

Plan Commission Minutes
January 9, 2008

1. Call to Order

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

2. Roll Call

Present: Bonfanti, Dunteman, Fotopoulos, Kamide, Price, Schmitt

Absent: Vachout

Also Present: Hank Mandziara, Addison Fire Department

PUBLIC HEARING

1. File #PZ-08-01, consideration regarding a Plat of Resubdivision for 1.33 acres of land south of St. Joseph School on Fullerton Avenue in the R-2 Single Family Residential Zoning District for a 5-lot subdivision with certain variations.

P.I.N.: 03-33-203-017

Petitioner: Diocese of Joliet

Mr. Larry Cummins and Fr. Jerry Simonelli, Pastor of St. Joseph's Church were present and both sworn in. Mr. Gary Reschke stated this property is owned by St. Joseph School on Fullerton which is part of the Diocese of Joliet. They are requesting a resubdivision with variations. It is a 5-lot subdivision. The 4-lots along the south of Fullerton are frontage lots and don't require any variations. The 5-lot off of Ardmore Terrace does in the sense that Ardmore Terrace is not a cul-de-sac; however, they are showing a small turnaround. Staff originally requested a much larger turnaround but they found that they will run into a problem with the cost of doing that so it has been downsized. If you look at the plans they are asking that it be dedicated. The house for Lot 5 will have its driveway off that tiny little turnaround. The only variation is from the Subdivision Code for the waiver of the cul-de-sac on Ardmore Terrace.

Mr. Hank Mandziara of the Addison Fire Department stated that he spoke with Mr. Cummins and he brought in the plan and they

took a look at the hammerhead turnaround and feels that it should be sufficient for them.

Chairman Bonfanti asked if the Plan Commission had any questions. Ms. Fotopoulos asked about the homes that he was showing. Mr. Cummins stated that those are just examples. The selling price of the homes will be in the \$500,000 range. Mr. Dunteman asked if they have discussed with the Village making the detention easement a separate outlot rather than making it part of Lot 5. Mr. Cummins stated that they did, however the Village recommended this. Mr. Reschke stated that it is extremely flat land and it is hard to do anything with detention. Chairman Bonfanti asked if there were anymore questions from the Plan Commission. 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. Fr. Jerry Simonelli was sworn. Fr. Jerry stated that he appreciates the consideration of this project. He feels it will be a benefit for our parish as well as our community. Chairman Bonfanti closed the public hearing for File #PZ-08-01.

2. File #PZ-08-02 consideration regarding a Planned Unit Development and a Plat of Resubdivision with variations for 3.13 acres of land at 500 E. Lake Street in the B-2 Business Community Zoning District for 2-retail/restaurant building approximately 10,000 and 3,500 square feet.

P.I.N.: 03-27-119-010, 03-27-119-011

Petitioner: Dimitri Stavropoulos

Mr. Dimitri Stavropoulos and Mr. Ben Bussman of Webster, McGrath were present and sworn in.

Mr. Gary Reschke stated that this a three acre parcel of land on the north side of Lake Street, east of Addison Road, lying between what is now the Shell Gas Station and the Regency Inn. This land is almost entirely in the flood zone and requires a special design which is in the plans. It is being requested to be approved as a Planned Unit Development in the B2 District because it has two buildings. They do want each building to be on its own lot; however they are providing a subdivision plan showing that. The scheme is to divide the parking lot between the two buildings so that each building has the correct amount of parking to meet the Zoning Code which they do. It is 100 spaces, 50 for each building, 10,000 square foot retail in the back and 3500 square foot restaurant on the front with a drive-thru. They do not have any established tenants yet, but they are talking to a number of parties. The variations that are required for this have to do with the setback along the line in the parking lot that divides the parking lot in two, normally you would have to have a setback for landscaping and a variation to reduce the number of loading berths from 2 to 0 berths, because they don't really need loading berths for these kinds of buildings. Mr. Reschke stated that in their packets they should have architectural renderings and elevation drawings.

Chairman Bonfanti asked if the Plan Commission had any questions. Chairman Bonfanti asked about the loading berths. Mr. Reschke stated that they are asking for waiver, they are not showing them. The building in back only has 2-units and the restaurant building will be served from its parking lot. Mr. Ben Bussman of Webster, McGrath stated that they are showing a loading berth on the west side of the retail building where the trash enclosure is.

Mr. Bussman stated that they are handling the civil engineering surveying of the property. Mr. Bussman stated that 90% of the property is in the 100 year flood zone and they are going to build up the entire property with a vault system. With the system, the flood water would float in and out of the vault underneath it. They are basically building a hollow area under the parking lot. In fact, the retail building will be built up on a structural slab. The water will be able to flow in and out under the building. The drive-thru restaurant they were able get that out of the flood plain, and they are compensating for whatever fill that they will be doing in the floodplain at 1 ½ times rate which is required by County code. Lot 3 which is the western lot will be managed as a conservation area. They are going to plant it with trees and native prairie. Mr. Bussman stated that their access is off of Lake

Street with an egress/ingress easement that is on Lot 2. They will be providing stormwater detention in a separate area with a series of vaults. All of the stormwater that falls on the parking lot has to make its way through the storm system and back into the separate vaults that are set aside for the detention. The remaining vaults that are under the parking lot are strictly for compensatory storage.

Chairman Bonfanti stated that he is curious about the fast food restaurant. There is a drive-thru; however the island is not pulled to the property line. Mr. Bussman stated that is just the way it worked out. Mr. Reschke stated that there is going to have to be some additional work on that access. The island that is being discussed is probably going to be placed under access easement. Chairman Bonfanti asked if there was a variation for landscaping. Mr. Reschke stated that just because there is no landscaping separating one part of the lot from another. The landscaping looks pretty good. Mr. Reschke stated that the front will have a 4 foot retaining wall facing Lake Street, but in front of that there is 18 feet of landscape area that will all be landscaped. The wall will have a decorative finish. Mr. Dunteman stated that the technology that they are using actually does the job. He feels the preliminary grading plan is complete. Mr. Dunteman feels that the biggest issue will be the cross easements and feels that legal will spend a lot of time on it. What will happen to Lot 3? Mr. Bussman does not see that happening and says they will not be touching that. Mr. Bussman stated that it will be dedicated as a conservation easement. Mr. Dunteman stated that he hasn't seen anything that refers to the high water elevations. Mr. Bussman stated that it is listed on the plan.

Mr. Hank Mandziara of the Addison Fire Department stated that he had some concerns about the site. The access to the east side and the rear of the building they would require it to be greater, 18 foot on the east side and west exposures would be the best scenario and also 10 foot on the north exposure. He is not sure how wide that sidewalk is in the back, but 10 feet would be preferable. Are you going to have rear doors that would be exiting to the rear? Mr. Bussman stated yes they will. Mr. Mandziara stated that the trash enclosure on the west side is too close to the corner, it is actually blocking the access to the rear of building from that west side. The second concern would be their apparatus access, the drives coming in both on the north and south would require a 50 foot turning radius. If you come in on the north side, that radius where it curves that would also require a 50 foot turn radius and if you also turned left. That would have

to be modified. The islands that are on the west side of the parking lot would have to be 50 foot turning radiuses on those sides. The other issue would be the strength of the vault system as far as holding one aerial apparatus. Mr. Mandziara showed a diagram of their turning radius.

Chairman Bonfanti asked if there were anymore 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-08-02.

These files were advertised in the December 24th, 2007 issue of the Daily Herald Newspaper.

BUSINESS MEETING

1. Consideration to approve the minutes of the November 14th, 2007 meeting.

Ms. Fotopoulos made a comment on the project for Mr. Liotta and wanted to know if it needed to be included in the minutes that the first project was a disappointment and to not do it again. Ms. Fotopoulos made a motion to approve the minutes, seconded by Mr. Dunteman. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Mr. Kamide abstained. Motion carried.

2. Consideration of File #PZ-08-01 as described above.

Mr. Schmitt made a motion for a positive recommendation to the Village Board for the Plat of Resubdivision for the 1.33 acres of land south of St. Joseph School with the variation for the cul-de-sac subject to legal and engineering. Ms. Fotopoulos seconded. Chairman Bonfanti asked if there was any discussion. Mr. Kamide asked if the building that is going to be built will be a

gym. Fr. Jerry Simonelli stated that it will be a multi-purpose building/gymnasium/social center. Mr. Kamide asked what the size of that would be. Fr. Jerry Simonelli stated that they don't know that yet. Roll call was taken. Mr. Dunteman voted no because the submission was incomplete. Motion carried.

3. Consideration of File #PZ-08-02 as described above.

Chairman Bonfanti stated that he received a letter from the DuPage County Forest Preserve regarding File #PZ-07-43 stating that the County does not have any comments at this time.

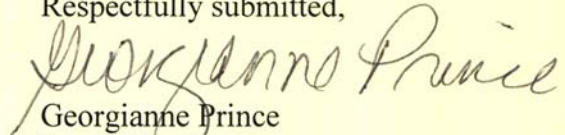
Mr. Kamide asked Mr. Reschke if the layout of this project may change. Mr. Reschke stated he was referring to the architecture on the buildings. They have come up with a unified style for the two buildings; however, they don't have tenants for those buildings. Mr. Kamide asked how the easements would have to be created for access. Mr. Reschke stated that we are going to begin working on this.

Mr. Dunteman made a motion to recommend to the Village Board approval for this development based on engineering and legal and Fire Protection District approval. Mr. Kamide seconded. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

4. Other business as directed by the Chairman.

Chairman Bonfanti asked if there was any other business, hearing none, a motion was made by Mr. Dunteman to adjourn the meeting at 7:55 p.m. and seconded by Ms. Fotopoulos. The motion was carried.

Respectfully submitted,


Georgianne Prince
Recording Secretary

PLEASE SIGN IN

[illegible]