

Plan Commission Minutes
September 12th, 20071. Call to Order

Chairman Bonfanti called the meeting to order at 7:00 p.m.

2. Roll Call

Present: Bonfanti, Duntelman, Fotopoulos, Kamide, Schmitt, Vachout

Absent: Price

Also Present: Trustee Theodore, Hank Mandziara, Addison Fire Department

Chairman Bonfanti stated that there are three (3) public hearings and six (6) items on the business meeting.

PUBLIC HEARING

1. File #PZ-07-36, consideration regarding a Plat of Easement for 5 acres of land at 133 N. Swift Road in the M2 General Manufacturing Zoning District for a new 87,320 s.f. office/warehouse building with certain variations.

P.I.N.: 02-25-203-002

Petitioner: Associated Material

Mr. Shawn Curran, architect and Mr. Christopher Keppner, engineer were present and sworn in. Mr. Gary Reschke of the Community Development Department stated that this is an industrial property on Swift Road which is across the street from Pampered Chef. The building has recently been demolished and they are still waiting environmental approval from our consultant, Christopher Burke Engineering, in regard to the stormwater management easement, but they wanted to keep going to get this approved. Mr. Reschke stated that the height of the building is going to exceed the 30 foot height limitation for that M2 Industrial District. In addition to this there are several things also as far as variations. The 24 foot two-way drive aisle, Staff stated that it was 22 feet. The basin that is being worked on in that stormwater management easement we don't believe it is going to meet the setback requirements to the property lines so we want to

make sure that we grant a variation. In regard to the parking, if we calculate this building as being brand new, we would have to look at the parking count as a 142 spaces and the site plan is about 120 and a variation would be needed.

Mr. Shawn Curran passed out copies of what the building would look like. Chairman Bonfanti asked if the Plan Commission had any questions. Chairman Bonfanti asked if the height of the building is 38 feet. Mr. Curran stated that the 38 feet is to the corner of building, it is 40.6 feet to the top of the building at the center at the entrance area. Mr. Reschke stated that we should consider the 40.6 feet. Mr. Curran stated that the building will have a flat roof and then it would be down below the 38 feet. Mr. Curran stated that it is a pre-cast building and the front office area has a tinted concrete with an exposed aggregate finish so it will have an appearance of granite. It will be an aluminum store front with the windows being tinted glass and the building has the appearance of being a 2-story building, but in reality it will be single story office space. The purpose for the height of the building is more for the use within the warehouse portion of it and potential resale of the building. There is about 25,000 office space with the rest being warehouse. Mr. Reschke stated that our Staff thinks the 2-way drive aisle is actually 22. Mr. Chris Keppner stated that they did receive comments back from Engineering and they are in the process of addressing them. Mr. Keppner believes that there is a narrow area where the drive goes down from 24 feet but it also becomes a one-way at that point and we will sign that accordingly. Ms. Fotopoulos asked about the parking and how many employees/shifts. Mr. Curran stated that it is a single shift. Mr. Reschke stated that the landscaping is at the front of the property and at the side and rear of the building will be guard rails and stormwater facilities, etc. Chairman Bonfanti asked if the stormwater is being dumped into the pond to the north. Mr. Keppner stated that the stormwater is piped from the pond in the rear and up to a storm sewer on Swift Road and then there is an emergency overflow that would allow that water to flow into the wetlands and ponds in the back. Mr. Vachout asked if the ponds were theirs or the neighbors. Mr. Keppner stated that the existing ponds are the neighbors. Mr. Vachout asked if they drain into it. Mr. Keppner stated that the request from Staff was too recommend it to overflow it into the neighbors because it would only be under an emergency situation where that would happen, but the majority of the flow will be piped to Swift Road to the existing storm sewer. Mr. Schmitt asked what is the construction for the retaining wall that you are proposing around the parking, and is there a reason why you

wouldn't extend the guardrail up? Mr. Keppner stated that the retaining wall will be disappearing with some of the site plan changes; however they will be eliminating 90% of the wall. Mr. Reschke stated that there are 3 variations, the height of 40.6 feet, the parking from 142 to 121 spaces and the setback to the detention facilities. Chairman Bonfanti asked if the Plan Commission had anymore questions. There were none. Chairman Bonfanti asked if the audience had any questions. There was none. Chairman Bonfanti asked if there was any positive or negative testimony.

POSITIVE TESTIMONY

Hank Mandziara, Addison Fire Department, stated that the driveway on the north side of the building will only allow 1 vehicle at a time and it will be just one lane of road and they would like to see it become a dedicated fire lane. The sprinkler connection is going to be located on the north side, so as when the fire truck enters the driveway it could pull going eastward to the fire department connection and make a hook up there and to connect to a hydrant that will be located on that side. Mr. Mandziara stated that there will be no parking and storage along that drive.

NEGATIVE TESTIMONY:

None

Chairman Bonfanti asked if there were any closing remarks. There were none. Chairman Bonfanti closed the public hearing for File #PZ-07-36.

2. File #PZ-07-37, consideration regarding a Plat of Resubdivision for 1.14 acres of land at 230 S. Lalonde Avenue in the M2 General Manufacturing Zoning District for a parking lot addition with certain variations.

P.I.N.: 03-29-413-009

Petitioner: Tryson Stamping & Manufacturing Co.

The petitioner was present and sworn in. Chairman Bonfanti read a letter from the Forest Preserve District dated on September 11, 2007, regarding notice of proposal and this will be marked as an Exhibit. Mr. Gary Reschke stated that they is being proposed by the owner Mr. Ron Green of 230 S. Lalonde which is being

rented by Tryson Stamping. Mr. Green acquired the triangle property which is off of the cul-de-sac on Stewart, which is at the rear of the 230 S. Lalonde properties and he wants to add it so that they have some additional parking. They are only going to pick up an additional 12 parking spaces, since it isn't a very large area. There will be some variations for setbacks; one is 10 feet to 3 feet along Stewart for the parking lot, and from 5 feet to 0 feet on the south property line of that parking area. For the landscaping he will have to add some trees and the drainage is being controlled by curbs that will need to be installed on the parking area but it will drain to Stewart Avenue.

The petitioner stated that they are also asking for a variation on the curbing requirement because of the surroundings. Mr. Reschke stated that we would like to accommodate that but that is not our requirement, it is a law of the DuPage County Stormwater Management Ordinance which we are obligated to carry out. We can not grant the variation.

Chairman Bonfanti asked if the Plan Commission had any questions. Mr. Vachout asked if they owned the building to the south. The petitioner stated no. Mr. Ron Green, owner, stated that he owns the property at 230 S. Lalonde, not on 305 Stewart. He only leases the building. Chairman Bonfanti stated that there is no number for the required parking. Mr. Green stated that they currently park on Lalonde in the residential neighborhood. We are trying to clean up the parking that is scattered on the street and want to bring it to the rear of the building. Mr. Vachout stated that your main entrance is on Lalonde. Mr. Green stated yes. Chairman Bonfanti asked if there were any more Plan Commission questions. There were none. Chairman Bonfanti asked if the audience had any questions. There were none. Chairman Bonfanti asked for positive and negative testimony.

POSITIVE TESTIMONY:

None

NEGATIVE TESTIMONY:

None

Chairman Bonfanti asked for closing remarks. There were none. Chairman Bonfanti closed the public hearing for File #PZ-07-37.

3. File #PZ-07-38, consideration regarding the annexation and rezoning of 0.76 acres of land at 5N050 Rohlwing Road to B2 Community Business District with certain variations to build a 5,000 s.f. multi-tenant retail facility.

P.I.N.: 02-13-414-013

Petitioner: Millennium Venture Group

Mr. Brent Nasset of Kimley-Horn & Associates, Inc. spoke on behalf of the petitioner and was sworn in. Mr. Nasset stated that the property is located at the southwest corner of Rohlwing Road and Lake Street. An aerial was shown on the overhead. Mr. Nasset stated they are attempting to permit and build a 5,000 s.f. retail building. The building has been vacant for several years. The property is currently unincorporated and will be annexed into the Village with a B-2 zoning. They are requesting some variations, one for the northeast corner of the building to intrude into the front setback and for the rear of the parking lot and trash enclosure to make a small incursion into the rear utility easement and the reduction in the minimum parking from 28 to 22 spaces, and also a sign variation with a monument sign on each side.

Chairman Bonfanti asked if the Plan Commission had any questions. Mr. Vachout asked about the easement and if the tanks are removed. Mr. Nasset stated yes everything has been removed. Mr. Vachout asked if the drainage is going out to Lake Street. Mr. Nasset stated that a portion of it is going out to Lake Street and a majority of it is going out to Rohlwing Road. Mr. Vachout also asked if they have approval from IDOT of the curb cuts coming in and out. Mr. Nasset stated yes they have approved them on a conceptual level, there is currently four out there but they will be utilizing only two. It will be a right in/right out only. Mr. Vachout asked if they are going to put up some type of fence along the right-of-way. Mr. Nasset stated that they only have sidewalk on the portion that is facing the parking lot. There is some significant landscaping that will be around the entire building. Chairman Bonfanti asked about the property line that was shown on the overhead. Mr. Nasset stated that is the line they are taking. Ms. Fotopoulos asked why 5,000 s.f. and not 4,000 s.f. Mr. Nasset stated there is a retail demand for 5,000 s.f. because of the tenant spaces that they have. The 5,000 s.f. can be supported in this area and the uses they are anticipating that the parking will be sufficient. Ms. Fotopoulos stated that she really doesn't want to see an ATM, Cellular Store nor a Currency Exchange; this is the entrance into the Village. She is concerned

what might be there and the traffic pattern and this corner is a busy intersection. Mr. Nasset stated that the traffic flow will be a right in/right out only, so the traffic pattern works well. The building elevation that they showed last night, they went and made the modifications to show the awnings along the front frontage. There is significant landscaping along that frontage to really dress it up. There is a lot of traffic and it is a high visible area and that is why it will be a brick veneer structure with a more urban modern approach. The awnings have been added to the northern elevation. Mr. Schmitt stated that the back elevation looks nice; however, I am just concerned about the size of it relative to the parking and location. Chairman Bonfanti stated that his concern is the traffic. Mr. Vachout had a question for Mr. Reschke and that is about the variation in the rear utility easement. Does that easement belong to us? Mr. Reschke stated that it will be because we will be annexing the property. There is a waterline that runs beyond this property, and there is a utility easement on the other side of the line as well. It will be useful for drainage purposes as well. Ms. Fotopoulos asked if anyone has a problem with the size of the monument sign. Chairman Bonfanti has a problem with the whole project. It is nice to see someone come forward and do something, but why not make the building smaller. Mr. Nasset stated that if they made the building smaller like to 4,000 s.f., the project has a retail demand for the area and this project has a lot of significant costs that are involved. Mr. Gary Reschke stated that our Village Clerk asked about doing a two story building. Mr. Nasset stated they have not looked at doing one. It is IDOT's frontage and they do have some height restrictions. Mr. Vachout asked what the extra signage is. Mr. Nasset stated that the extra signage is for a monument sign both along Rohlwing Road and Lake Street per the Village of Addison Ordinance Signage. This is a double fronted lot and we are trying to attract visibility from both frontages. There will one monument sign along each front. Mr. Vachout asked if they are looking for approval tonight. Mr. Nasset stated that they are looking to have that included as part of the annexation agreement. Mr. Reschke stated that normally for sign variations you would need to apply and go through the Commercial & Industrial Commission which would make a recommendation that goes to the Village Board, a public hearing is then established, and then the Board considers and votes on it. The Plan Commission has no role in approving signs. Chairman Bonfanti asked if the Plan Commission had anymore questions. There were none. Chairman Bonfanti asked if the audience had any questions. There was none. Chairman Bonfanti asked for positive and negative testimony.

POSITIVE TESTIMONY:

None

NEGATIVE TESTIMONY:

None

Chairman Bonfanti asked for closing remarks. There were none. Chairman Bonfanti closed the public hearing for File #PZ-07-38.

These files were advertised in the August 27th, 2007 issue of the Daily Herald Newspaper.

BUSINESS MEETING

1. Consideration to approve the minutes of the August 15th, 2007 meeting.

A motion was made to approve the minutes of the August 15th, 2007 meeting by Mr. Vachout and seconded by Ms. Fotopoulos. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

2. Consideration of File #PZ-07-36 as described above.

Mr. Vachout made a motion for a favorable recommendation on File #PZ-07-36 on the Plat of Easement along with the variation and the maximum building height from 30 feet to 40.6 and the variation for the setback for the detention basin and for the parking from 142 to 121 subject to legal and engineering and would like to also address the Fire Department's concern of having the north drive as a dedicated fire lane with no storage and no parking subject to review of legal and engineering. Mr. Duntelman seconded. Chairman Bonfanti asked if there was any discussion. Chairman Bonfanti has a problem with the huge parking variation. Mr. Vachout stated that is why it is subject to legal and engineering because he feels its gets back to whether it is a new building or an extension of an existing building and we really can't decide that. Chairman Bonfanti stated it looks like a new building. Mr. Schmitt stated that he wouldn't consider it a new building, but I think looking at it a little of the hardship is the redevelopment of the existing site. Mr. Duntelman asked if we could ask the legal department to put a restriction on this variation. The applicant stated that he was only going to have a

maximum of 107 employees and if we grant the variation we could make it conditional upon maintaining the ownership and usage and if the building was ever sold that the parking requirement would have to be revisited. Mr. Reschke stated that we would be glad to talk to counsel about it. Roll call was taken. Chairman Bonfanti voted no. Mr. Reschke asked if there was any reason why, Chairman Bonfanti stated he felt that there are too many variations that don't make a lot of sense and the height of the building is way too high. Motion carried.

3. Consideration of File #PZ-07-37 as described above.

Mr. Vachout made a motion for a favorable recommendation for File #PZ-07-37 for 230 S. Lalonde with the variations on the minimum front yard actually the Stewart side to parking lot from 10 feet to 3 feet and on the minimum side yard from 5 feet to 0 feet subject to legal and engineering. Mr. Duntelman seconded. Chairman Bonfanti asked if there was any discussion. Roll call was taken. Motion carried.

4. Consideration of File #PZ-07-38 as described above.

Mr. Kamide asked Chairman Bonfanti if there is something else that would be more suitable for this project. Chairman Bonfanti isn't against the project he just feels that it is over built. Mr. Vachout stated his big concern is that the one corner of building is so close to the roadway. Chairman Bonfanti stated that more things could be done. Ms. Fotopoulos feels it should just be one use and not five. Mr. Kamide asked what type of tenants would be going there. Mr. Brent Nasset stated that they are targeting a lot of national tenants, quick serve restaurants and general juice stops. He doesn't feel that it is going to be a five tenant building, but rather a two to three. The major concern here is that the building will be 5,000 s.f.

Mr. Vachout made a motion for a favorable recommendation on File #PZ-07-38 located at 5N050 Rohlwing Road with the variation to permit a reduction in the minimum required front yard from 10 feet to 0 feet on the northeast corner, reduction in the parking spaces from 28 feet to 22 feet and the variation in the Subdivision Code not to require extension of the public utilities the length of the frontage of the property and a variation to permit the corner of the parking lot and trash enclosure to be within the rear utility easement subject to review of engineering and legal. Mr. Schmitt seconded. Chairman Bonfanti asked if there was any discussion. There was a brief discussion on the building be 5,000

s.f. and the parking. Roll call was taken. Mr. Dunteman, Ms. Fotopoulos, Mr. Schmitt and Chairman Bonfanti voted no.

5. File #04-12, Consideration of a Resolution for Acceptance of Public Improvements at the Silverleaf Subdivision located west of Swift Road.

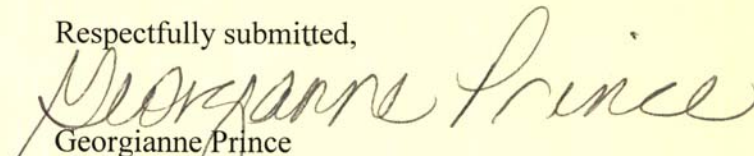
Petitioner: Village of Addison

This is a housekeeping item. Mr. Dunteman made a motion to approve the public improvements and seconded by Ms. Fotopoulos. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

6. Other business as directed by the Chairman.

Chairman Bonfanti asked if there was any other business. Hearing none, Mr. Vachout made a motion to adjourn the meeting at 8:35 p.m. seconded by Mr. Dunteman. Motion carried.

Respectfully submitted,


Georgianne Prince
Recording Secretary