

MINUTES
FLOSSMOOR PLAN COMMISSION
REGULAR JANUARY MEETING
JANUARY 21, 2016

Chair Curran called the Regular January 2016 Meeting to order at 7:35 PM

1. ROLL CALL

PRESENT:

Chair Curran, Commissioners Matthys, McCarthy, Mitchell and Thiros.

ABSENT:

Commissioners Martin and White.

ALSO PRESENT:

Scott Bugner, Zoning Administrator; Edward McCormick, Village Attorney; Audra Hamernik, Anne Kearns, Jane Sloss, Mark Sterk and Tim Knapp representing New Hope Center; Approximately 17 residents.

2. APPROVAL OF THE MINUTES OF THE MEETINGS OF DECEMBER 17, 2015

Commissioner Matthys motioned to accept the minutes of the December 17, 2015 meeting as submitted. Commissioner McCarthy seconded the motion which passed by voice vote.

Ayes: Chair Curran, Commissioners Matthys and McCarthy

Nays: None

Abstained: Commissioners Mitchell and Thiros

3. PUBLIC HEARINGS

A. CONTINUED PUBLIC HEARING TO CONSIDER A REQUEST FOR APPROVAL OF A CONCEPTUAL PLAN FOR A PLANNED UNIT DEVELOPMENT – NEW HOPE APARTMENTS – 1032 AND 1038 LEAVITT AVENUE.

Chair Curran stated that the previous meeting resulted in very productive discussion and asked for representatives of New Hope to present an update to the plan.

Attorney Mark Sterk of Ogleson & Sterk introduced himself and advised that he was there on behalf of New Hope. He further introduced Anne Kearns, Audra Hamernik, Jane Sloss and Tim Knapp also representing New Hope.

Mr. Sterk gave a brief statement about the proposed development and that the concerns brought up at the previous meeting by the Commissioners had been addressed. Mr. Sterk stated that proposed apartments would provide an independent living option for adults with developmental disabilities.

Chair Curran asked the petitioners to provide a detail of the changes that were made to the proposal in an effort to educate the public in attendance.

Jane Sloss, the architect working on the project detailed the changes made to both the site plan and the elevation rendering. Ms. Sloss stated that the original proposal was to include eight apartments but has been reduced to six units to meet minimum lot area requirements for multi-family dwelling units. Ms. Sloss stated that in doing so, there was an approximate 1,200 S.F. reduction in building area from the original proposal with a new proposed building area of just over 4,000 S.F. Ms. Sloss advised that six additional parking spaces were added to provide a total of twelve spaces with six of those spaces being enclosed in a garage as required per the Zoning Ordinance. Ms. Sloss further added that the elevation rendering was substantially amended to address concerns of the Commissioners and which was designed to create a more cohesive connection between the existing building and the proposed addition with more uniform roof lines and building elements which offer a more appropriate fit with the character of the neighborhood. She advised that a pergola feature was added in front of the entry to add additional interest. Ms. Sloss added that facade materials would be a combination of masonry and fiber cement board siding, varying the materials to add a richer appearance to the elevation with a variation of colors and siding types.

Chair Curran asked the petitioners for additional information regarding the proposed operations and use.

Tim Knapp, Executive Director of New Hope Center stated that at the previous meeting, the Plan Commission asked the petitioners to revise the proposed plan in a way that would meet the provisions of the Zoning Ordinance as well as provide a more appealing architectural design. Mr. Knapp advised that by reducing the number of units from eight to six, by adding additional parking, and by revising the

design the petitioners felt that they have met the requests of the Plan Commission. Mr. Knapp added that while the reduction from eight units to six was not initially what they had hoped for, the site location was the best for the needs of the tenants with close proximity to local amenities of the Village within walking distance. Mr. Knapp advised that the development would provide an opportunity for developmentally disabled adults which does not currently exist. He stated that many people are waiting for such a development including current residents of Flossmoor.

Chair Curran asked the members of the Commission for questions of the petitioners.

Commissioner Matthys stated that conforming to the Zoning Ordinance regulations and redesigning the elevation was appreciated, adding that the building elements, the site lines and the entrance components were well done.

Commissioner McCarthy asked for confirmation that the existing Montessori School was to remain in the existing location with elevation changes incorporating gable roofs and adding an addition to the north and that the entry way consisted of a flat roof between the existing and new addition.

Ms. Sloss confirmed that to be correct.

Commissioner McCarthy stated that the new proposal was a vast improvement over the original and was very attractive.

Chair Curran asked for any comments from the public.

Don Grosse of 2624 Central Drive stated that he was impressed with the new design adding that aesthetically it was one hundred percent better than the original. He asked for clarification that the property would be taxed as a multi-unit dwelling.

Attorney McCormick advised that the petitioner had previously indicated that it would be taxed as such.

Roger Molski of 2642 Central Drive stated that he was not concerned with appearance of the building and that it is very attractive. Mr. Molski asked how many people would be living in a unit.

Chair Curran stated that there would be a maximum of two persons per unit.

Mr. Knapp added that they are planning on only one person per unit.

Mr. Molski asked if the residents would have 24 hour supervision.

Mr. Knapp stated that 24 hour supervision would be similar to a group home setting and that the proposed plan provides only the support services necessary. He stated that such services include transportation, life skills training and other services which do not require 24 hour care as the residents do need such a level of support.

January 21, 2016

Page 4 of 7

Mr. Molski asked if New Hope Center provided services and housing for drug and alcohol dependents.

Mr. Knapp advised that New Hope Center did not provide housing and services for drug and alcohol dependents and that they only provide services for individuals with developmental disabilities.

Mr. Molski asked the petitioner to provide additional details as to the taxing of the property adding that New Hope Center is a not for profit agency.

Audra Hamernik advised that because the tenants would be paying rent with other outside agencies supplementing rent, the property would be taxable. She further stated that the property would be underwritten with taxes included in the contract.

Mr. Molski asked if the parking spaces provided were for the residents.

Ms. Hamernik stated that they were though she did not anticipate that every tenant would drive or own an automobile. She further added that the number of spaces provided was to meet the code of the Village.

Mr. Molski asked where the tenants would be coming from.

Mr. Knapp stated that in some of the meetings that have been held locally, there were a number individuals living in Flossmoor that have expressed an interest in such a development for their aging children and that a development such as this allows developmentally disabled individuals an opportunity to continue to live in the community that they grew up in.

Mr. Molski asked if the petitioner anticipated a lot of traffic associated with the development.

Ms. Hamernik stated that there would not be any greater traffic than the typical traffic in a residential neighborhood.

Mr. Molski asked if the individual units were connected.

Ms. Hamernik advised that the units were individual apartments with only a common corridor at the building entrances. She also stated that each unit would have separate utilities.

Mr. Molski stated that he had concerns about traffic and parking as that is a busy area due to the commuters, the proximity to the park and the two nearby schools.

Ms. Hamernik advised that traffic would be much less than what the Montessori School generated.

Mr. Molski asked if the use of the building would be for only for disabled persons indefinitely.

January 21, 2016

Page 5 of 7

Chair Curran stated that the petitioner is seeking a rezoning from single-family R-5 zoning to multi-family R-7 zoning and that once the use is established, it could serve as multi-family in the future.

Ms. Hamernik added that New Hope has a 31 year funding mechanism which requires the use to serve developmentally disabled adults for the entire term.

Chair Curran stated that in the event that something happens or that new ownership occurs in the future, the building and site conform to the requirements of the R-7 zoning district.

Mr. Sterk added that New Hope would expect the use to be regulated by a covenant as a condition for the intended purpose.

Chair Curran asked if there were any other members of the public seeking comment.

Bonnie Stein of 613 Bruce Avenue stated that she has been looking for such a place for her disabled 22 year old daughter, advising that such places just do not currently exist. She stated that such a project would be welcomed in the community.

Michelle Stern of 1332 Bunker Avenue advised that she also has a child with a disability who is currently in college with other students with disabilities and offered her support asking that the others in attendance in support raise their hands.

Celine Bucci of 635 Argyle Avenue advised that she has an 8 year old daughter with Down Syndrome who currently attends Western Avenue School and who will attend Parker and H.F. in the future. She stated that this project offers an amazing opportunity for those with disabilities to continue to live in the neighborhood where they grew up and offered strong support.

Chair Curran asked the Commissioners for any additional comments.

Commissioner Matthys stated that he supports the proposal and looks forward to seeing the project move forward.

Commissioner Mitchell asked if there were age restrictions for the tenants and as they age and become seniors is it the intent that the residents will continue to live there given the fact that there is a waiting list and to expand on the criteria for eligibility of the tenants.

Mr. Knapp stated that the needs of the individual are a determining factor and that if the needs increase to where they exceed the more basic support services and require 24 hour care, an alternate living arrangement would be necessary such as a nursing home or group home. He added that adults would be over 21 of age and over and that because support funding comes from the Illinois Department of Human Services, certain selection criteria must be met.

Ms. Hamernik added that it is intended that residents are able to age in place and that all of the apartments would be ADA adaptable or accessible.

Commissioner McCarthy stated that the redesign is acceptable and meets the requirements of the R-7 zoning district.

Commissioner Thiros stated that she was in favor of the project and that it was a good use of the space.

Chair Curran complimented New Hope for the effort that was made to amend the plan to meet conformance with the zoning requirements for minimum lot area per unit and number of parking spaces as well as for the architectural redesign.

Commissioner McCarthy motioned to recommend approval of a Conceptual Plan for a Planned Unit Development as resubmitted and for Rezoning from R-5 to R-7. Commissioner Thiros seconded the motion which passed by roll call vote.

AYES: Chair Curran, Commissioners Matthys, McCarthy, Mitchell and Thiros.

NAYS: None

4. OTHER BUSINESS

Findings of Fact (New Hope Center Conceptual Plan)

The Commission reviewed and revised a draft Findings of Fact to be submitted to the Board of Trustees in accordance with the Planned Unit Development procedure.

Commissioner Mitchell motioned to approve the Findings of Fact. Commissioner Matthys seconded the motion which passed by roll call vote.

AYES: Chair Curran, Commissioners Matthys, McCarthy, Mitchell and Thiros.

NAYS: None

5. OLD BUSINESS

None

6. STAFF REPORTS

None

7. MEMBERS CONCERNS AND IDEAS

None

Commissioner Matthys motioned to adjourn the meeting. Commissioner McCarthy seconded the motion which passed by unanimous voice vote.

AYES: Chair Curran, Commissioners Martin, Matthys, McCarthy and White

NAYS: None

Meeting adjourned at 8:35