

PLANNING AND ZONING BOARD OF APPEALS

- MINUTES -

Public Hearing Held April 24, 2019

Village of Lansing

TO: Mayor Eidam
Executive Assistant to the Mayor
Village Administrator
Village Clerk
Village Board of Trustees
Building Commissioner
Village Attorney
Village Engineer

Chairman Abbasy called the meeting to order at 6:30 p.m.

ROLL CALL:

Present: Board Members Venem, Hallow, Kasper, Fish, Oberman, Cole, Chairman Abbasy and Secretary Schmittel. Also present was Bob Alderden of the Building Department, Zoran Savic, Building Commissioner and Village Attorney Erin Blake.

Absent: Commissioner McSwiggan and Caballero

Chairman Abbasy informed the petitioner a quorum is present.

RE: The request of Bravo Properties, LLC to amend Ordinance 11-005 adopted by the Village of Lansing Board of Trustees on February 5, 2011, for an amendment to the Spring Lake Villas of Lansing Planned Unit Development.

Present for the petitioner was Zach Leonard of Bravo Properties, 311 South Wacker Drive, Suite 5555, Chicago, Illinois 60606. Chairman Abbasy swore him in.

A public hearing was scheduled for Wednesday, April 24, 2019 at the Municipal Courtroom, 2710-170th Street to receive testimony and take whatever action was deemed to be appropriate on the above request pursuant to the legal notice published in The Daily Southtown newspaper on Tuesday, April 9, 2019.

Mr. Leonard described to the board his request to amend Ordinance 11-005 which was an ordinance to allow the development and construction of 33 two-bedroom independent senior townhouses in addition to the 4 existing two-bedroom townhouses. The townhouses would be marketed to seniors that are independent. They will have a gazebo, picnic areas, walking path, playground, fitness room, communication room and a new pier. Bravo Properties has applied for a tax credit program through the Illinois Housing Development Authority (IHDA) low income housing. Financing for the project comes from IHDA.

Building Commissioner Savic asked about the size of the gazebo. Leonard stated that he was unsure about the size and that it probably could accommodate 15-20 people at a time.

Bob Alderden, Building Department asked what the difference is between the old ordinance and the new proposed amendment. Leonard stated that the difference is the units are not offered for sale but are for rent. Alderden inquired about the 4 existing units. Leonard replied that the 4 existing units have been included in the application. A third party was hired to thoroughly inspect them and make recommendations to bring them up to code, which is in the budget.

Chairman Abbasy asked if there were any public comments. Being none that portion of the meeting was closed.

Commissioner Cole asked about the age requirement of 55 years. Leonard replied that each qualified person must meet IHDA requirements. Families with small children will not be allowed.

Commissioner Oberman inquired about maintaining age requirements. Leonard responded that there is an agreement when you receive approval from IHDA that must be met and that the management company used to manage St. Anthony's would be used to manage these rentals and handle the age verifications. Leonard was not certain whether every person living in the facility would need to meet IHDA requirements.

Commissioner Fish inquired about the 4 homes that are completed and if they are available to occupy at this time. Leonard replied that there will be no living in those homes while construction is going on.

Commissioner Kasper asked what the average rent would be and what amount would be subsidized by IHDA. Leonard replied that there would not be any subsidies through IHDA. Rent would be \$565.00 a month for small units and \$1,063.00 a month for the larger units.

Commissioner Venem asked if all units are ADA compliance. Leonard replied that 8 units are ADA compliance and that 8 are adaptable.

Commissioner Hallow made a statement that in the IHDA it states that only 1 person has to be 55 years or older and that they do not stipulate no children. She stated in order to keep the tax program you have to maintain a certain percentage of the units for those considered extremely low income. Commissioner Hallow also shared her concerns regarding these rentals being paid for with vouchers. Leonard stated that in the IHDA application, he chose not to pursue a voucher program.

Chairman Abbasy stated that he has some concerns about the lack of communications between the Building Department, the Village Administrator and Mr. Leonard. Abbasy further stated that there seems to be some misunderstanding in the desired use of the units as rentals verses the units being sold, which makes a significant difference in the Planning and Zoning Boards decision making. Chairman Abbasy suggested that more dialogue was needed to determine the impact on the existing ordinances if the units are rented in accordance with IHDA guidelines.

Chairman Abbasy suggested to Leonard that this discussion be tabled until a time that he and the Village could work through all the details of the proposed changes. Leonard was in agreement.

No further questions were asked by the commissioners. Chairman Abbasy asked for a motion to be made.

Commissioner Kasper made a motion that the application to amend the Spring Lake Villas of Lansing Planned Unit Development Ordinance 11-005 to permit the development, construction and rental of 33- two bedroom independent senior townhouses in addition to the 4 existing units be tabled until the Planning & Zoning Meeting on May 22, 2019. Motion was seconded by Commissioner Fish.

ROLL CALL ON THE MOTION:

AYES – Venem, Hallow, Kasper, Fish, Oberman, Cole, Abbasy

NAYS -- None

FINDING OF FACTS:

Unanimous decision that the application to amend the Spring Lake Villas of Lansing Planned Unit Development Ordinance 11-005 to permit the development, construction, and rental of 33-two bedroom independent senior townhouses in addition to the 4-existing units be tabled until the Planning & Zoning Meeting on May 22, 2019. Motion was seconded by Commissioner Fish.

Chairman Abbasy took a moment to acknowledge that he and Commissioner Fish would be moving on to the Village Board. Commissioner Fish thanked the Mayor and the Board for giving him the opportunity to serve 2 years. Chairman Abbasy thanked the Board for the support as Chairman and wished them luck in continuing the good work the board was doing.

Chairman Abbasy asked if there were any public comments. Being none, the public portion of the meeting was closed.

Commissioner Fish made a motion to adjourn at 7:32 p.m. The motion was seconded by Commissioner Hallow.

The public hearing was adjourned.

Respectfully Submitted,

Saad Abbasy, Chairman
Planning & Zoning Board of Appeals

