliminated the need for several variations.

INFORMATIONAL ITEMS

Adjournment

TYPE:Minutes**SUBMITTED BY:**Corey Williamsen**DEPARTMENT:**Village Clerk's Office**DATE:**May 15, 2017**DESCRIPTION:**April 18, 2017 Community and Economic Development Committee Minutes.**SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:****COMMITTEE ACTION:****DATE:****BACKGROUND:****KEY ISSUES:****ALTERNATIVES:****RECOMMENDATION:****BUDGET IMPACT:****ACTION REQUIRED:****ATTACHMENTS:**

Description

Upload Date

Type

DRAFT_170418_CED**5/10/2017****Cover Memo**

Village of Bensenville
Village Board Room
12 South Center Street
Bensenville, Illinois 60106
Counties of DuPage and Cook

**MINUTES OF THE COMMUNITY & ECONOMIC DEVELOPMENT
COMMITTEE MEETING**
April 18, 2017

CALL TO ORDER: Chairman O'Connell called the meeting to order at 6:30 p.m.

PRESENT: Upon roll call by Deputy Village Clerk, Corey Williamsen, the following Board Members were present:

Chairman O'Connell, Carmona, DeSimone, Jaworska, Majeski,

Absent: Wesseler

Village Clerk, Ilsa Rivera-Trujillo, was also present.

A quorum was present.

Staff Present: E. Summers, J. Caracci, T. Finner, B. Flood, F. Kosman, S. Viger, C. Williamsen

Public Comment: There was no public comment.

Approval of Minutes: The March 21, 2017 Community & Economic Development Committee minutes were presented.

Motion: Chairman O'Connell made a motion to approve the minutes as presented. Trustee Majeski seconded the motion.

All were in favor. Motion carried.

C-2 Temporary Moratorium: Village Manager, Evan K. Summers, presented to the Committee an Ordinance for a Temporary C-2 Highway Commercial Zoning District Moratorium for Certain Uses.

Director of Community and Economic Development, Scott Viger, stated approval of the temporary moratorium includes dry cleaners, laundry drop off stations, laundromats and liquor stores (package good only). Mr. Viger stated the proposed moratorium appeared in front of the CDC on March 20, 2017 with a recommendation of approval. Mr. Viger stated Staff recommends approval.

Marshall Subach of Hunt, Kaiser, Aranda & Subach, Ltd. submitted a petition to the Committee from the businesses within the Brentwood Commands shopping center acknowledging their approval of a laundromat at 1105 South York Road, Unit 10. Mr. Subach stated his client has a pending lease for the unit. Mr. Subach stated his client was unaware of the proposed temporary moratorium at the time of signing his lease. Mr. Subach respectfully asked the Village to delay the proposed ordinance to allow his client to occupy the space.

Village Manager, Evan Summers reiterated Staff's recommendation and stated he would meet with Mr. Subach and his client prior to the April 25, 2017 Village Board Meeting.

There were no questions from the Committee.

Motion: Trustee DeSimone made a motion to approve this item for placement on a future Village Board Meeting Agenda for action. Trustee Majeski the motion.

**438 S. York Rd.
Façade Grant:**

Village Manager, Evan K. Summers, presented to the Committee a Resolution Approving a Façade Enhancement Grant in the Not-to-Exceed Amount of \$10,000 for Mamma Maria's at 438 S York Road, Bensenville.

There were no questions from the Committee.

Motion: Chairman O'Connell made a motion to approve this item for placement on a future Village Board Meeting Agenda for action. Trustee Majeski the motion.

All were in favor. Motion carried.

1050 Route 83: Village Manager, Evan K. Summers, presented to the Committee an Ordinance Approving a Zoning Map Amendment, a Conditional Use Permit, and Variances for the Applicant Pilot Travel Centers, Located at 1050 IL Route 83, Bensenville, IL.

Trustee DeSimone asked if the current roads in the area can handle truck weight. Mr. Viger stated he was unaware of any studies and that the Village would be responsible for road maintenance.

Trustee DeSimone asked if there would be a time limit on truck parking. Mr. Viger stated overnight truck parking is prohibited and Pilot's will work on a parking enforcement agreement with the Police Department.

Motion: Chairman O'Connell made a motion to approve this item for placement on a future Village Board Meeting Agenda for action. Trustee Majeski the motion.

All were in favor. Motion carried.

INFORMATIONAL ITEMS:

**Consolidated
Energy:** Village Manager, Evan Summers, informed the Committee Consolidated Energy will be sending letters out to 500 new residents for the Village's energy aggregation program.

236 Center St: Mr. Viger informed the Committee that he was contacted by the owner of 236 Center Street asking the Village to not demolish the home and that she would put the property up for sale. Mr. Viger provided a background of the issues from the property and the steps to the home being approved for demolition. *Consensus from the Committee directed Staff to proceed with the demolition of the property.*

ADJOURNMENT: Trustee DeSimone made a motion to adjourn the meeting. Trustee Majeski seconded the motion.

All were in favor. Motion carried.

Chairman O'Connell adjourned the meeting at 7:19 p.m.

Corey Williamsen
Deputy Village Clerk

PASSED AND APPROVED by the President and Board of Trustees of the Village of Bensenville this _____ day May 2017.

TYPE:Motion**SUBMITTED BY:**S. Viger**DEPARTMENT:**CED**DATE:**05.15.17**DESCRIPTION:**

Consideration of a Preliminary and Final Planned Unit Development to Construct 37 Single Family homes for the applicant Dubin Holding, located at 770-830 John Street.

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:**SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:**

- | | |
|---|---|
| <input checked="" type="checkbox"/> Financially Sound Village | <input checked="" type="checkbox"/> Enrich the lives of Residents |
| Quality Customer Oriented Services | Major Business/Corporate Center |
| X Safe and Beautiful Village | Vibrant Major Corridors |

COMMITTEE ACTION:

Planned Unit Development to Construct 37 Single Family homes with code departures to Intensity and Yards, Municipal Code Section 10 – 5D – 4.

DATE:

05.15.17

BACKGROUND:

The applicant is proposing to subdivide and develop an approximately 7.3-acre site at 770-830 John Street, on the west side of John, north of Brentwood Court and south of George Street. The proposed development consists of 37 single family homes and associated public improvements, including green space and detention area. The property is currently zoned RS-4 Medium High Density Single Family District.

KEY ISSUES:

Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the PUD for Dubin Holding Inc. with the following conditions:

1. Developed in accordance with the plans prepared by SpaceCo dated 02.06.2017 last revised 03.10.2017.
2. Site Plan to be revised to enlarge Outlot A by the elimination of homesites 28 and 41
3. Final material and colors of all architecture, etc. to be determined in conjunction with the Village staff.
4. HOA shall be created and the declarations to be reviewed and approved by the Village Attorney prior to recordation.
5. Phasing / Timing. Final plans must be submitted within 12 months of preliminary approval. A development schedule should be submitted to staff at that time.
6. A solid wood board to board perimeter fence should be installed by developer.
7. Developer will install screening plantings along the east property line of the rear yards of homes 1, 27, 34 and 35. This screening would screen the rear yard uses from John Street.
8. Front yard landscape should be installed by developer as depicted in submitted plans.
9. Rear and side yard drainage easements shall be granted to and maintained by the Homeowners Association (HOA) or individual landlords.
10. Stop signs to be installed at both intersections of Florence and John Streets for vehicles exiting to neighborhood (eastbound).

ALTERNATIVES:

Discretion of the Committee.

RECOMMENDATION:

At the 04.17.17 Public Hearing, a Motion to recommend approval failed (2 - 4).

The staff respectfully recommends that the Committee approve the Preliminary & Final Planned Unit Development as revised after the Public Hearing down to 37 homes, with the conditions found in the staff report modified to the plan last revised 05.08.17.

BUDGET IMPACT:

Development of the property will increase the Equalized Assessed Valuation in the Village.

ACTION REQUIRED:

Motion to approve the revised Planned Unit Development as recommended by the Village staff.

ATTACHMENTS:

Description	Upload Date	Type
Staff Memo	5/12/2017	Cover Memo
Aerial Photograph and Zoning Map	4/11/2017	Backup Material
Legal Notice	4/11/2017	Backup Material
Staff Report	4/11/2017	Executive Summary
Link to Developer revised submittal on Dropbox	5/11/2017	Backup Material



Date: 05.15.17 (Amended)
To: E. Summers
From: S. Viger *[Signature]*
RE: 770 – 830 South John Street Planned Unit Development

The proposed development of this property has gone through a number of revisions over the past months. Therefore, I wanted to provide a summary to assist the Board in understanding the process, their review and the plan changes made after the CDC Public Hearing.

Pre – Application

Before submittal of the Community Development Commission ("CDC") Petition, a Neighborhood Public Meeting was held here at Village Hall on 08.11.2016. Staff sent out notice letters to property owners in the area to see a plan that contained 51 homes. The well-attended meeting provided an informal setting and our residents made their opinions and concerns known. The consensus of the neighborhood was that 51 homes were simply too many for the site. Other concerns raised were homesite size (35' x 105"), traffic, stormwater and marketability of the homes. The developer hearing the concerns revised the plan.

On 10.20.2016, a second Neighborhood Public Meeting was held. The developer presented his revised plan that included 41 homes. Residents again voiced their concerns regarding traffic, stormwater, distance between homes, density, parking and marketability.

Application

On 02.08.2017, the Village received the CDC Planned Unit Development ("PUD") petition.

While there were some revisions to the plan, it maintained 41 homes. The petition included a traffic study, fire truck turning radii, engineering and landscape plans, a market analysis along with design development architecture depicting floor plans and façade elevations. Various Village departments review all CDC petitions and our comments are shared with the petitioner. In this case, staff requested a further reduction of two homes down to 39. While the plan presented at the Public Hearing was not revised, there was an agreement with

the petitioner to abide by the recommendation to reduce the number of homes to 39.

The CDC makes all their motions in the affirmative, so in this case the Motion to recommend approval of the PUD failed on a 2 – 4 vote. This means the request is coming to the elected official s with a negative recommendation from the CDC.

Post CDC Revisions

After the CDC Public Hearing, the Petitioner met with then President – Elect DeSimone. President DeSimone had been present at the initial Neighborhood Meeting and had spoken and met with many of the nearby residents and was supportive of their views. As a result of the meeting and at the President's insistence, the neighborhood plan was further reduced to 37 homes. This resultant 37 home plan is the plan now presented to the Village Board Committee.

The new plan not only reduces the number of homes but the homesite sizes and setbacks are increased. This eliminates a number of the previously requested departures from the regulations. The space between homes now meets the sideyards enumerated in the underlying RS – 4 Medium High Density Residential District of six-foot side yards and 12' between homes. Homesites were enlarged to 42' rather than the previous 40' widths.

Planned Unit Development

The PUD is a zoning instrument that allows the Village and developer to negotiate a development plan for mutually beneficial goals. Additionally it allows the Village to relax certain requirements (Homesite size, setbacks etc.) to obtain a flexibility of design that otherwise may not be permitted. The PUD also gives the Village the ability to impose conditions upon the neighborhood, such as architectural design, building materials, home sizes among others that are not allowable under normal zoning review. It is important to note that in Illinois, a standard subdivision plat is prescriptive, meaning if the subdivision meets the village standards it must be approved. The subdivision process does not include landscape plans, architecture, building materials or open space.

In Bensenville PUDs, we leave the underlying zoning, in this case RS -4 Medium High Density Residential, in place and overlay the PUD. So while the property is zoned RS – 4 Medium High Density Residential the use of the property will be controlled by a specific PUD Ordinance created specifically for this neighborhood. A good example of this is the Country Inn & Suites hotel on Grand Avenue, which is zoned RS -1 Low Density Single Family with the PUD Ordinance approving the hotel.

Some of the enhancements in this proposal are:

1. Quality architecture
2. Expanded setbacks along John Street
3. Enhanced home elevations simulating front elevations along John Street (four homes) and abutting the open space / park (two homes)
4. Open space/Park
5. Homesite landscaping
6. No neighborhood monumentation entry signage
7. Perimeter fencing
8. Parking area by Open space/Park

We also have eliminated the so-called "Outlot C" which we felt was unusable and a potential hangout out space of view from the public street.

The staff refers to approved research and policy documents when reviewing development proposals. These documents include the 2013 Comprehensive Economic Development Strategy, 2015 Comprehensive Plan and the 2015 Housing for a Changing Region study. The sum total of these documents indicate that the Village will need to accommodate additional homes to meet the coming demand, develop higher density housing at strategic locations and provide housing types to meet changing market preferences. It is the staff's opinion that the plan as presented to the Committee assists the Village in meeting the vision identified in our policy documents.

In reviewing PUDs, as with all zoning / entitlement petitions the CDC and staff look to the Zoning Ordinance's Approval Criteria. If the proposal meets the Approval Criteria, the staff will recommend approval. For PUDs, we have 11 Approval Criteria. These are reviewed in the Petitioners materials and the Staff Report in the Committee Packet.

It is the staff's opinion that the development meets these approval criteria.

As mentioned above, the petitioner also submitted technical reports in support of the proposal. Computer generated turning radii exhibits showing that fire trucks can access the site, a traffic study that indicates John Street and the sub regional street system can easily accommodate the traffic generated by our new neighbors and a market analysis that indicates a sales velocity of two to two and one half home sales a month.

Based on the Approval Criteria, the technical reports and the Village's policy documents the staff recommends that the proposal as revised be approved.



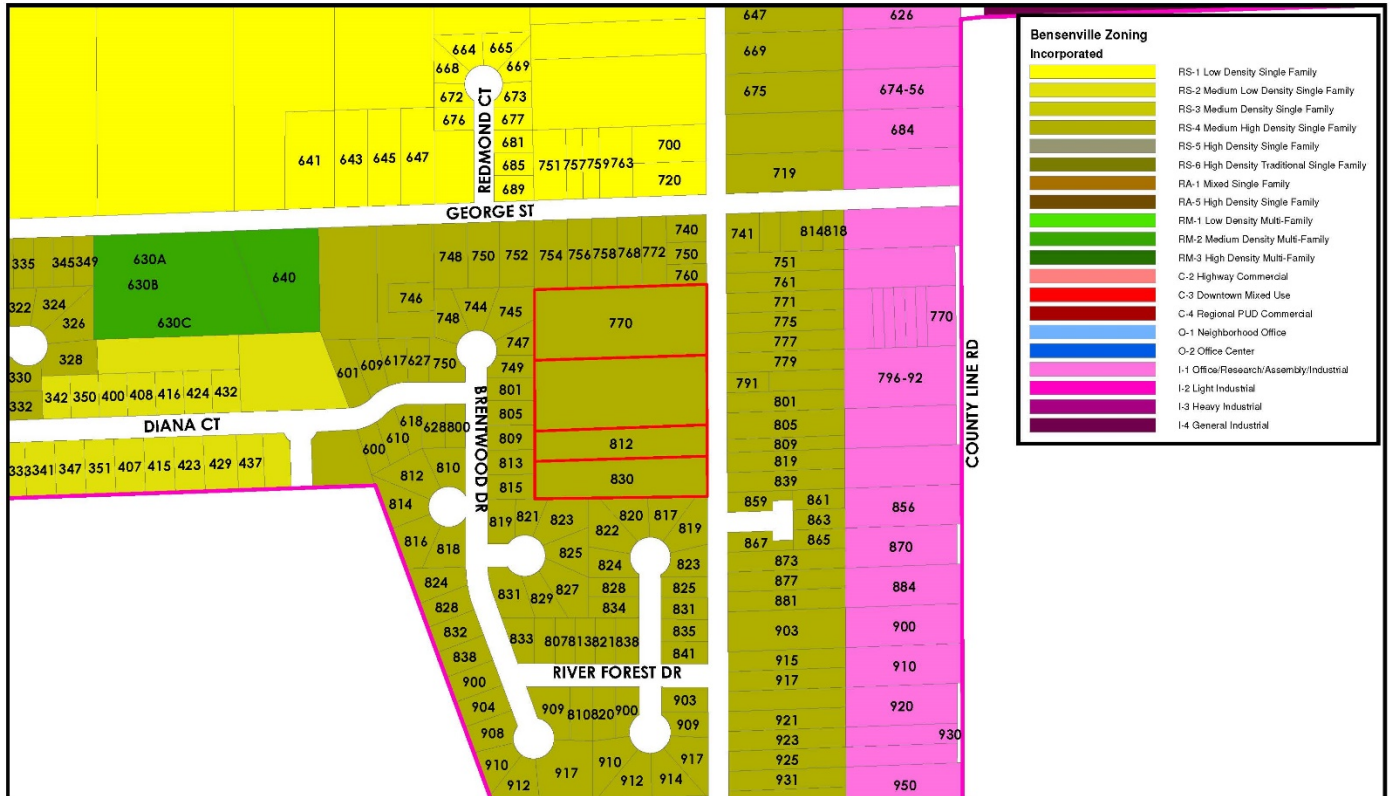
Village of Bensenville

770 S John St.



Village of Bensenville

Zoning Map



**LEGAL NOTICE/PUBLIC NOTICE
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on Monday, April 17, 2017 at 6:30 P.M the Community Development Commission of the Village of Bensenville, Du Page and Cook Counties, will hold a Public Hearing to review case No. 2017 – 03 to consider a request to grant a Preliminary and Final Planned Unit Development to Construct 41 Single Family homes with a code deviations to Intensity and Yards, Municipal Code Section 10 – 5D – 4 and Signage, Municipal Code Section 10 – 18 – 9 located at 770-830 John Street in an existing RS-4 Medium-High Density Single-Family Residential District. The Public Hearing will be held in the Village Board Room at Village Hall, 12 S. Center Street, Bensenville, Illinois.

The Legal Description is as follows:

PARCEL 1:

LOTS 31 AND 32 IN BLOCK 2 IN BENSENVILLE FARMS, A SUBDIVISION IN SECTION 24, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 7, 1923, BOOK 10 OF PLATS, PAGE 82 AS DOCUMENT 171311, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

THE NORTH 90 FEET OF LOT 33 IN BLOCK 2 IN BENSENVILLE FARMS, BEING A SUBDIVISION IN SECTION 24, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 7, 1923 AS DOCUMENT 171 311, IN DUPAGE COUNTY, ILLINOIS.

Commonly referred to as 770 John Street.

and

The land referred to in this Commitment is described as follows:

LOT 33 (EXCEPT THE NORTH 90 FEET) IN BLOCK 2 IN BENSENVILLE FARMS, BEING A SUBDIVISION IN SECTION 24, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 7, 1923, AS DOCUMENT 171311, IN DUPAGE COUNTY, ILLINOIS. EXCEPTING THEREFROM THE EAST 125.00 FEET OF THE SOUTH 80.00 FEET (ALL MEASURED AT RIGHT ANGLES), IN DUPAGE COUNTY, ILLINOIS.

Commonly referred to as 830 John Street.

Wayne Filosa of 2940 N Commerce St, Franklin Park, IL 60131, The Chicago Trust Company of 5300 W. 95th Street, Oak Lawn, IL 60453 and Michael Stevens of 830 John Street, Bensenville, IL 60106 are the owners and Dubin Holding Inc., 607 Academy Dr., Northbrook, IL 60062 the applicant for the subject property for this CDC Case No. 2017 - 03 and Public Hearing.

Any individual with a disability requiring a reasonable accommodation in order to participate in any public meeting held under the authority of the Village of Bensenville should contact the Village Clerk, Village of Bensenville, 12 S. Center St., Bensenville, Illinois 60106, (630) 766-8200, at least three (3) days in advance of the meeting.

Applicant's application and supporting documentation may be examined by any interested parties in the office of the Community and Economic Development Department, Monday through Friday, in the Village Hall, 12 South Center Street, Bensenville, IL 60106. All interested parties may attend and will be heard at the Public Hearing. Written comments will be accepted by the Community and Economic Development Department through April 17, 2017 until 5:00 P.M.

Office of the Village Clerk
Village of Bensenville

**TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT,
March 30, 2017**



STAFF REPORT

HEARING DATE: April 17, 2017
CASE #: 2017 – 03
PROPERTY: 770-830 John Street
PROPERTY OWNERS: Wayne Filosa, The Chicago Trust Company, and Michael Stevens
APPLICANT: Dubin Holding Inc.
SITE SIZE: 7.3 Acres
BUILDING SIZE: n/a
PIN NUMBER: 03-24-404-025, 03-24-404-026, and 03-24-404-061
ZONING: RS-4 Medium High Density Single Family
REQUEST: Preliminary and Final Planned Unit Development to Construct 41 Single Family homes with code deviations to Intensity and Yards, Municipal Code Section 10 – 5D – 4 and Signage, Municipal Code Section 10 – 18 – 9

PUBLIC NOTICE:

1. A Legal Notice was published in the Bensenville Independent on Thursday March 30, 2017. A Certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours.
2. Village personnel posted two Notice of Public Hearing signs on the property, visible from the public way on March 28, 2017.
3. On March 30, 2017 Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 250' of the property in question. An Affidavit of Mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours.

SUMMARY:

The applicant is proposing to subdivide and develop an approximately 7.3-acre site at 770-830 John Street, on the west side of John, north of Brentwood Court and South of George St. The development consists of 41 single family homes and associated public improvements, including green space and detention area. The lot is currently zoned RS-4 Medium High Density Single Family District.

SURROUNDING LAND USES:

	Zoning	Land Use	Comprehensive Plan	Jurisdiction
Site	RS – 4	Residential	Single Family Residential	Village of Bensenville
North	RS – 4	Residential	Single Family Residential	Village of Bensenville
South	RS – 4	Residential	Single Family Residential	Village of Bensenville
East	RS – 4	Residential	Single Family Residential	Village of Bensenville
West	RS – 4	Residential	Single Family Residential	Village of Bensenville

DEPARTMENT COMMENTS:**SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:**

<input checked="" type="checkbox"/>	Financially Sound Village
<input type="checkbox"/>	Quality Customer Oriented Services
<input checked="" type="checkbox"/>	Safe and Beautiful Village
<input checked="" type="checkbox"/>	Enrich the lives of Residents
<input type="checkbox"/>	Major Business/Corporate Center
<input type="checkbox"/>	Vibrant Major Corridors

Finance:

All Current

Police:

- 1) Upon reviewing the materials, I could not find how long the driveways are. If they are not 18 to 20 feet long from the sidewalk, there will be a problem with parked cars violating the prohibition on blocking sidewalks.

Response: Driveways are all 20' deep, so police concern that parked cars blocking sidewalk will not be an issue.

- 2) Also, there should be stop signs for the exits from the subdivision to John Street.

Engineering and Public Works:Public Works:

Concern with overall parking for the development.

Response: All parking in garages, driveway pads and street, meet code. I believe, per Code Section, 10-11-11, only 2 parking spaces are required per DU, and our proposal has significantly more.

Engineering:

The applicant has furnished a disposition of preliminary review comments #1. Upon review of the revised submitted materials, the Engineering Division finds the following comments partially addressed and/or unaddressed.

- 1) Per 11-4-1 of Village code, public ROW shall be 66-feet wide for minor streets. Per 11-5-5A, pavement width for a minor residential subdivision shall be 30-feet back to back. The street construction shall be per the alternate typical section shown on page 3 with the exception of ROW width to be 66-feet. Partially addressed. The proposed ROW width shall be 66-feet.

Response: 66' R.O.W width. Applicant and Spaceco, (civil engineer) met with staff, including Joe Caracci, on 7/14/16 to discuss site plan, which included a 60' R.O.W. At that time, the Village concluded that a 60' R.O.W. was acceptable, and all drawings presented to Village and residents were developed using 60' R.O.W. Additionally, I believe John St. is 60' Regarding pavement width, Spaceco's engineering plans show 30' back to back.

- 2) With the proposed narrow ROW width, there are concerns over insufficient room for stockpiling snow during winter months. Unaddressed. Out lots A, B, and C are denoted as private parks.
- 3) Per 11-4-3, all rear and side yard easements shall be minimum 10-feet wide. Rear and side yard drainage easements shall be granted to and maintained by the Homeowners Association (HOA) or individual property owners, as these locations will be extremely difficult to access. Partially addressed. The disposition letter did not mention the ownership of the easement and/or maintenance responsibility.
Response: H.O.A- applicant shall work with Village attorney on specifics.
- 4) Proposed watermain and sanitary sewer shall be installed within the public ROW. All water services shall be equipped with a b-box at property line while all sanitary services shall be equipped with a clean out at property line. Partially addressed. The Village prefers the watermain to be entirely within the proposed roadway pavement for maintenance reasons.
- 5) A detailed final engineering review will be conducted once the project has been approved by the Village Board.

Community & Economic Development:

Economic Development:

- 1) Increases the housing options for young families looking to move to community.
- 2) Helps increase the tax paying population.
- 3) More residents mean increased spending at local businesses.
- 4) Should see a sizable increase in property value, and therefore property tax.
- 5) School District 2 wrote letter of support. They don't feel the development would have a substantial impact on current class size.

Code Compliance:

No comments at this time.

Building:

Exterior walls of non-sprinkled dwellings, the minimum fire-resistance rating shall be determined by the minimum fire-separation distance as detailed in Table R302.1(1) of the 2015 International Residential Code. Be sure to read foot notes.

Planning:

Background

- 1) Current zoning is RS - 4 Medium High Density Single Family.

- 2) The subject property is primarily undeveloped. A rental single-family house at the northern portion of the site will be razed to accommodate this development.
- 3) Existing single family detached homes abut the property. Lot sizes range from 7,500-28,000.
- 4) Meets Comprehensive Plan goal of seeking higher density housing in strategic locations to accommodate future growth.
- 5) The Homes for a Changing Region Plan projects that by 2040, the Village could gain 5,287 residents. These homes could serve some of that need.
- 6) Future demand will be primarily for denser housing types, as shown by analysis of ACS data: approximately 57% of demand will be for multiple family units and approximately 20% for small lot single family units.
- 7) Current Village housing stock is dated. This development brings high quality newer housing to help attract a younger demographic.
- 8) The applicant submitted a Market Study as requested both by staff and the neighboring homeowners.
- 9) A portion of the study's conclusion (pages 6 & 7) states, "A detached single family development would be well received by the market at this location. There is presently a shortage of new construction single family homes in Bensenville....This development is planned to fill a niche in the market by offering very functional floor plans with features and finishes which buyers desire in new construction, while situating the homes on smaller lots in order to be able to accommodate a price point attractive to buyers...We conclude that these homes will be highly marketable...we are projecting a sales pace of 2 to 2.5 homes per month or a sellout in approximately 18 months."
- 10) The concept was proposed to the Village of Bensenville in early 2016. Neighborhood meetings were held on August 11, 2016 and October 20, 2016 at Village Hall.
- 11) Residents at the meeting had several concerns:
 - 1) No market for these types of homes.
 - 2) Not typical Bensenville home or neighborhood.
 - 3) Too many homes.
 - 4) Added traffic a concern.
 - 5) Lack of parking a concern.
 - 6) Also received feedback after meeting from a neighbor who really liked the development. Said he thought meeting was overly negative.

Response:

Initial Proposal:

Density: 51 homes

Lot Width: 35

Front Yard: 18'

Side Yards: 3'

Rear Yard: 20'

Additional "park "space: none.

Comments from those attended meeting:

1. *Side yards need to be wider.*
2. *Market Study- formal down the road*
3. *Need Floor Plans*
4. *Traffic Study down the road*
5. *Concern about several families living in one house.*

6. *Where to put snow? Is this issue- talk to BDOT- if put in detention, then need access*
7. *Fire Truck accessibility concern*
8. *Verify that garage pad can hold two cars (length and width).*
9. *Remove dead end.*
10. *Parking layout concern.*
11. *Density.*
12. *Different façade choices – this is down the road- Viger / City staff issue.*
13. *Verify that the current detention is in the correct spot.*
14. *Rear yard depth*
15. *Lot coverage.*
16. *Fencing for Detention.*
17. *Fencing between back yards*
18. *Tot Lot.*
19. *Houses on John St. should look like front, not a side.*
20. *Need 15' access to detention*
21. *Setback 4 homes on John st. 25'*

Proposal as Submitted to CDC. (all the issues above addressed).

Density: 41 homes

Lot Width: Typical 40

Lot Width: 4 homes on John st 60' (with 25' yard on John st).

Front Yard: 20

Side Yards: 5'

Rear Yard: 25'- 31'

Additional "park "space: yes

Neighborhood Site Plan

- 12) The neighborhood is accessed via a looped 60' wide public street Right of Way identified as Florence Court on the plan. For reference, Right of Way at Heritage Square is 50'.
- 13) Final street name shall be determined by the Village.
- 14) The applicant submitted a Traffic Impact Study.
- 15) Traffic counts of existing vehicles were performed at the George & John Streets intersection and at the Belmont Avenue & County Line Road intersection.
- 16) Based on industry standards the development of 41 single family homes would generate a daily two-way traffic total of 462 vehicle trips.
- 17) The Traffic Impact Study indicates no change in the Level of Service (LOS) at either of the two intersections after the development of the proposed 41 homes.
- 18) Additionally, the Traffic Impact Study found that left or right turn lanes on John Street into the new loop street (Florence Court) are not warranted.
- 19) Conclusions can be found on page 18 of the Traffic Impact Study.
- 20) Each home provides space on site for up to four cars. 25 on street spaces are also provided. There is a protected parallel parking lane on the west side of Outlot A.
- 21) Driveways are 18' wide x 20' long.
- 22) All homes front onto the internal street. No driveways front onto the existing John Street.
- 23) Stormwater is accommodated by a detention area (Outlot B) along the southern property line.
- 24) The property is lower than the abutting areas.

- 25) Two non-detention common open space areas are proposed; one at the northwest corner of the property and the second albeit smaller open space along the north – south portion of the loop street.
- 26) Staff believes the northwestern corner open space (Outlot C) has limited usefulness and neighborhood value as designed. Staff recommends the elimination of this open space. And prefers enlarging the Outlot A park.
- 27) The elimination of lots 28 and 41 abutting the park provides for a larger, more usable, secure and attractive neighborhood amenity and focal point. Perhaps a homesite could be gained in the northwestern corner (Outlot C) of the property.
- 28) As proposed, the detention basin and open space(s) will be privately maintained by a Home Owners' Association (HOA).
- 29) Deviations from the code include:
 - 1) Lot Area. 7,500 SF minimum. Proposed ranges from 4,200-4,440 with the exception of homesites abutting John Street. These four homesites are between 6,300-6,840 SF.
 - 2) Lot Width. 60' minimum. 40' proposed with the exception of John Street facing lots with 60' widths.
 - 3) Lot Coverage. 50% maximum. 47.3%-52.7% proposed.
 - 4) Yards,
 - i. Front. 30' minimum. 20' proposed.
 - ii. Corner side. 30' minimum. 25' proposed.
 - iii. Interior Side. 6' minimum. 5' proposed.

Response: Side yard meets code (Exceptions for Interior Side Yards: Interior side yards shall meet the above requirements for interior side yards, or ten percent (10%) of the width of the lot, whichever is less.)
 - 5) Signage, 10-18-9A-2b Number of Residential signs permitted.
- 30) 41 proposed homes. Based on required lots in RS – 4 district, and with current ROW and detention but no open space, 27 homes would be allowed per code.

Response: Per Applicant discussion with Village, detention could be placed under ground, or in back yards with cross easements which would eliminate the open space / green feature, which would allow more land for development.

Regarding Density, I believe the code allows for more than 27 homes.

“Per 10-5D:1 This District is intended to provide in existing and newly developing areas for a single-family detached residential environment characterized by small sized lots and densities not exceeding five and eight-tenths (5.8) dwelling units per acre”

Thus, 7.3 acres x 5.8 = 42 homes may be allowed.

Staff response: That density is technically correct but ignores minimum lot size requirements for the district.

Landscape

- 31) Is neighborhood entry monumentation (signs) proposed? None are shown on the plan.
- 32) During the preliminary Neighborhood meetings, there was a consensus that the new neighborhood should mesh with the existing one along John Street. To accomplish this citizen goal, the John Street frontage has been designed as a front yard, without heavy screening landscape. Rather a broad front yard is proposed.
- 33) Staff recommends screening plantings along the east property line of the rear yards of homes 1, 27, 34 and 35. This screening would screen the rear yard uses from John Street.

- 34) Landscape design of the privately maintained park (Outlot A) should be reviewed and approved by the Village staff.
- 35) Individual homesites have front yard landscape depicted. Are these landscape packages included with the home? Staff recommends the front yard landscape package be included with the home purchase.
- 36) Rear yard plantings will be done by the individual buyer/families.
- 37) The detention basin will be landscaped with randomly placed evergreen and deciduous trees and prairie plants.
- 38) Street trees will be provided.
- 39) Staff recommends that a solid wood board to board perimeter fence be installed by developer.
- 40) Staff believes that the neighborhood covenants should prohibit fencing of the rear yards. An exception could be made to separate the rear yards of home from common open spaces and the detention basin. In this case, a standardized fence should be put into the HOA, similar to fencing in Heritage Square.

Homes / Architecture

- 41) Three unique home models are proposed.
 - 1) Plan 1: 1,877-2049 SF
 - 2) Plan 2: 2,137 SF
 - 3) Plan 3: 2,384-2,538 SF
- 42) The homes are 3 to 4 bedrooms, some with a first floor Master Bedroom, 2 ½ to 3 ½ baths and feature nine-foot ceiling heights including the basement.
- 43) Each of the three floor plans has three elevations, providing for nine different elevational looks. Color renderings have been submitted as part of the application. Additional elevations may be added when the neighborhood is in sales.
- 44) Half of the homes have look-out basements.
Response: No walkout basements. But, all basements will have window wells for light (in side and rear yards).
- 45) There has been a shift away from front loaded homes. Staff has been considering language in the new zoning code that would require the design of homes with attached garages to be a certain distance behind front building line. The architect has provided varying setbacks and materials on the front elevations along with upgraded garage doors to mitigate the potential negative visual of the front loaded garages along the streetscape.
- 46) Building materials, as well as, colors are important. Final materials and colors to be approved by staff at permitting.
- 47) Staff recommends masonry elements be on many of the homes constructed.
- 48) The four homes along John Street are designed to “front” on John Street to integrate the new homes into the existing neighborhood fabric. As previously noted these homesites are larger than the others and the home are setback from John Street roughly equivalent to the existing homes along the west side of the street.
- 49) A similar façade treatment should be considered for the side elevations abutting the Outlot A park.

The review and recommendation of the Planned Unit Development and Conditional Use Permit should be determined by the “Approval Criteria” found in the Village’s Zoning Ordinance. The applicant has submitted commentary on these Approval Criteria. The applicant’s comments are attached to the application. Staff generally concurs with the applicant’s submitted statements and also offers the following Findings of Fact for the Community Development Commission’s review.

APPROVAL PROCESS AND CRITERIA:

The Community Development Commission shall review the Planned Unit Development using the following criteria:

1. **Superior Design:** The PUD represents a more creative approach to the unified planning of development and incorporates a higher standard of integrated design and amenity than could be achieved under otherwise applicable regulations, and solely on this basis modifications to such regulations are warranted.

Applicant’s Response: The proposed PUD meets this standard in two important ways:

First, by utilizing smaller-single family lots (as called out for within the Village's Comprehensive Plan) this allows for the development to provide for substantially more open space and park space than would be provided in a 'normal' subdivision. The total site area is 7.30 acres. The combination of open space and park space is 1.41 acres. This is 20% of the site which far exceeds the amount of open space typically seen in residential subdivision developed per the underlying zoning designation. (As of right developments as would be permitted on this site).

The second response to this standard is the significant architectural style and details that are propose to be part of the PUD. Development of the site as of right (as would be possible in accordance with the Village's zoning ordinance) would not require the level of architecture that will be encompassed by the PUD.

2. **Meet PUD Requirements:** The PUD meets the requirements for planned unit developments set forth in this Title, and no modifications to the use and design standards otherwise applicable are allowed other than those permitted herein.

Applicant’s Response: The project, as set forth herein meets the standards for development as a PUD. The PUD will allow for smaller lot sizes as called out for under the Village's Comprehensive Plan (noted below).

3. **Consistent with Village Plan:** The PUD is generally consistent with the objectives of the Village general development plan as viewed in light of any changed conditions since its adoption.

Applicant’s Response: The Village's Comprehensive Plan contains a number of provisions which the proposed PUD will address:

Single Family Residential District-These parcels -accommodate detached and attached single-family homes. Detached single-family homes can include a variety of densities, from the traditional single-family detached homes found in the Village to compact, small lot homes. Certain parcels within this district can accommodate neighborhood parks and recreational amenities, religious institutions, and neighborhood retail uses that service the neighborhood.

The proposed PUD meets with the conditions set forth in the Comprehensive Plan by providing a density (hence development type) that will better address the needs of today's residents.

3. Chicago Metropolitan Agency for Planning (CMAP)'s analysis of the American Community Survey data determines that future demand will primarily be for denser housing types: approximately 57 percent of demand will be for multiple family units and approximately 20 percent for small lot single-family units.

As noted in CMAP's analysis which was utilized in drafting the Village's Comprehensive Plan there is a need for small lot single family homes. This type of development meets the needs of today's marketplace and also address the desire for a detached single family home at price points which the market will appreciate.

4. The Village's housing stock is old compared to the county and region, with approximately three-quarters of homes built between 1950 and 1980. Residents who were interviewed in the Housing for the Changing Region report expressed the need to maintain existing residential properties while adding higher quality new housing to attract a younger demographic.

The houses are designed to meet the desires of the younger residents which it is intended to attract along with providing home styles with master bedrooms on the first floor which is attractive to the empty nester market.

4. **Public Welfare:** The PUD will not be detrimental to the public health, safety or general welfare.

Applicant's Response: The density of the PUD will not cause any traffic impacts to the surrounding roadway network. Four parking spaces (the maximum number permitted on a residential lot) are provided for each dwelling unit (where the code requires two parking spaces) so there will be no parking impact on the surrounding neighborhood. The utilities available to the site are appropriately sized to serve the proposed density. Storm Water Facilities are adequately designed so that the project will not cause any flooding issues with the surrounding neighborhood.

5. **Compatible with Environs:** Neither the PUD nor any portion thereof will be injurious to the use and enjoyment of other properties in its vicinity, seriously impair property values or environmental quality in the neighborhood, nor impede the orderly development of surrounding property.

Applicant's Response: The surrounding land uses are mainly single family detached homes which the proposed development is compatible with. Being self-contained, the

smaller lots will not negatively affect the pattern of development in the surrounding neighborhood. No aspect of the single family homes will impair the environmental quality of the surrounding neighborhood.

6. **Natural Features:** The design of the PUD is as consistent as practical with preservation of any natural features such as flood plains, wooded areas, natural drainage-ways or other areas of sensitive or valuable environmental character.

Applicant's Response: There are no natural features to preserve. Permanent open space is being created through the proposed PUD.

7. **Circulation:** Streets, sidewalks, pedestrian-ways, bicycle paths and off-street parking and loading are provided as appropriate to planned land uses. They are adequate in location, size, capacity and design to ensure safe and efficient circulation of automobiles, trucks, bicycles, pedestrians, fire trucks, garbage trucks and snow plows, as appropriate, without blocking traffic, creating unnecessary pedestrian-vehicular conflict, creating unnecessary through traffic within the PUD or unduly interfering with the safety or capacity of adjacent streets.

Applicant's Response: The roadway network is a simple loop which provides adequate access to John Street. The number of daily trips is insignificant enough so as to cause no traffic issues within the surrounding roadway network. The addition of 11 single family homes (instead of the 30 homes possible under the underlying zoning) will cause no significant issues with traffic or parking. The site plan denotes a sidewalk serving the development.

8. **Open Spaces and Landscaping:** The quality and quantity of common open spaces or landscaping provided are consistent with the higher standards of design and amenity required of a PUD. The size, shape and location of a substantial portion of any common open space provided in residential areas render it usable for recreation purposes.

Applicant's Response: As noted above, over 20% of the site is being preserved as permanent open space. The detention area will be designed in an environmentally sensitive way which will enhance the development. Two 'park' areas are provided for use by the residents of the development.

Open space between all buildings is adequate to allow for light and air, access by fire-fighting equipment, and for privacy where walls have windows, terraces or adjacent patios. Open space along the perimeter of the PUD is sufficient to protect existing and permitted future uses of adjacent property from adverse effects from the development.

The open space within the development and between homes is adequate for light and air to each home. There is no need to buffer the project from adjacent vacant properties which may be developed as the surrounding properties are generally developed with single family detached homes which are compatible to the proposed use of this property.

9. **Covenants:** Adequate provision has been made in the form of deed restrictions, homeowners or condominium associations or the like for:
- a. The presentation and regular maintenance of any open spaces, thoroughfares, utilities, water retention or detention areas and other common elements not to be dedicated to the Village or to another public body.
 - b. Such control of the use and exterior design of individual structures, if any, as is necessary for continuing conformance to the PUD plan, such provision to be binding on all future ownerships.

Applicant's Response: A Homeowners Association will be formed. A draft of the HCTA declarations will be submitted at the time of final Plat of Subdivision Approval. The HOA will be responsible for maintenance of the common open space. All other utilities and the streets will be publically dedicated.

Since the architecture of the single family homes will be part of the PUD ordinance there is no requirement for architectural control by the HOA.

10. **Public Services:** The land uses, intensities and phasing of the PUD are consistent with the anticipated ability of the Village, the school system and other public bodies to provide and economically support police and fire protection, water supply, sewage disposal, schools and other public facilities and services without placing undue burden on existing residents and businesses.

Applicant's Response: The school district has submitted a letter evidencing their support for the project. All other services (water, sewer, etc) are adequate to service the development without undue burden.

11. **Phasing:** Each development phase of the PUD can, together with any phases that preceded it, exist as an independent unit that meets all of the foregoing criteria and all other applicable regulations herein even if no subsequent phase should ever be completed.

Applicant's Response: The provision and improvement of public or common area improvements, open spaces and amenities, or the provision of financial sureties guaranteeing their improvement, is phased generally proportionate to the phasing of the number of dwelling units or amount of nonresidential floor area. (Ord. 07-99, 2-23-1999)

The development will be built in one phase with all of the infrastructure going in at the same time, including all utilities, roads and storm water facilities. The Park space will be improved prior to issuance of the first occupancy permit.

Planned Unit Development Approval Criteria	Meets Criteria	
	Yes	No
1. Superior Design	X	
2. Meets PUD Requirements	X	
3. Consistent With Village Plans	X	
4. Public Welfare	X	
5. Compatible With Environs	X	
6. Natural Features	X	
7. Circulation	X	
8. Open Space & Landscaping	X	
9. Covenants	X	
10. Public Services	X	
11. Phasing	X	

RECOMMENDATIONS:

Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the PUD for Dubin Holding Inc. with the following conditions:

1. Developed in accordance with the plans prepared by SpaceCo dated 02.06.2017 last revised 03.10.2017.
2. Site Plan to be revised to enlarge Outlot A by the elimination of homesites 28 and 41
3. Final material and colors of all architecture, etc. to be determined in conjunction with the Village staff.
4. HOA shall be created and the declarations to be reviewed and approved by the Village Attorney prior to recordation.
5. Phasing / Timing. Final plans must be submitted within 12 months of preliminary approval. A development schedule should be submitted to staff at that time.
6. A solid wood board to board perimeter fence should be installed by developer.
7. Developer will install screening plantings along the east property line of the rear yards of homes 1, 27, 34 and 35. This screening would screen the rear yard uses from John Street.
8. Front yard landscape should be installed by developer as depicted in submitted plans.
9. Rear and side yard drainage easements shall be granted to and maintained by the Homeowners Association (HOA) or individual landlords.
10. Stop signs to be installed at both intersections of Florence and John Streets for vehicles exiting to neighborhood (eastbound).

Respectfully Submitted,
Department of Community
& Economic Development

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