

Plan Commission Meeting
November 11th, 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,
Schmitt, Vachout

Absent: Henley

Also Present: Trustee Theodore and Hank Mandziara,
Addison Fire District

PUBLIC HEARING

1. File #PZ-09-02, consideration regarding a Plat of Resubdivision for 1.31 acres of land at 600 W. Lake Street, the northwest corner of Lake Street and Mill Road, in the B-3 Service Business Zoning District for a 4200 square foot bank building with a drive-thru and a 4000 square foot retail building with certain variations.

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

Petitioner: Charles Walsh and Chase Bank

Mr. Charlie Walsh of Walsh Developers was present and sworn in. Mr. Walsh stated that he is returning to the Plan Commission Meeting with revisions, comments and recommendation from the last meeting in March of 2009. Mr. Walsh stated that he feels that they have done everything that was asked of them. Mr. Walsh turned the presentation over to Mr. Matt Wisz, architect for the project.

Mr. Wisz was present and sworn in. Mr. Wisz showed the plans on the overhead. Mr. Wisz stated that property is located at the northwest corner of Mill Road and Lake Street and is currently zoned B3. It is a 4300 square foot banking facility with 4-lane drive up lanes. The variations that they are asking for are for some setbacks along Mill Road instead of a 10 foot parking setback, we are requesting a 5 foot along Lake Street instead of a 10 foot we are requesting 0 ft, and also, along First Avenue we are requesting 0 ft. In addition to that there is a variance for the

drive aisle behind the Chase Bank due to the size of the parcel. The access to the site will be off of Mill Road and a second access off of First Avenue. The parking for the bank has 30 parking stalls with an additional 6 along the back. The requirement is 14 and they meet the requirement. There will be a trash enclosure/recycle enclosure to match the building.

Mr. Wisz stated that there is a new watermain that will run behind the retail building and the bank, it will feed both of the buildings and it comes off of First Avenue, runs behind the buildings and loops back to the main along Mill Road. The stormwater is all contained in oversized 60 inch diameter pipes which collect both lots and hook into the stormwater system on Lake Street. The sanitary are both accessed from a sanitary line off of Mill Road. The landscaping will be along the front of the bank and side of the bank. They are proposing a new monument sign at the corner of Lake Street. Mr. Wisz showed all this on the plan using the overhead.

Mr. James Smith, architect for the project was present and sworn in. Mr. Smith stated that they used the same materials that the bank is using. The building is all masonry. They are in the zoning regulations for height. Mr. Smith stated that on the far north side they are asking for zoning for parking along the north property line and they plan on maintaining that, however they would like a reduction of the setback required between the parking and the property line and that was also granted to the previous owner. Mr. Smith showed the elevations on the overhead. Mr. Smith stated that they will be sharing the request for the variance along the edges. Landscaping and distance to the street are the same for the retail as they are for the bank.

Chairman Bonfanti stated that he received a letter from Mr. Gary Sinagra's attorney regarding Chase Bank. Chairman Bonfanti briefly explained the letter. This will be marked as Exhibit A. Chairman Bonfanti also stated that he received a letter from the Village's Attorney regarding Mr. Sinagra's letter. This will be marked as Exhibit B.

Chairman Bonfanti asked if the Plan Commission had any questions. Mr. Schmitt asked if they have any proposed drawings that show the two buildings and how they are going to look. Mr. Wisz stated yes and showed them on the overhead. Chairman Bonfanti asked if they could show the underground utilities. Mr. Wisz showed where the catch basin would be. Mr. Kamide asked what Mr. Sinagra's position is regarding his letter from his

attorney. Mr. Greg Dose, attorney for Charlie Walsh was present and spoke on this matter. Mr. Vachout asked if the Fire Department if they have enough room to access trucks. Mr. Hank Mandziara of the Fire Department stated that they do have enough room.

Chairman Bonfanti asked if the audience had any questions. Mr. Mike Thomas, resident stated there will be no way that you can make a left turn and he feels that the bank and retail may be to congested. Ms. Kathy Vogel, resident stated that she wants a no right turn out of the parking lot onto First Avenue. Chairman Bonfanti asked if there were anymore questions. There were none. Chairman Bonfanti asked for positive and negative testimony.

POSITIVE TESTIMONY:

None

NEGATIVE TESTIMONY:

Mr. Mike Thomas, resident stated that he believes it's a poor plan, too much building on a small lot.

Ms. Kathy Vogel, resident stated that she is not opposed to the building portion but has a problem with the traffic that will be on First Avenue.

Mr. Gary Sinagra, resident/owner stated that he would like an agreement with the easement.

Chairman Bonfanti asked if there was anymore positive and negative testimony. There was none. Chairman Bonfanti asked if there were any closing remarks. Mr. Walsh gave closing remarks. Chairman Bonfanti closed the public hearing for File #PZ-09-02.

2. File #PZ-09-26, consideration regarding a proposed Text Amendment to the Village of Addison Zoning Code with respect to Amending the Zoning Ordinance of the Village Regarding Residential Driveways.

Petitioner: Village of Addison

Mr. Gary Reschke of the Community Development Department stated that this is a change to the Code in reference to driveways.

In your packets you will see Figure 20 for your review. Mr. Reschke stated that the Village has had to contend with many different issues. We are going to take out the reference in the zoning code that has do with the width of the driveway and refer to Figure 20. This Figure 20 is Staff creation and it was done by the Zoning Administrator Staff.

Chairman Bonfanti asked if the Plan Commission had any questions. Mr. Dunteman stated that he noticed that you refer to a 16 foot wide garage door. Mr. Reschke stated that he hopes the illustration show it correctly. Mr. Dunteman stated that it should be 16 or 18 or not say either one. Mr. Vachout made a comment when you change this and say Figure 20 attached, you might just want to add as amended from time to time. It would keep it current, so if you amend it someone can't say this is how it was approved. Mr. Reschke stated that in relation to that point, this terminology about permitted as of November 1, 2009 is really important because the really thing behind doing this was that if driveways were approved prior to that date they may continue as previously constructed.

Chairman Bonfanti asked if the Plan Commission had 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-09-26.

These files were advertised in the October 26th, 2009 issue of the Daily Herald Newspaper.

BUSINESS MEETING

1. Consideration to approve the minutes of the September 15th, 2009 meeting and the June 10th, 2009 meeting.

Mr. Dunteman made a motion to approve the minutes of the September 15, 2009 meeting. Ms. Fotopoulos seconded. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

Mr. Dunteman made a motion to approve the minutes of the June 10, 2009 meeting. Mr. Vachout seconded. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

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

Mr. Vachout made a motion for a favorable consideration of the Plat of Resubdivision for the 1.31 acres of land at 600 W. Lake Street with the variations listed in the petition, and also add that they should add easement maintenance language to the plat, and subject to legal and engineering for review including but not limited to traffic pattern and safety issues as to the residential area. Ms. Fotopoulos seconded. Chairman Bonfanti asked if there was any discussion.

Mr. Dunteman stated that in the past we used to require for developments like this that the petitioner provide a traffic study. Mr. Dunteman feels that we should be doing that for items like this. It should be included in the presentation to the Village Board especially in cases like this where we are concerned about the traffic.

Mr. Reschke stated that they could probably get a Letter of Opinion from a traffic engineer related to these issues.

Ms. Fotopoulos stated that you want the study for further petitions. Mr. Dunteman stated it should be required. Mr. Vachout asked if it is part of the engineering that we require now. Mr. Reschke stated that there is not a specific requirement in every case; it is really a matter of subjective opinion. In speaking to our engineering staff, they don't see any problems with the traffic on Mill Road the way it is designed. Mr. Vachout asked what about First Avenue? Mr. Reschke stated Staff didn't see any problems there either.

Mr. Vachout stated that he is going to leave it in the motion. Mr. Dunteman stated that is fine and that he agreed. Mr. Reschke stated that it is up to the petitioner to take the recommendation at face value and he feels it wouldn't be too difficult to get a traffic engineer to look at the situation and get a Letter of Opinion, that may be very practical for the Board to consider and feels it is a

good recommendation. After discussion, Roll call was taken. Mr. Schmitt voted no. Motion carried.

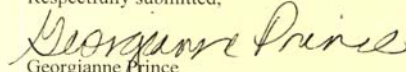
3. Consideration of File #PZ-09-26 as described above.

Mr. Kamide made a motion for a positive recommendation regarding the proposed Text Amendment to the Village of Addison Zoning Code with respect to amending the Zoning Ordinance regarding residential driveways in File #PZ-09-26. Mr. Vachout seconded. Chairman Bonfanti asked if there was any discussion. Mr. Dunteman stated that he would like Staff to revise their drawings away from the 16 foot garage door opening. 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, Mr. Vachout made a motion to adjourn the meeting at 8:00 p.m. and Ms. Fotopoulos seconded. Roll call taken. Motion carried.

Respectfully submitted,


Georgianne Prince
Recording Secretary