

Plan Commission Meeting
March 11, 2009

1. Call to Order

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

2. Roll Call

Present: Bonfanti, Dunteman, Fotopoulos, Kamide (7:10 p.m.), Schmitt, Vachout

Absent: Price

Also Present: Bob Nissen, Village of Addison
Hank Mandziara, Addison Fire Department

PUBLIC HEARING

1. File #PZ-09-02, consideration regarding a Plat of Resubdivision for 1.31 acres of land at 600 W. Lake Street in the B3 Service Business Zoning District for a 4200 square foot bank building with a drive-thru with certain variations.

P.I.N.: 03-20-406-030, 03-20-406-031, 03-20-406-032, 03-20-406-034

Petitioner: Chase Bank

Mr. Charlie Walsh of Walsh Development, Matt Wisz, architect, Dennis Somers of Chase Bank and Jim Smith (Walsh Development Architect) were all present and sworn in.

Mr. Walsh stated that this piece of property was purchased in July of 2007. Chase Bank is requesting resubdivision of their property at the northwest corner of Lake Street and Mill Road and to consolidate it into two lots. This is the former Good Year Tire Store property as well as the former Mar Cole property. Chase is proposing a 4200 square foot bank building with a drive thru.

Matt Wisz, architect for Chase Bank was present. Mr. Wisz showed the site plan on the overhead. Mr. Wisz showed the original site plan that was submitted in the packets showing access to the site off of Lake Street with a right in and right out. Due to the close proximity to the corner they have been working with IDOT and IDOT prefers not have to the right in/right out at that location. Mr. Wisz did some site planning and they decided with the size of the right in/right out radius, to eliminate access all together onto Lake Street. The primary access to the site would be the two locations, the driveway on Mill Road which is full access and the driveway on First Avenue would be full access. Coming into the site, Chase Bank is a 4200 square foot bank building. We try to achieve about 20 to 25 parking stalls in close proximity to the front door; however in this plan we have about 25 parking spaces that are being shown. Overall for the site we try to keep a minimum of 30 parking stalls, so with the additional 6 parking stalls along the back that will give us 31 parking stalls total. We are meeting both with Chase requirements for

overall site parking stalls and proximity to the front door. The overall requirement would be to have 14 parking stalls per the zoning requirements, so we are exceeding the number of parking stalls for the bank.

Mr. Wisz stated that the circulation through the site would be from the two access points. Mr. Wisz showed them on the plan. There will be four drive up lanes, the first lane would be the deal drawer, lane two and three would be an overhead vast system and lane four would be an ATM Lane. The cars would enter for people wanting to use the bank and they would park in the 25 parking stalls up front. The drive up traffic would go along the access road north of the bank. The trash and recycling enclosure will be located in the back of the building. The building materials will be masonry. The six parking stalls in the back would be used by the employees. The building is 4200 square foot. It is a masonry construction with a lower band being a stone band for about 3 foot, above that is a masonry veneer with aluminum glass and windows. The main entry is a 2-story entry tower and it is very open and glassy. The overall height of the building is 26 feet to the peak the entry tower and the main portion of the building is a flat roof at about 17 feet. Mr. Wisz showed the landscape plan on the overhead. Mr. Wisz stated there is a landscape area between the property line and the sidewalks along Lake Street in the right-of-way and they will try to plant that heavily. They also want to keep enough turning radius coming out of the drive-up lanes to make that turn and head eastward to leave the drive-up lanes. The drive-up lane is right up against the property line and we are asking for a variance from the 10 foot to the 0 foot. We also left a 5 foot parking setback along Mill Road because the sidewalk was closer to the property line so we wanted to plant landscaping along there.

Mr. Wisz showed the site and grading plan on the overhead. Mr. Wisz stated that on the site plan there is an existing sanitary main that runs along the north side of the property. There is a small area inside with two bathrooms and employee lounge. The property is over 80% impervious and we did our stormwater calculations based on the 2-year storm. We are proposing to have this catch basins oversized and also the piping from catch basin to catch basin oversized with 60 inch diameter pipe. The water line they are proposing shows a watermain on Lake Street so we took the shortest route from the building to the watermain and will be going out into the IDOT right-of-way to hook up the water service for the bank.

Chairman Bonfanti asked if the Plan Commission had any questions. Mr. Vachout asked about the stormwater and do you connect into the one in the street. Mr. Wisz stated that yes that it goes into the Lake Street water system. Chairman Bonfanti asked about the variations on the site plan, on Mill Road, some show a turning radius. Do those have radiuses? Mr. Wisz stated the final engineering will have a lot more detail as to exact radius, dimensions and will be fully dimension site plan. We plan to engineer everything to municipal requirements. Chairman Bonfanti stated that it seems different to him that the narrowest part of the site is where the building is. It seems like those are spread apart. Mr. Wisz stated that they tried some different variations and even though the building is located at the narrowest part, the drive up lanes take up more space than the actual building itself. If they were to shift the building closer to the corner, there would not be

enough parking. Mr. Kamide asked why not a right turn out from the drive-thru onto Lake Street? Mr. Wisz stated they wouldn't want to have cars stacking up to use the right out. Mr. Schmitt asked if we were considering this as one project. Mr. Reschke stated yes.

Mr. Jim Smith, architect for Walsh Development was present. Mr. Smith showed the site plan on the overhead. Mr. Smith stated the traffic flow for the bank and retail space will come in off of First Avenue. There is parking directly adjacent to the building and additional parking to the north. The six spaces are overflow and the bank will be using them for employee parking and also shared parking with the retail space. Mr. Smith showed a larger plan of the retail spaces and how the parking will be. Mr. Smith stated that there will be accessible parking in front of the building and the traffic from First Avenue can go directly to the bank parking lot. Mr. Smith stated that they have been working together with the Chase Bank architects. Mr. Smith also showed graphics of the building on the overhead.

Mr. Vachout asked if there was a cross parking agreement between the two sites or is treated as one site. Mr. Smith stated that some of the parking will be shared, however some of the spaces are overflow and could be used by either. Mr. Reschke stated that he is concerned in the last row of 13 parking spaces, that there are a couple spaces that might be hard to access across the alley depending on what you are going to do with your dumpsters. It is better to give a variation for a few parking spaces and not need them than to need a variation and not have it. Mr. Schmitt stated the entrance off of First Avenue and with the parking spaces that you have there, it looks like trouble for when cars are backing up, it seems that there are too many conflicts in one spot. If anyone comes off of First Avenue trying to turn and get around the retail building and back in front of the Chase building it is nearly impossible, I don't see how the egress works. Mr. Smith stated that they left as much space as possible. Mr. Schmitt stated that the 4 parking spaces are going to serve the front of the retail and there is nothing else really to serve it other than to walk through all that congestion to the back were there is no setback. Mr. Schmitt feels it will be too tight. Mr. Schmitt asked about the canopy between the two buildings. Mr. Smith stated that they don't touch and that the buildings will be totally separate. Mr. Schmitt asked if there were specific requirements. Mr. Reschke stated that in the Zoning Code in these commercial zoning districts there are basically permitted to be zero lot line between lots within the commercial areas. Mr. Vachout asked the Fire Department if they have enough room to get their equipment through there, especially through the one-way area. Mr. Hank Mandziara of the Fire District stated that on the north side of both buildings it will be very difficult to access those areas especially if the cars stack up. Mr. Mandziara stated that they would stop on Lake Street and hook up to a hydrant and also hook up to a Fire Department connection on either of the buildings. Mr. Mandziara stated he didn't see anything indicating where those would be, however he hopes they would be on the south side of both buildings. Mr. Mandziara stated that he didn't see any fire hydrant placement, but did see existing fire hydrants on the preliminary utility plan but no indication on where the new hydrants would be, this is something that would have to be worked out. Chairman Bonfanti asked if there were anymore questions. There were none.

Chairman Bonfanti asked if the audience had any questions. Mr. Gary Sinagra, of Uncle Pete's Pizza in Addison, occupies this property directly north of the site. Mr. Sinagra stated that he has questions of the impact of his property. Mr. Sinagra stated that several years ago they made an Easement Agreement that was drawn up by the Village Attorney's and Mr. Sinagra stated that he gave a copy to Mr. Walsh but it doesn't seem to show up anywhere. Mr. Reschke stated that the Agreement was never executed or signed by anyone; however at the time the Village Engineer put together an easement for behind his building. Mr. Sinagra stated he has an escape ramp, roof drain, electric supply, gas supply and water supply that come from First Avenue. Mr. Duntelman stated that he has seen the water supply on the survey and on the plan and there is some serious concerns that will be addressed at some point and you will be protected for your water and sanitary sewer services. They have not been addressed in these engineering plans, but they will have to be addressed. Mr. Sinagra stated that he is looking for 14 feet in back of the building. Mr. Sinagra stated that plan looks good but it is a little tight back there. The rain water runs off directly west from his building. The water from the front parking lot pitches down towards the Good Year property to a storm sewer that is there and he doesn't now how will that be addressed. Mr. Sinagra stated that he has a dumpster in the back as well as a grease tank and there is nothing in the plans that show that. Mr. Sinagra stated that he sees a lot of dangerous situations and water/drainage issues.

Mr. Mike Thomas resides on Third Avenue. Mr. Thomas asked about the alley to the north of Uncle Pete's. Is that going to be an exit for people coming out of the retail to get to Mill Road? Mr. Duntelman stated no, that it doesn't show it on the plans. Mr. Thomas asked about the 13 parking spots to the north of the retail, north of what he would call the alley. Mr. Vachout stated that they are blocking that with the dumpsters and you won't be able to drive through it. Mr. Thomas asked if left turns will be allowed onto Mill Road going northbound? Mr. Duntelman stated yes they will. Mr. Duntelman stated that this development has not been looked at by a traffic engineer. Mr. Thomas feels that it an eyesore corner, the plan is very nice; however we don't need any more problems. Chairman Bonfanti asked if there are any more questions. There were none. Chairman Bonfanti asked for positive and negative testimony.

POSITIVE TESTIMONY:

A resident from Elmhurst stated that she feels that the area needs to be addressed and thinks the project will be good.

NEGATIVE TESTIMONY:

Kathy Vogel, resident stated that she feels there is too much traffic and that First Avenue has enough traffic.

Chairman Bonfanti asked if there were any more positive/negative testimony. There was none. Chairman Bonfanti asked for any closing remarks. Mr. Charlie Walsh gave closing remarks. Chairman Bonfanti closed File #PZ-09-02.

This file was advertised in the February 24th, 2009 issue of the Daily Herald Newspaper.

BUSINESS MEETING

1. Consideration to approve the minutes of the February 11th, 2009 meeting.

Mr. Dunteman made a motion to approve the minutes of the February 11th, 2009 meeting. Ms. Fotopoulos seconded. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Mr. Vachout abstained. Motion carried.

2. Consideration of File #PZ-09-02 as described above.

Mr. Kamide asked the petitioner what variations are you asking for that are adjacent to Mr. Sinagra's property. Mr. Charlie Walsh stated there are no variations. Mr. Kamide stated that there are some unauthorized items on your property that belong to Mr. Sinagra, what are those items. Mr. Walsh stated that one is the building refuse dumpster and the other concrete steps (pads). Mr. Dunteman stated that the survey shows grease traps. Mr. Walsh is not aware of that. Mr. Walsh stated that Mr. Sinagra's gas meters/electrical meters that are attached to his building are hanging over. Mr. Kamide asked Mr. Walsh, how do you intend to deal with these issues. Mr. Walsh stated that he is not aware of any grease traps. Mr. Walsh stated that Mr. Sinagra would have to move the trash dumpster off the property. Mr. Kamide asked what about the concrete steps. Mr. Walsh stated that their plan was to remove them. Mr. Walsh stated that he has mentioned this to Mr. Sinagra that his dumpster and steps would have to be moved since his building is right on the lot line. Mr. Walsh stated that this was before him, and this was something that was not worked out between him and the other owner. Mr. Walsh stated that when they bought the building they didn't see any issues on the title or any kind of easement in that regard specific to those items. Mr. Kamide asked about the water line that goes to Mr. Sinagra's building, will you allow that to exist or will that have to be re-routed. Mr. Walsh stated that the way he understood it from the Village is that he is suppose to tap in off of Mill Road. Mr. Kamide stated that Mr. Sinagra is going to have to move his water line hook up from where it exists now to the east of his building. Mr. Walsh stated that he has heard that but nothing has been set. Mr. Kamide stated that he is just trying to understand what is being done. Ms. Fotopoulos stated that this corner needs to be improved.

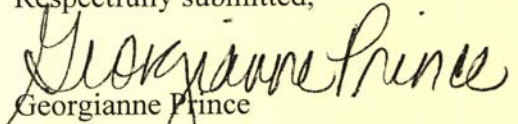
Mr. Dunteman stated that he feels the plan has merit, the use has merit, it is a straight forward subdivision that they are presenting; however he has no desire to push this forward until they come in with some preliminary engineering plans that consider everything that is proposed for this development. Mr. Dunteman stated that what he looks at is a retail store and some of the utilities they show on other plans he feels there are some conflicts. Mr. Dunteman stated that he feels that IDOT won't give them a permit for cutting Lake Street. The utility plans shows two cuts, the best engineering solution is to run a water line along the north side of the proposed buildings between First Avenue and Mill Road and you won't have to cut Lake Street.

Mr. Dunteman made a motion to table this until preliminary plans are presented regarding the issues that are being presented. Ms. Fotopoulos seconded. Chairman Bonfanti asked if there was any discussion. Mr. Kamide stated that he agrees with Mr. Dunteman on his comments; however he feels that the project directly impacts Gary Sinagra's property, not in a vague and unclear way but in a direct way, and these items seem to have existed there for a long time. Mr. Schmitt stated that he doesn't have a problem with tabling this, however it has to do with the configuration of the parking and the amount of setback off of Lake Street is excessive, and the proximity of the two buildings being a foot and half apart. Mr. Dunteman stated that he met with Village Staff this morning and he feels that there are too many issues that have to be resolved. This Board does not have to specifically address, however we don't have to proceed with this file until the issues are addressed with the Fire Department, Engineering and the neighborhood and that is why I made a motion to table this. Mr. Kamide stated to the petitioner that he feels this is a good project; however there are just a couple of issues that need to be resolved. Chairman Bonfanti stated that we are looking at three different site plans and it can be a little confusing. Chairman Bonfanti asked if there was any more 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 9:00 p.m. by Mr. Kamide and seconded by Mr. Vachout. Motion carried.

Respectfully submitted,


Georgianne Prince
Recording Secretary