

REVISED
Plan Commission Meeting
May 12th, 2010

1. Call to Order

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

2. Roll Call

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

Absent: Vachout

Also Present: Bob Nissen, Community Development
Department and Mike Toika, Addison Fire District

PUBLIC HEARING

1. File #PZ-10-04, consideration regarding the rezoning of 0.26 acres of land at 716 W. Lake Street from B2 Community Business District to B3 Service Business District to permit auto repair for Meineke Muffler.

P.I.N.: 03-20-400-007

Petitioner: Joe Hannon

Mr. Gary Reschke of the Community Development Department gave the presentation on behalf of the petitioner. Mr. Reschke stated that this is the last of the properties for rezoning on Lake Street for auto related businesses. This property was annexed back in 2003 and was zoned B2, and they are requesting for rezoning from B2 to B3 to allow auto repair.

Chairman Bonfanti asked if the Plan Commission had any questions. There were none. Chairman Bonfanti asked if the audience had any questions. There were none. Chairman Bonfanti asked for positive and negative testimony. There was none. Chairman Bonfanti asked for closing remarks. There were none. Chairman Bonfanti closed the public hearing for File #PZ-10-04.

2. File#PZ-10-09, consideration regarding the rezoning of 0.72 acres of land from R2 Single Family Residential District to B3 Service Business District, a Plat of Resubdivision for 3.5 acres of land at 303 W. Lake Street in

the B3 Service Business Zoning District, and a Special Use Permit for a 57,000 s.f. Health Care Center with certain variations.

P.I.N.: 03-21-304-001, 03-28-100-019,
03-28-100-020

Petitioner: Elmhurst Memorial Healthcare

Mr. Leo Fronza, President and CEO of Elmhurst Memorial Hospital and Mr. David Connolly of Hammes Company, the petitioners, were present and sworn in. Mr. Fronza showed plans on the overhead. Mr. Fronza stated that Elmhurst Memorial has 16 different locations and that the hospital is the largest in Elmhurst. There are currently 600 active physicians on staff. Mr. Fronza stated they are planning on replacing the current facility. The current facility will remain open as construction is going on. They are proposing a 55,000 square foot building with prairie style architecture, physician offices, radiology, immediate care, expanded laboratory services and a larger community education room. Mr. Fronza stated that they have worked with School District 4, and they have approached them on how they could work together to facilitate the development of the new building. In cooperation with the School District there will be improved quality of stormwater management and an exercise path for students and the community to use on the school property.

Mr. David Connolly of Hammes Company, project leader for Elmhurst Memorial Hospital. Mr. Connolly stated that they are asking for a Special Use Permit for the health center, rezoning and resubdivision. They are asking for a 60 foot variance for the height of the building due to the final design and construction. Mr. Hammes showed the site plan on the overhead. Mr. Hammes showed them the triangular site and stated that they were able to maximize that to have 191 parking spaces for the staff and patients. In working with the School District there will be a walking path that will be asphalt that will be used for their programs. They will also re-grade their playing fields and improve their drainage, get the right pitch and drain everything to the retention pond. They will replace the pipe that runs from the pond to Lake Street and lower it.

Chairman Bonfanti asked if the Plan Commission had any questions. Chairman Bonfanti stated the current facility will remain open while the new one is being built, however, on the

site plan it looked like the new building was going over the old one. Mr. Hammes showed on the site plan where the facility will be going. Mr. Dunteman commented on the detention facility on the school property. Is there a cross covenant for maintenance so that it works all the time? Mr. Hammes stated yes there is one. Chairman Bonfanti asked if the height variance is for the tower portion. Mr. Hammes stated that it is for the main part of the building. It will be a 3-story building. Chairman Bonfanti asked if there were anymore Plan Commission questions. There were none. Chairman Bonfanti asked if there were any audience questions. Mr. Brent Dears, Executive Director of Lutherbrook Child and Adolescent Center stated there property is immediately adjacent on Lake Street to the west and to the north of the holding pond. Mr. Dears asked what the impact would be on the services they provide. There is a residential treatment center where 56 children receive treatment and 75 children receive special education, immediately adjacent to that property is a group care facility. Mr. Dears would like to know what the effect of the height, lighting and access road would have. Mr. Hammes stated that the roadway to the west will remain, the retention pond is existing and is a dry bottom pond. In the event of a heavy rainfall, it will fill to a level and then go down, and that is why it is filled with the prairie grasses. Mr. Hammes stated as far as the property to the west, they were limited in space because of the existing building. They had to pull the building in as close to Lake Street and move it away from the residential property, which is there closet neighbor. It is a 3-story building and from an elevation standpoint it will be up about 25 feet where it will have the first window. The landscaping will be extensive along the west boundary and adjacent to the building, and there will be no glare/light to the property on the one side. Chairman Bonfanti asked if there were anymore questions. There were none. Chairman Bonfanti asked for positive and negative testimony. There was none. Chairman Bonfanti asked for closing remarks. There were none. Chairman Bonfanti closed the public hearing for File #PZ-10-09.

These files were advertised in the April 26th, 2010 issue of the Daily Herald Newspaper.

BUSINESS MEETING

1. Consideration to approve the minutes of the March 10th, 2010 meeting.

Ms. Fotopoulos made a motion to approve the minutes of the March 10, 2010 meeting, seconded by Mr. Dunteman. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

2. Consideration of File #PZ-10-04 as described above.

Ms. Fotopoulos made a motion to approve the rezoning of 0.26 acres of land at 716 W. Lake Street from B2 Community Business District to B3 Service Business District to permit auto repair for Meineke Muffler. Mr. Dunteman seconded. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

3. Consideration of File #PZ-10-09 as described above.

Mr. Dunteman stated that it seems that neither Staff nor the applicant can read the subdivision regulations which require the submission of a preliminary plat and comments from the Village Engineer. Neither of these have been complied with. Mr. Dunteman stated that they are putting in a left turn lane from northwest bound Lake Street into their property, if a left turn lane is warranted there, he suggests that a traffic study be submitted. Mr. Dunteman stated that there are specific requirements for a preliminary plan. It should show the left turn lanes, parking, parking requirements, sewers, water systems and detention facilities. Mr. Dunteman stated that without proper documentation I don't think we should push this to go forward. Mr. Dunteman stated he has also looked at all the plans.

Ms. Fotopoulos asked the Chairman if we could not recommend this as a concept instead as subject to legal and engineering upon all of the approvals. Mr. Dunteman stated that the use of the property has a lot of merit and he has no problem with that, however, the problem that he has is that they have not been provided with the documents as required by ordinance. Mr. Reschke stated that in your packet are engineering plans. Mr. Dunteman stated that a preliminary plan is required by the ordinance. Mr. Reschke stated that a preliminary engineering plan is included in the packets. Mr. Dunteman stated that there are many sheets of oversized plans and they also did not get comments from the Village Engineer as required by the ordinance. Mr. Dunteman also stated that he would consider this a minor subdivision rather than a major subdivision. He also feels that a traffic study should be included justifying the left turn lane.

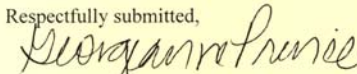
Ms. Fotopoulos stated that with all respect to you, she feels that we can not hold up this project and that we should recommend to the Board that they explore all the technical parts of this project. She feels that this project should move forward. Mr. Dunteman stated that he isn't against the project but feels that it should not move forward tonight. He feels that we should be getting a traffic study on projects like these and that is what he wants to see on this project.

Ms. Fotopoulos made a recommendation to move this on to the Village Board accepting the rezoning of 0.72 acres of land from R2 Single Family to B3 Service Business for a Plat of Resubdivision for 3.5 acres of land at 303 W. Lake Street in the B3 Service Business District and a Special Use Permit for a 57,000 s.f. Health Care Center with certain variations subject to legal and engineering. Mr. Schmitt seconded. Chairman Bonfanti asked if there was any discussion. Mr. Schmitt stated that he understands the traffic issues but feels that all the information is there. Roll call was taken. Mr. Dunteman voted no. 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 Ms. Fotopoulos and seconded by Ms. Henley at 7:45 p.m. to adjourn the meeting. Motion carried.

Respectfully submitted,



Georgianne Prince
Recording Secretary