

PLANNING COMMISSION

February 21, 2019

The City of Portage Planning Commission meeting of February 21, 2019 was called to order by Chairman Stoffer at 7:00 p.m. in Council Chambers of Portage City Hall, 7900 South Westnedge Avenue. Approximately 20 citizens were in attendance.

PLEDGE OF ALLEGIANCE:

Chairman Stoffer led the Commission, staff and citizens in the Pledge of Allegiance.

IN ATTENDANCE:

Christopher Forth, Deputy Director of Planning, Development & Neighborhood Services; Michael West, Senior City Planner and Matthew Quardokus, Assistant City Attorney.

ROLL CALL:

Mr. Forth called the roll: Harrell-Page (yes); Corradini (yes); Stoffer (yes); Schimmel (yes); Joshi (yes); Baldwin (yes); and Fries (yes). A motion was then made by Commissioner Corradini, seconded by Commissioner Schimmel, to approve the roll excusing Commissioners Patterson and Pezzoli. The motion was unanimously approved 7-0.

APPROVAL OF MINUTES:

Chairman Stoffer referred the Commission to the February 7, 2019 meeting minutes contained in the agenda packet. A motion was made by Commissioner Harrell-Page, seconded by Commissioner Corradini, to approve the minutes as submitted. The motion was unanimously approved 7-0.

SITE/FINAL PLANS:

None.

PUBLIC HEARING:

1. Preliminary Report: Rezoning Application #18/19-5, 1700 East Centre Avenue. Mr. West summarized the February 15, 2018 preliminary staff report regarding a request from Newells Lane Partners, LLC to rezone property located at 1700 East Centre Avenue from R-1B, one family residential to OS-1, office service. Mr. West stated the property is currently occupied by a single family residence and the applicant has indicated plans to demolish the residence and construct a new office building at the site. Mr. West then briefly summarized the preliminary analysis of the rezoning request including consistency with the Comprehensive Plan/Future Land Use Map and evolving office zoning/land use pattern along East Centre Avenue, suitability of existing R-1B district and impacts of proposed OS-1 district.

Walt Hansen (applicant representative) was present to support the rezoning application. Mr. Hansen stated he was representing the purchaser of the property who was planning to demolish the existing house and construct a new orthodontics office at the site. Mr. Hansen indicated that he has redeveloped numerous office properties along the Centre Avenue corridor and the proposed OS-1 zoning was consistent with the Comprehensive Plan and land use/zoning pattern along Centre Avenue. Mr. Hansen also stated that offices provide a good transitional land use between Centre Avenue and the interior residential neighborhood.

The public hearing was opened by Chairman Stoffer. Two citizens spoke during the public hearing: 1) Del Meyer (8033 Newells Lane), and 2) Phillip Beaver (1728 Pleasant Drive). Mr. Meyer stated that he had no objection to the rezoning request, however, asked about minimum building setbacks for the new office building.

Mr. West discussed the minimum building and parking lot setbacks, and also discussed conflicting land use screening requirements between nonresidential and residential land uses. Mr. Hansen presented a preliminary site plan that identified the new office building and parking lot much further away from Mr. Meyer's property line than the minimum setback requirements. Mr. Beaver also stated that he had no objection to the rezoning request, however, inquired about outdoor lighting proposed with the new office development. Mr. West discussed the outdoor lighting standards for new office developments including requirements for shielded "sharp cut-off" style fixtures and a maximum light intensity levels at the property line. No additional citizens spoke regarding the proposed rezoning. After a brief conversation, a motion was made by Commissioner Schimmel, seconded by Commissioner Baldwin, to adjourn the public hearing for Rezoning Application #18/19-5, 1700 East Centre Avenue, to the March 7, 2019 meeting. The motion was unanimously approved 7-0.

2. Preliminary Site Condominium: Westfield North Subdivision, 5700 Alten Street. Mr. Forth summarized the February 18, 2019 staff report regarding a request from Westview Capital LLC to construct the Westfield North Condominium Subdivision. Mr. Forth stated the Westfield North Condominium Subdivision proposes to construct 12 single family detached residential lots/units and public street extensions of Burr Ridge Road and Alten Street on the approximate 4.3 acre parcel. Mr. Forth indicated the site condominium form of development was essentially the same as a single family detached traditional plat. Mr. Forth discussed the new storm water retention basin proposed along the southeast portion of the parcel and the preliminary engineering analysis that has been completed regarding the feasibility of conveying storm water runoff from this new subdivision to the existing storm water basin located to the east, along the east side of Briar Hill Court. Mr. Forth indicated that staff was recommending approval of the Preliminary Condominium Subdivision subject to the conditions outlined in the February 19, 2019 staff report.

Brian Wood (Westview Capital LLC representative) was present to support the plan and explain the development project. Mr. Wood indicated he had no objection to routing the storm water to the existing basin along the east side of Briar Hill Court assuming it was feasible from an engineering standpoint and was cost effective.

Chairman Stoffer opened the public hearing. Three citizens spoke regarding the preliminary condominium subdivision: 1) Barb Vizard (5691 Claremount Street); 2) Paul Matyas (4322 Cedarcrest Avenue); and 3) Sara Veldt (4409 Cedarcrest Avenue). Ms. Vizard asked several questions regarding the proposed subdivision including the type of home construction, public or private streets and hours of construction. Mr. Wood provided responses. Mr. Matyas stated the reference to "condominium" in the resident notice and application was somewhat confusing to the neighbors and asked what assurances there were that the applicant would not construct attached condominiums in the subdivision. Mr. Forth restated that the application was for single family detached residential homes and that the existing R-1B zoning does not allow attached residential construction. Mr. Forth stated any request for a zoning change to attached residential would require public hearings, public noticing and consideration by the Planning Commission and City Council. Mr. Forth stated the city development standards for a site condominium are the same as for a traditional plat and the developments will look the same, however, the state review/approval process for the developer is less cumbersome utilizing the site condominium form of development. Mr. Wood stated that Westview Capital has no interest in constructing attached residential dwellings. Mr. West indicated that any possible future rezoning request to attached residential would not be consistent with the Future Land Use Map designation of the neighborhood for "low density residential" land use. Ms. Veldt asked what the price range would be for the new homes. Mr. Wood stated that home prices would begin at around \$200,000 and would be similar to the homes constructed along Briar Hill Drive/Briar Hill Court. No additional citizens spoke regarding proposed preliminary site condominium.

After a brief discussion, a motion was made by Commissioner Corradini, seconded by Commissioner Schimmel, to recommend to City Council that the Preliminary Condominium for Westfield North Subdivision, 5700 Alten Street, be approved subject to the two conditions outlined in the February 18, 2019 staff report. The motion was unanimously approved 7-0.

OLD BUSINESS:

None.

NEW BUSINESS:

None.

STATEMENT OF CITIZENS/COMMISSIONERS:

Commissioner Schimmel expressed condolences to Attorney Brown regarding the recent death of his mother.

NEW BUSINESS:

None.

ADJOURNMENT:

There being no further business to come before the Commission, the regularly scheduled meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Christopher Forth, AICP
Deputy Director of Planning, Development and Neighborhood Services