

Planning & Zoning Commission Meeting Minutes
May 9, 2012

1. Called to Order

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

2. Roll Call

Present: Bonfanti, Fotopoulos, Henley, Kamide, Kluczny,
Mytych, Veenstra

Absent: Schmitt, Vachout

Also Present: Bob Nissen, Village of Addison, Arlene Kollar,
Village of Addison and Mike Toika, Addison Fire
District

PUBLIC HEARING

1. File #PZ-12-04, consideration of hearing testimony regarding a request to create a new parcel by subdividing approximately 4.9 acres from an existing improved parcel of approximately 25.2 acres and also to request a variance from Section VIII B (13) (y) (PARKING) to reduce the number of required parking spaces for the existing office/warehouse use from 410 stalls to approximately 321 stalls in the M2 zoning district and located at 350-370 S. Rohlwing Road.

P.I.N.: 02-25-404-010

Petitioner: Joseph Pomerence, Arco/Murray

The petitioners were present and sworn in. Mr. Pomerence showed the drawing on the overhead. Mr. Pomerence stated that they are looking to subdivide 4.9 acres of land which is the corner lot at Rohlwing Road and Fullerton. The existing building has a total of 453 parking stalls and by subdividing the property for future development, some of those existing parking stalls would be removed. Mr. Pomerence stated they looked at the existing facility and the total need for parking, and we found, looking at the ordinance is that with an office square footage of 32,680 square feet, the total required parking stalls for the office would be 131 stalls with the warehouse square footage of 420,681 square feet, the total required parking for warehouse would be 280 stalls. The total required would be 410 stalls to comply with the ordinance.

Mr. Pomeranke stated with what they are proposing, there would be 217 stalls omitted, which would leave them with 236 stalls which is less than the total requirement of 410 stalls. Mr. Pomeranke stated that they have been talking with Village Staff and High Street Equity has agreed to set aside some additional land for future parking should it be needed. The total remaining parking stalls at the property after subdivision, assuming new development happened, would be 321 stalls. The request for the variance would be to have 321 stalls in lieu of the 410 stalls that are required by ordinance. The property is not currently in the process of redevelopment. The existing stalls will remain in place and are able to be used by the existing building tenant. They are not going to change the parking until the property is redeveloped at which time the newly developed parcel would meet the ordinance for parking requirements.

Chairman Bonfanti asked if the Plan Commission had any questions. Mr. Kamide asked about the proposed Lot 1 and wanted to know when that project is planned and developed would that parcel meet the parking requirements? Mr. Pomeranke stated yes it will. Mr. Kamide asked if that would include the land banked parking or within that Lot 1. Mr. Pomeranke stated it would be within Lot 1 and would meet the zoning requirements. Chairman Bonfanti asked if there is a truck docks on the north side. Mr. Pomeranke stated yes there are. Chairman Bonfanti asked the Planning & Zoning Commission if they knew what land banking is, because we don't see it too often. Mr. Pomeranke gave an explanation. Chairman Bonfanti asked if the Board 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. There was none. Chairman Bonfanti asked for closing remarks. There were none. Chairman Bonfanti closed the public hearing for File #PZ-12-04.

2. **File #PZ-12-05**, consideration of hearing testimony regarding a request for a Special Use Permit for a Day Care Center in the R1 Zoning District at 233 N. Mill Road, in the building formerly known as Addison Presbyterian Church. No variances from Village Codes are requested.

P.I.N.: 03-29-202-003

Petitioner: Pasquell Gonzalez

The petitioner was present and sworn in along with his realtor, Oralia Herrera. Ms. Herrera stated they are asking for a Special Use Permit for a day care center at the former Addison Presbyterian Church. The property is located at the NEC of Army Trail Road and Mill Road with access off of Mill Road. This will have no impact on oncoming traffic on Army Trail Road. Ms. Herrera stated they are asking for a Special Use Permit for a day care that will house 56 children. The old church, many years ago, had a day care; however the church currently is vacant and has been for the last 6 months.

Chairman Bonfanti asked if the Plan Commission had any questions. Mr. Kamide asked if there will be any modifications to the building/structure. Ms. Herrera stated the structure itself does not have any modifications but the building does need to comply with the Village codes, ordinances and sprinkler systems. The Fire Marshal has conducted an inspection on this property. If we get the permitted use, it would have to comply with all the Village's codes and ordinances. Mr. Kamide asked if any exterior work will be done to the building. Ms. Herrera stated they are considering extending the playground area and fencing it. Mr. Kamide asked about the drop off/turnaround area. Ms. Herrera stated there is no need for a drop-off turnaround, however, there is a drop-off area in the back and there is plenty of parking. Mr. Kamide asked how many children you plan on having at this facility. Ms. Herrera stated this building can house up to 131 children. Mr. Kamide asked is the Special Use you are requesting, is it for leasing the property. Ms. Herrera stated no it is for purchase. Chairman Bonfanti stated this is a good use for the area. Chairman Bonfanti asked if the audience had any questions. A resident had a concern about the traffic coming in and out and the affect on the condos. How are they going to handle this? Ms. Herrera stated the condos in the back have no access through their driveway. Chairman Bonfanti stating that knowing the use, he doesn't think everyone is going in and out at once. He feels there would be more traffic as a Church verses a day care facility. Chairman Bonfanti asked for positive and negative testimony.

POSITIVE TESTIMONY:

None

NEGATIVE TESTIMONY:

A resident who owns a condo by this property stated the he is just concerned with the noise and traffic.

Chairman Bonfanti asked for closing remarks. There were none. Chairman Bonfanti closed the public hearing for File #PZ-12-05.

These files were advertised in the April 20th, 2012 issue of the Daily Herald Newspaper.

BUSINESS MEETING

1. Consideration to approve the minutes of the April 11th, 2012 meeting.

Mr. Veenstra made a motion to approve the minutes of the April 11th, 2012, which was seconded by Ms. Henley. Chairman Bonfanti asked if there was any discussion. Hearing none, roll call was taken. Motion carried.

2. Consideration of File #PZ-12-04 as described above.

Mr. Kamide made a motion for a positive recommendation to subdivide a parcel of land and to request a variance to reduce the required number of parking spaces at 350-370 S. Rohlwing Road, which was seconded by Mr. Veenstra. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

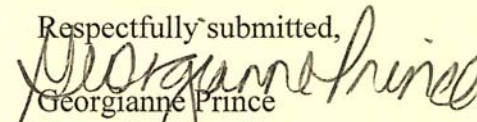
3. Consideration of File #PZ-12-05 as described above.

Ms. Fotopoulos made a motion for a positive recommendation for a Special Use Permit for a day care center at 233 N. Mill Road (former Addison Presbyterian Church), which was seconded by J. Kamide. Chairman Bonfanti asked if there was any discussion. There was none. 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, Ms. Fotopoulos made a motion to adjourn the meeting at 7:35 p.m., which was seconded by Ms. Kluczny. Motion carried.

Respectfully submitted,


Georgianne Prince
Recording Secretary