

Plan Commission Meeting  
July 14<sup>th</sup>, 2010

1. Call to Order

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

2. Roll Call

Present: Bonfanti, Fotopoulos, Henley, Schmitt, Vachout

Absent: Kamide

Also Present: Mark Spoo, Addison Fire Protection District

BUSINESS MEETING

1. Consideration to approve the minutes of the May 12<sup>th</sup>, 2010 meeting.

Ms. Fotopoulos made a motion to approve the minutes of the May 12, 2010 meeting. Ms. Henley seconded. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Mr. Vachout abstained. Motion carried.

2. File#PZ-10-10, consideration of a Plat of Re-Subdivision of 12.67 acres of land for Sam's Club at 1006 N. Rohlwing Road in the Venture Planned Unit Development (Lake Addison Plaza) combining 2 lots into 1 for a 25,759 s.f. building addition.

Kristen Johnson, Staff Engineer of Manhard Consulting was present and showed plans on the overhead. Ms. Johnson stated they are proposing the plat of resubdivision for re-approval and plan to develop a 26,000 s.f. addition on the north side of their existing building at 1006 N. Rohlwing Road. The plat of resubdivision proposes to combine two parcels into one 12.67 acre lot and this will allow the building to occupy only one lot. It will also propose the vacating and granting of utility easements for the expansion. Ms. Johnson stated that the plat for this site was brought to the Village and was approved about 10 years ago. The new plat as well as the new site plan for the proposed expansion are in general conformance with what was approved

originally. Ms. Johnson showed the landscape plan on the overhead and showed were the two existing detention basins are located, one of them is located at the rear of the Sam's property and the other one is located to the northeast of the Sam's Club property closer to Walmart. They will both remain unchanged during construction. The existing building occupies approximately 114,000 s.f. and that will be expanded to the northeast for approximately 140,000 after construction. The site plan shows the existing access locations for the site will remain unchanged. There will also be a new tire center as well.

Marc Frame, architect for the project stated that the building as it is currently is precast concrete structure building, the whole building will be repainted to Sam's colors and where the expansion is they will be adding a new vestibule. Mr. Frame stated that they will modifying the sign to add the new logo.

Chairman Bonfanti asked if the Plan Commission had any questions. Mr. Vachout asked if the sign is in conformity. Mr. Gary Reschke stated yes, they are just changing it. Mr. Vachout asked if they will be opening up the wall so it will be one big area. Mr. Frame stated yes. Mr. Schmitt stated that the site plans shows that it is currently over the existing top of Office Depot, how does the parking work and is it shared? Ms. Johnson stated that the parking is all for the Sam's Club. Chairman Bonfanti asked why wasn't anything built 10 years ago. Ms. Johnson stated that it was all internal and they have every intention of going forward with it. Chairman Bonfanti asked about the gas station. Ms. Johnson stated that the site plan does show a hatch region were it will be. Mr. Vachout asked if this has gone through engineering. Mr. Gary Reschke stated yes they have. Chairman Bonfanti asked if there were anymore Plan Commission questions. There were none. Mr. Vachout made a motion for a favorable recommendation for consideration of the Plat of Resubdivision of the 12.65 acres of land for Sam's Club at 1006 N.Rohlwing Road in the Venture Planned Unit Development subject to legal and engineering. 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 anymore discussion. There was none. Mr. Vachout made a motion to adjourn the meeting at 7:15 p.m. seconded by Ms.Henley. Roll call was taken. Motion carried.

Respectfully submitted,

*Georgianne Prince*  
Georgianne Prince  
Recording Secretary