

Plan Commission Minutes
March 12, 2008

1. Call to Order

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

2. Roll Call

Present: Bonfanti, Fotopoulos, Price, Schmitt, Vachout
Absent: Dunteman, Kamide
Also Present: Mike Toika of the Addison Fire Department

Chairman Bonfanti stated that there is one (1) public hearing and three (3) items on the business agenda.

PUBLIC HEARING

1. File #PZ-08-05, consideration regarding the rezoning and resubdivision of 5.35 acres of land at 205 W. Fullerton Avenue and 426 S. Westgate Drive from R1 Single Family, R2 Single Family and M2 General Manufacturing Districts to B2 Community Business and M2 General Manufacturing Planned Unit Development with certain variations for Life Storage.

P.L.N.: 03-33-102-006, 03-33-102-007, 03-33-102-017,
03-33-102-019, 03-33-102-020, 03-33-102-022,
03-33-102-023, 03-33-102-024, 03-33-102-039,
03-33-102-039, 03-33-102-041

Petitioner: Life Storage

This file was advertised in the February 25th, 2008 issue of the Daily Herald Newspaper.

Mr. John Green, architect for the project was present and sworn in. Mr. Green stated that Life Storage is a much upscale storage facility, where businesses and individuals use to store things in. They are requesting to take an existing building and create a large climate control area. Mr. Green showed the plans on the overhead. The site has a lot of history to it. The site currently consists of seven parcels. Those parcels are proposed to be combined into one Planned Unit Development; it is approximately 5.35 in acres. The site is divided into a variety of parcels and this is a chance to unite them all together. Mr. Green stated at the northwest corner of the site there is currently an existing single family residence with a small garage and the resident still resides there. Mr. Green stated they are proposing that the corner would be phased at a later date. The site is composed of 3 different zonings. Mr. Green showed this on the overhead. The site is also surrounded by other zonings, the goal is to expand the M2 and unite the entire site under a Planned Unit Development with M2 covering all the site and B2 covering the northeast corner of

the site. The building has two loading docks already, and the building is also intended to have a loading space/unloading space which is the area that projects out on the north side of the building. The program is to control the entire site by using the buildings. The exterior of the buildings will be all masonry. The facility will be closed by 9:00 p.m. in the evening. Parking spaces are provided outside of the gated area for the 12 offices and they do meet the requirements. Mr. Green stated that there is a lot of information that has been talked about between Staff and us. Mr. Green showed the plan with some of the new changes.

Chairman Bonfanti asked if the Plan Commission had any questions. Mr. Vachout asked about the lighting on Buildings 2 & 3 on the west side and are there any? Mr. Green stated that there is none, it's only on the east side. Mr. Vachout asked about the houses on that side, are those big lots? Mr. Green stated yes they are big lots. Mr. Vachout stated that it looks like the stormwater will be contained on the land, what about behind Building 3 and how much will it take in? Mr. Green stated that the land runs towards them. At this point right now, they don't know if they need it. Mr. Reschke stated that the detention is still being finalized. Ms. Price asked what the hours of operation would be. Mr. Green stated that the facility closes down at 9:00 p.m. Ms. Price asked how do you control what is being stored and is their on-site security. Mr. Green stated that there are 32 surveillance cameras throughout the facility. Mr. Green also stated that in their leases there is a section for that, and anyone who rents a space from them would have a photo id, copy of their driver's license, etc. Mr. Green stated that they like to make it a higher level of who they do business with. Mr. Vachout asked how many employees are on-site during operation. Mr. Green stated about half and there is a swing manager. Chairman Bonfanti asked about buildings 2 & 3, it looks like from the elevation that the gutter is on the front side so that you are not spilling off the back side. Mr. Green stated that all the gutters are on the end side and there is no spill off from the outside. Chairman Bonfanti asked how the Fire Department feels about this. Mr. Mike Toika of the Fire Department stated that they have had a meeting with them and they are working on the turnaround radius with them and they are happy with it. 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-08-05.

BUSINESS MEETING

1. Consideration to approve the minutes of the February 13th, 2008 meeting.

Mr. Vachout made a motion to approve the minutes of the February 13th, 2008 meeting and Ms. Fotopoulos seconded. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Mr. Bonfanti and Ms. Price abstained. Motion carried.

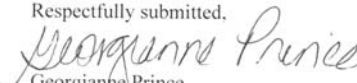
2. Consideration of File #PZ-08-05 as described above.

Mr. Vachout made a motion for a favorable recommendation on the rezoning and resubdivision of 5.35 acres of land at 205 W. Fullerton and 426 S. Westgate as noted with the variations that were noted in the presentation and packet subject to engineering and legal and that at the time they are going to do the commercial part that they come back to us with a presentation so we can look at it and also with the landscape comments. Ms. Fotopoulos seconded. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

3. Other business as directed by the Chairman.

Chairman Bonfanti asked if there was any other business. Hearing none, a motion was made to adjourn the meeting at 8:00 p.m. by Ms. Fotopoulos and seconded by Mr. Vachout. Motion carried.

Respectfully submitted,


Georgianne Prince
Recording Secretary