

Minutes of A Joint Public Hearing and Special Meeting Of The Board Of Trustees and the Plan Commission For The Village Of University Park, Will And Cook Counties Illinois, Held Tuesday, May 8, 2012 At #90 Town Center Drive In The Village of University Park

A. CALL TO ORDER

Mayor Covington called this joint public hearing/special meeting of the Board of Trustees and the Plan Commission to order at 6:35 p.m.

B. ROLL CALL

Mayor:	Vivian E. Covington	Present
Trustees:	Elizabeth Williams	Absent (arrived @ 6:38)
	Oscar H. Brown, Jr.	Present
	Milton C. Payton	Present
	Keith Griffin	Present
	Joseph E. Roudez, III	Absent (arrived @ 6:38)
	Larry B. Brown	Present

Plan Commission Members present: LaVerne Williams, Ruby Giddings, Chere`se Williams, Vernita Martin, and Denise James-Grey.

Also present were Village Manager Lafayette Linear, Village Attorney Ivan Tomic, Village Treasurer Devon Dilworth, Public Works Director Jerry Townsend, Executive Liaison Johnna Townsend, and Village Clerk Dorothy R. Jones.

C. PUBLIC HEARING

C-1: Zoning Request Amending The Village Of University Park Zoning Map To Change The Zoning Of 8.005 +/-Acres Of Vacant Land Located At The Northeast Corner Of Burnham And University Parkway From F-Public Facilities To R4 Multiple Family Residence District

Plan Commissioner LaVerne Williams introduced Mr. William Smith, who addressed the Board and public noting the desire of the developers to construct a Senior Community Supportive Living Facility at the corner of Burnham and University Parkway. He introduced Mr. Herschel Gamble, President of Community Supportive Living Systems.

Mr. Herschel Gamble, President of Community Supportive Living Systems thanked the Board and Plan Commission for entertaining this meeting and the concept of supportive living community. He gave an overview of the proposed project.

Adam a consultant of CSLS noted that he is working with the group to obtain necessary funding for the project to build a 60 unit building specifically for seniors who are fifty-five years or older that meet the requirements. However, he noted that this meeting and public hearing is to address the change of zoning of the property.

Trustee Griffin asked to know why the group did not go with the Thorn Creek Development, as was indicated after a previous workshop.

Trustee Oscar Brown stated that he still has concerns with the proposed location of this project, and that he feels that a more appropriate location would be with the Thorn Creek Development where the Village is investing 6.5 million dollars.

Mr. Smith responded that he met with Mr. Louthen, but they discovered that the area for that project was not conducive for what these developers want to construct, which is a State of the Arts Facility for seniors.

Trustee Payton voiced his concern that this land is prime land for economic development, and asked to know the type of commercial business would be at the facility.

It was noted that the facility would have 6000 feet of commercial space available on the first floor for business as a drug store, and other retail stores for tenants.

Trustee Larry Brown stated that there are two other companies that are interested in property in that area, and feels that this project could be the pilot to begin developing the area.

Village Manager Linear stated that the purpose of this meeting is to consider a zoning change from F (Public Facility) to R-4 (Multi-Use); and not to approve the construction of a senior living facility.

Mayor Covington stated that she shares the concerns of seniors to have this type of senior housing.

Commissioner LaVerne Williams commented that part of the Village's Comprehensive Plan is to provide an area for seniors, and that R-4 would allow for ancillary business, but would primarily be residential.

Public Hearing-continued:

Trustee Payton commented that if the ancillary business would be a pharmacy that would be great for the residents in the Village.

Commissioner Chere`se Williams stated that she did not see the commercial in the original plan and asked if this is a new addition to the plan originally submitted. She also stated that she is pleased with the plan, but has concerns with the location, as being up-front of the main thoroughfare, and asked to know the number of acres to be used for this project.

Architect Mr. Phil Johnson responded that this was in the original plan; he explained the project and distributed a copy of the plan to the Commission and Board. The plan for project would include a pool, fenced walking area, lighted lobby with 24 hour security, 100% ADA Compliant with sustainable green roof with live plants. He also stated that 3.5 acres would be used for their project.

Village Manager Linear commented that the use for that proposed project only needs 3.5 acres re-zoned; they are asking to re-zone 8.1 acres.

Trustee Oscar Brown commented on the proposed commercial spaces behind the main street, and questioned the location for the proposed commercial portion of the plan.

Pastor Patricia Burton addressed the Board, Plan Commission and public and asked to know if, and how the re-zoning would affect them, because her Church owns land immediately behind the proposed building.

Attorney Tomic responded that there would be no impact on the zoning of the property owned by the Church.

Commissioner Chere`se Williams commented that she would like to have several meeting with the developers and the public before feeling comfortable with this project. She asked the developers if there was a deadline for funding for this project. The Developers responded that July, 2012 is the deadline date.

Commissioner Martin commented that the Plan Commissioners would like more time, however they would move forward with a recommendation.

Recommendation From The Plan Commission:

Plan Commissioner LaVerne Williams moved, Commissioner Martin seconded a motion that the Plan Commission approves to move forward with this project and approve the re-zoning, and recommends that the Village Board of Trustees approves to move forward with this re-zoning.

Commissioner James-Grey asked if zoning could be of such to accommodate multi-use purposes.

Motion To Amend Main Motion:

Commissioner Chere`se Williams moved, Commissioner Martin seconded a motion that the Plan Commission approves to amend the main motion to read: Approves to amend zoning (F) Public Facilities to R-4 Multiple Family Residence District with special use section 1244.03 (d) and (c) to cover ancillary business. On 8.005 acres of land, Lot 3 in Thornwood Mall, being a subdivision of part of the West ½ of Section 12, Township 34 N, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded October 20, 1980, as document R8028003 in Will County, Illinois. Permanent Index Number: 21-14-12-311-005-0000. This is for Community Supportive Living Systems, Inc. to build 60 units of housing for our seniors. And if the Board does not approve the amendment of the zoning, the property goes back to the original zone of (F) Public Facilities.

Ayes: Commissioners LaVerne Williams, Ruby Giddings, Chere`se Williams, Vernita Martin and Denise James-Grey.

Nays: None.

Motion To Approve Carried.

There were no further comments from the public.

ADJOURNMENT

Commissioner Chere`se Williams moved, Commissioner Martin seconded a motion to adjourn the Plan Commission's portion of this Joint Public Hearing/Special Meeting of the Board of Trustees and the Plan Commission at 7:35 p.m.

Ayes: Commissioners LaVerne Williams, Ruby Giddings, Chere`se Williams, Vernita Martin and Denise James-Grey.

Nays: None.

Motion To Approve Carried.

Trustee Roudez moved, Trustee Oscar Brown seconded a motion that the Board approves to adjourn this Joint Public Hearing/Special Meeting of the Board of Trustees and the Plan Commission at 7:36 p.m.

Motion to Adjourn Carried By Voice Vote.

Respectfully Submitted,

Dorothy R. Jones, CMC
Village Clerk

/drj