

## **Staff Responses to Council Questions**

### **April 19, 2016**

#### **10. Active Agenda**

##### **A. An ordinance authorizing a special use for 4617 Roslyn Road to permit an extended family accessory housing unit**

*Staff was made aware of questions regarding property exemptions held by the petitioner. What has Staff done as a follow up? Are the exemptions and tax situation settled? Several Council members have been made aware and the petitioner's attorney was given the information. Has there been any discussion or contact with the attorney on the issue? If not, why not? If the tax exemptions were not an issue, why was this item tabled?*

This petition for a Special Use was on the Active Agenda on the April 5, 2016 Council meeting. In response to questions and concerns raised by Commissioner Waldack, the Council tabled the item. That evening Commissioner Waldack informed the petitioner of questions and concerns about the tax exemptions on properties owned by the petitioner. Staff did not place this item on the April 12 Council Meeting agenda to allow the petitioner time to respond to the questions and concerns. The petitioner provided this response to Commissioner Waldack and staff:

Dear Commissioner Waldack,

As you may recall from the April 4th council session, I represent Angelica and Mark Speyer in connection with their petition for a special use permit for an extended family accessory housing unit in relation to a home that they plan to build at 4617 Roslyn Road. During that council session, you raised some concerns regarding the fact that the Speyers appeared to be claiming senior exemptions and residential exemptions for multiple properties within the Village. After that session, I spoke with the Speyers and clarified the issues with them.

Mark and Angelica Speyer have never applied for (nor attempted to renew) a senior exemption, a senior freeze, or a residential exemption in connection with any of the properties they purchased in the Village. It is my understanding that both the 4617 Roslyn and 4621 Roslyn properties were purchased from senior citizens who had applied for such exemptions and/or senior freezes in prior years. As the homeowner is required to annually return evidence establishing that they are entitled to a senior exemption or freeze - and the Speyers did not attempt to renew the senior exemptions - these exemptions expired of their own accord in the year following the Speyers' acquisition of the properties (i.e. 2014 and 2015, respectively). I spoke with David Beard at the Downers Grove Township offices on April 7th, and he confirmed that there are no senior exemptions or freezes currently in effect for either of the Roslyn properties.

With regard to the residential exemptions, it is my understanding that the Speyers were not aware that there were any residential exemptions in effect for any of the properties, and that the residential exemptions for both Roslyn properties were held over from the time when the prior owners occupied the properties. With regard to the condo unit owned by Mark Speyer at 3913 Saratoga, this property was a "starter home" that was originally purchased and occupied by Mark while he was in medical school. It is currently occupied by a family member, but, as it is no longer occupied by Mark Speyer, we agree that the residential exemption is no longer appropriate. As such, we requested that the residential exemption be removed from all three properties that are not currently being occupied by the Speyers. As you can see from the email below, these exemptions have now been removed.

The senior exemption and residential exemption for the property located on Longmeadow Rd. have been left in place for the moment because Ms. Ana Speyer (Mark's mother) is a senior citizen and the owner-occupier of that property, and thus is entitled to continue claiming these exemptions. The Speyers anticipate that Ana will ultimately sell this property once construction of the Roslyn house is complete, and at that time the Speyers will re-apply for the residential exemption on the property located at 4617 Roslyn Rd.

Please let me know if you have any questions or concerns, and I will do my best to respond and resolve any issues in advance of tomorrow's council meeting.

Best Regards,

Ben Tull

## **11. First Reading**

### **A-C. Ordinances pertaining to 715-719 Rogers Street**

*Parking – How many spaces would be required for this development? How many short?*

*Reference was made that a member of the public was concerned about parking – what was the question and what was the response?*

The petitioner is required to provide 40 parking spaces and 40 parking spaces are provided. During the neighborhood meeting, two participants were concerned that adequate parking was not provided. The proposed development meets the Village's parking requirement as noted above. Based on the development's location near two Metra stations and the mix of one- and two-bedroom units, the petitioner anticipates that not all 40 parking spaces will be occupied by building tenants and will thus be available for guest parking as well.

*Much was made of the exterior color but nothing of the material. What is the difference in cladding between what is proposed and an EIFS material? What is the likelihood of mold or other failure? Which is the "better" material? (Apparently the EIFS material discussed on a project several years ago has already failed and needed repairs).*

The proposed fiber cement board is more typically known by the brand name Hardie Board. Hardie Board is typically seen on single family homes in a lap siding form as this material has the traditional look of siding. For this project, it is being used in both panel and siding form. If detailed according to the manufacturer's specifications, mold should not be an issue. This material inherently has a better history than EIFS when it comes to water infiltration and mold issues. Hardie Board is much more rigid and durable than EIFS.

*What type of construction will this be (concrete or treated wood)?*

The proposed construction type is Type IIIb, fire rated wood construction.

## **ATTACHMENTS**

There are no online rEmarks.