

**PLANNING & ZONING COMMISSION  
MEETING MINUTES  
May 4, 2021**

**APPROVED JUNE 8, 2021**

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**Call to Order:** Chairman Patel called the meeting to order virtually via Zoom at 5:30 p.m.

**Roll Call:**

Present: Commissioners Boos, Keller-Stein, Patel, Walloch, and Wurtz.  
Absent: Commissioners Stringfellow & Bickford  
Staff: Village Planner Caron Bricks, Assistant Director of Public Works/Village Engineer Kristin Mehl, Director of Public Works Karen Young, Management Analyst Brian Joanis, Acting Village Administrator Jason Bielawski.

**Approval of the Agenda:** A motion was made by Commissioner Keller-Stein, seconded by Commissioner Boos to approve the agenda. The motion passed with 5-0 vote.

**Approval of the Minutes:** A motion was made by Commissioner Keller-Stein, seconded by Commissioner Boos to approve the minutes of April 6, 2021. The motion passed with 5-0 vote.

A motion was made by Commissioner Keller-Stein, seconded by Commissioner Boos, to approve the minutes of April 20, 2021 subject to “she” at the top of page 2 is changed to “he.” The motion passed with 4-0 vote, Commissioner Wurtz abstained.

**Consideration of Petitions:**

PZ 21-1090, Chicago Title Land Trust Company #8002346364 DBA Relative Brewing Company, Inc., 10 Spring Street, Special use for a brewery with taproom in the B-3 Zoning District.

Planner Bricks provided an update to the status of Relative Brewing and parking in the Town Center. Relative has submitted a floor plan as well as a landscape plan for the rear yard which includes a privacy fence.

Commissioner Wurtz asked about the striping of parking spaces on Main Street and outdoor events on site. Planner Bricks responded about the Public Works review of parking availability and that all businesses would need to follow the Village’s ordinances regulating noise.

Commissioner Keller-Stein stated concern about parking on the west side of Spring Street. She stated that she is happy with the steps taken by the Village about parking so far. Assistant Director Mehl stated that parking is permitted on both sides of Spring Street at this time. She stated that she is for the brewery but wants the parking on the west side of Spring Street eliminated.

Discussion occurred regarding conditions that could be added to the recommendation to the Village Board. Planner Bricks stated that this could be added in the memo to the Village Board. Chairman Patel stated that he doesn’t want to put conditions about parking as it is the responsibility of the Village Board. Commissioner Boos and Wurtz agreed.

Commissioner Keller-Stein made a motion to accept the findings of fact for a special use permit for a brewery with tap room in the B-3 Zoning District, seconded by Commissioner Boos. The motion passed (5-0).

Commissioner Keller-Stein made a motion to recommend approval of PZ 21-1090 to the Village Board, seconded by Commissioner Boos. The motion passed (5-0).

PZ 20-1091, Lexington Homes LLC, 7N601 Rodenburg Road, Zoning Map Amendment from R-2 Single Family Residence District to R-3 General Residence District, a Preliminary Plat of Subdivision, a Special Use for dwelling units, rowhouse, a Special Use for a Planned Unit Development (PUD) and PUD variations (deviations).

Commissioner Wurtz made a motion to open the public hearing for case PZ 20-1091, seconded by Commissioner Keller-Stein. The motion passed with a 5-0 vote.

Village Planner Caron Bricks presented the staff memo.

Commissioner Keller-Stein asked about the setbacks of the buildings in relation to Rodenburg Road and the improvements planned for the road. Planner Bricks responded that all buildings near the property line for Rodenburg Road meet setbacks.

Chairman Patel asked about the variation to increase the building height and if the townhomes could remove that variation request.

Chairman Patel swore in Nate Wynsma, Vice President of Lexington Homes. Mr. Wynsma stated that the townhomes were designed for an English basement and a pitched roof, therefore they feel the height variation is necessary for the aesthetics of the subdivision.

Commissioner Wurtz asked about the detention provided. Planner Bricks stated the wetlands are essentially remaining untouched, but detention ponds will be dug out. Outlot D will also be graded, but will remain mostly how it is. They are providing more detention than the DuPage County Stormwater Ordinance requires of new developments due to the concerns about flooding in the area.

Commissioner Wurtz asked about the future ownership of Outlot E. Planner Bricks stated that a staff recommended condition that the ownership of Outlot E is approved by the Village Engineer. The original proposal for this site included DuPage County Stormwater taking over the wetlands prior to the issuance of building permits. However, the County has suspended this policy. Alternatives are being reviewed by the developer and the Village.

Chairman Patel inquired about the number of variations being requested by developer. Planner Bricks stated that the Zoning Ordinance does not provide for lots for townhomes. The property lines will be very close to the townhomes where single family homes have significant setbacks from property lines. She stated that she used either the nearest curb line or foundation line to calculate setbacks.

Chairman Patel inquired about the proposed landscaping. Planner Bricks described the various aspects of the landscape plan submitted by the developer. Chairman Patel asked about the risk to flooding of the townhomes being close to wetland. Planner Bricks stated that the site was engineered to avoid this issue.

Commissioner Walloch inquired about the detention outlots and whether they will be fenced. Mr.

Wynsma stated that the landscape plans show details about the fencing along the detention outlots. Mr. Wynsma stated that the top of the retaining walls will have a split rail design fence and the screening fence will be board on board to allow for landscaping on both sides of the fence. Commissioner Keller-Stein asked about the material of the board on board fencing. Mr. Wynsma stated they will be wood.

Commissioner Walloch asked about the width of the driveways. Mr. Wynsma explained the various lengths of the driveways in the subdivision. Commissioner Keller-Stein asked how this compares to the rowhomes on Prospect Street and how many cars could fit at each unit. Planner Bricks stated that those rowhomes have only one row of rowhomes. The driveways are 18 feet long, which is the required length of a parking spot. Two cars would fit in the driveway and two cars would fit in the garage.

Commissioner Keller-Stein asked about landscaping between the garages. Planner Bricks stated that she does not believe that landscaping has been provided due to the air conditioning units. Mr. Wynsma stated that there is a detail on the landscape plan that shows a bit of landscaping between each driveway.

Planner Bricks read the public comment submitted by Cathy Barnes submitted in advance.

“As a resident of Hampton in the park I have concerns:

1. This area is a wet land with animals living there.
2. Hampton in the Park is a private residential area and we want it to remain that way, a vinyl privacy fence needs to be erected on the side that will be up against our community.
3. Rodenburg is a busy road and in bad shape and this will add more traffic.
4. Water flow and drainage,
5. Water pressure, more home pulling from the same water source.
6. Should remain zoned single family”

Commissioner Boos stated that he believes most of her concerns have been addressed already. The commissioners discussed wood v. vinyl material for the privacy fence.

Chairman Patel swore in Suzanne Cimino, Turnberry Manor. Ms. Cimino stated that she thinks they have requested a lot of setback variations and major concern about flooding in Turnberry Manor.

Chairman Patel asked for a response regarding stormwater. Mr. Wynsma stated that the watershed that drains through their property comes from the north and west and flows south through Hampton in the Park. No portion of the site drains west of Rodenburg Road into Turnberry.

Ms. Cimino asked if this will cause flooding on Rodenburg Road. Assistant Director Mehl stated that the engineering of the improvements to Rodenburg Road will remove any flooding of the roadway.

Chairman Patel swore in Senthil Seetharaman, 1080 Bluebird Lane. He inquired if his home and property will be flooded as the pipes are near his property. Assistant Director Mehl stated that they have designed the detention ponds to release water a slower rate than what occurs now.

Planner Bricks read a statement submitted by Aron Olson of R. Olson Construction into the record.

“As the owners of property immediately east of the proposed Lexington Homes Timberleaf townhome development at 7N601 Rodenburg Road, I would like to take this opportunity to express our concerns regarding this project.

We have no objection to a residential development at this location. After reviewing the Preliminary PUD Site Plan, our concern is with the proposed deforesting of the existing natural vegetation buffer to construct Outlot D for stormwater management. The existing buffer includes a variety of plants including old grow trees, bushes, grasses, etc. which provide an effective visual and sound barrier between our storage yard and the Hampton Park Subdivision. R. Olson has co-existing (no complaints) with our residential neighbors over the past 12 years. Removal of this natural vegetative sight and sound barrier per the proposed site plan will adversely affect the residents of Hampton Park and increase the likelihood of complaints from our current residential neighbors.

Our perimeter fence is on average, 30’ inside our west property line. We suggest the Village Planning Commission require the developers to maintain an equal 30’ buffer west of this property line and provide a proposed landscape plan that would replace/provide vegetation similar to what is proposed to be removed. We believe this will mitigate the possibility of Hampton Park residents seeing our storage yard and/or being disturbed by the noise of our operation.”

Commissioner Keller-Stein asked about the proposed buffer. Planner Bricks stated that the landscape plan shows that they do plan to maintain much of the vegetation in that area. Commissioner Keller-Stein asked what is in the buffer area. Mr. Wynsma stated that it is a transitional area that preserves the area around the wetland. The intent is to protect the wetland without any impact from the townhome development, preserve many of the trees by Olson, and the detention area near their property will be landscaped with natural wetland vegetation.

Chairman Patel swore in Susan Niziolek, 1568 Tuppeny Court. She stated that her concern is the traffic onto Rodenburg Road going north and asked if Rodenburg Road will be widened. Assistant Director Mehl stated that based on KLOA’s review of traffic, no left turn lane into the development was warranted.

Chairman Patel swore in Javier Millan of Kenig, Lindgren, O’Hare, Aboona, Inc. (KLOA). Mr. Millan explained the findings of the traffic impact study. Commissioner Keller-Stein asked about sight distances and the sign for the subdivision impacting traffic. Mr. Wynsma explained where the sign is located and the sight triangle nearby, with the sign outside of the sight triangle.

Chairman Patel attempted to swear in “Manny”, but he was disconnected from Zoom.

Commissioner Keller-Stein asked if R-2 allowed rowhomes. Planner Bricks stated that it does not. Commissioner Boos asked if there was a difference between townhomes and rowhomes. Planner Bricks stated that rowhomes have a very specific definition in the zoning ordinance that this product fits, but they are fairly interchangeable.

Commissioner Keller-Stein stated that she feels it is the proposed subdivision is too dense. She appreciates the design and asked about the sale prices of the units. Mr. Wynsma stated that the base

price is proposed for mid \$300,000 with upgrades available for an additional cost. Lexington is a smaller builder, so they try to use a higher grade of base specification than national builders.

Commissioner Wurtz stated that he does not feel the subdivision is too dense. Commissioners Patel & Boos agreed with Commissioner Wurtz. Commissioner Walloch stated his concern was parking availability. Commissioner Wurtz asked how a homeowner would handle guests. Mr. Wynsma stated Lexington's developments have never really encountered issues with parking as the buyer profile does not require more than 4 cars of parking.

Chairman Patel swore in Jessica Walsh, 1375 Winfield Way. She stated that her concerns are traffic on Travis Parkway and Rodenburg Road, availability of guest parking, and stormwater impacts from the Exporior trucking project in Schaumburg.

Mr. Milan stated that the traffic impact study was conducted during the pandemic. However, they compare IDOT volumes to current conditions to see the change in traffic due to the pandemic and increased them as necessary to obtain a "normal" traffic volume.

Mr. Wynsma stated that they were aware of the Exporior project when designing the site. They have reduced their rate of runoff and would hope the same scrutiny applies to Exporior.

Management Analyst Brian Joanis stated that "Manny" in the audience had messaged in Zoom about fencing along Hampton in the Park.

Chairman Patel swore in Ramesh Raval, 1180 Bluebird Lane. He asked if Lexington would be installing a fence along his property line. Mr. Wynsma stated that the intent is to construct privacy fencing and landscape screening between buildings; it is not the intent to construct a fence along the entire length of the Hampton in the Park subdivision. Mr. Raval asked if the plans were following the Village and County ordinances. Planner Bricks stated they have.

Hearing no further comments from the audience, Chairman Patel asked for a motion to close the public hearing for case PZ 20-1091, made by Commissioner Wurtz and seconded by Commissioner Boos. The motion passed (5-0).

Commissioner Wurtz asked about how the zoning ordinance update will impact some of the requests made by the developer. Planner Bricks stated they likely will not. Chairman Patel stated that it seems like the variations being requested are from applying single family zoning to townhomes. Planner Bricks confirmed that.

Commissioner Wurtz stated that he thinks the pedestrian crossing should be reviewed further. Chairman Patel and Commissioner Keller-Stein agreed. Assistant Director Mehl stated that the Rodenburg Road project is federally funded, so federal guidelines will ultimately prevail, but they can include review of this in their final engineering and design of the roadway.

Discussion occurred regarding the Exporior project's impact on the development. Chairman Patel asked if the commissioners could add a condition of approval regarding the stormwater plans for that

site. Planner Bricks stated as this is not directly tied to the Lexington project and is located in a different municipality, it is not appropriate to make it a condition of approval for Lexington.

Commissioners agreed that the conditions should include review of the pedestrian crossing.

Commissioner Keller-Stein made a motion to accept the findings of fact for a zoning map amendment for PZ 20-1091, seconded by Commissioner Wurtz. The motion passed (5-0).

Commissioner Keller-Stein made a motion to accept the findings of fact for a special use permit for PZ 20-1091 subject to the staff suggested conditions and a review of the sidewalk crossing at Travis Parkway during final engineering, seconded by Commissioner Walloch. The motion passed (5-0).

Commissioner Wurtz made a motion to recommend approval of PZ 20-1091 to the Village Board, subject to the staff suggested conditions and a review of the sidewalk crossing at Travis Parkway during final engineering, seconded by Commissioner Walloch. The motion passed (5-0).

**Old Business:** There was no old business discussed.

**New Business:** There was no new business discussed.

**Adjournment:** Commissioner Boos made a motion to adjourn the meeting, seconded by Commissioner Wurtz. The motion passed 5-0 and the meeting ended at 7:30 p.m.