

Planning and Zoning Commission Minutes  
May 14, 2014

The May 14, 2014 meeting of the Planning and Zoning Commission was called to order by Chairman Bonfanti at 7:00 p.m. Roll call was taken as follows:

Present: Bonfanti, Fotopoulos, Henley, Kamide (7:05 p.m.), Mytych,  
Schmitt, Veenstra  
Absent: None  
Also Present: Trustee McDermott, Arlene Kollar, Village of Addison

PUBLIC HEARING

1. **File #PZ-14-04:** To request the following three (3) variations to Section II.H.4 and Exhibit Figures 20-H and 20-L of the Village of Addison Zoning Ordinance to allow the construction of a proposed garage to be 880 square feet in size, instead of the maximum 700 square feet allowed; and the height to be 17'- 6" instead of the 17 feet maximum height allowed for an accessory structure; and to allow the replacement of the current drive-way "as-is", whereby the property would then be considered "legal non-conforming". The subject property is zoned R2 Single Family Residence District.

The property is located at 513 S. Lincoln Street in Addison, Illinois.

Petitioner: Thomas and Donna Tovello

P.I.N.: 03-33-102-010

Mr. and Mrs. Thomas Tovello were present and sworn in. Mr. Tovello stated they are proposing to replace their garage and store two antique cars that they can work on. They also would like to put a lift in the garage so they will be able to work on their cars. They are asking for a height variation, an extra 6 inches is what they need to put the lift in. Mr. Tovello stated that he couldn't see fixing the garage and not the driveway, because the driveway is all uneven and cracked.

Chairman Bonfanti asked if the Plan Commission had any questions. Mr. Mytych stated that you use these vehicles on behalf of the Shriner's; do you also use the cars for any other organizations? Mr. Tovello stated yes he does at times but usually just the car shows. Mr. Veenstra asked Mr. Tovello if he had any issues with back/leg that would make it hard to work on the car and that the lift would be of assistance. Mr. Tovello stated a few years ago he broke his back and this will help him. Ms. Fotopoulos stated that the other variation is the width of the driveway. Mr. Tovello stated it is 18 feet, however all the driveways in the neighborhood are large and the variance is to replace what is there.

Chairman Bonfanti asked if there were anymore Plan Commission 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-14-04.

2. **File # PZ-14-05**, consideration regarding the pre-annexation, resubdivision and rezoning of 0.33 acres of vacant land (Lots 5 and 6) on North Fourth Avenue (to be commonly known as 656 N. Fourth Avenue) to be zoned R2 Single Family Residence District.

PIN #: 03-20-313-026

Petitioner: Abraham Varkey

Mr. Varkey, the petitioner and Mr. Patel, Civil Engineer were present and sworn in. Mr. Patel stated that they are proposing to annex, resubdivide and rezone to R2 Single Family Residential, located on the west side of 4<sup>th</sup> Avenue, south of Lake Street. The property currently consists of 2-lots known as Lot 5 and Lot 6, where upon annexation and resubdivision it will be consolidated into 1-lot which will be known as 656 N. 4<sup>th</sup> Avenue. Mr. Patel stated that the approximate square footage of the home is 3,571, with 4 bedrooms, 4 ½ bath with a 3-car attached garage. The basement will be unfinished and 90% of the exterior will be brick and 10% will be stucco. There are no variations on this property.

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.

POSITIVE TESTIMONY:

None

NEGATIVE TESTIMONY:

None

Chairman Bonfanti asked for closing remarks. There were none. Chairman Bonfanti closed the public hearing for File #PZ-14-05.

3. **File # PZ-14-06**, consideration regarding the pre-annexation, resubdivision and rezoning of 0.779 acres of land at 20W561 Lake Street (to be commonly known as 1795 W. Lake Street) to be zoned B2 Community Business District with a Special Use of a 24-hour operation of an automobile service station/convenience store and a Special Use for an automobile laundry with certain variations.

PIN #s: 03-18-303-009 and 03-18-303-010, and part of 03-18-303-008

Petitioner: Richard McMahon, Buchanan Energy

These files were advertised in the April 28, 2014 issue of the Daily Herald Newspaper.

Mr. McMahon, the petitioner, Mr. Tom Slowinski, engineer and Ryan Swanson of ARC Design were present and sworn in.

Mr. Richard McMahon stated that Buchanan Energy purchased 81 Exxon Mobil Stations in December of 2010; the store at Lake Street/Rohlfing Road is 1 of the 81 stores. Mr. McMahon stated that Buchanan Energy would like to annex those two lots from DuPage County into the Village of Addison. The land that is under contract with Centennial Partners is immediately south of the parcel and to be combined and resubdivided into a single lot, rezone to B2 and a Special Use to allow a car wash and convenient store on the property. There are some variations for setbacks and signage.

Mr. McMahon stated that the station is closed, and the tanks and canopies are out. They have been working with the Core of Engineers, Christopher Burke Engineering and the Village to solve issues and remedy issues in the detention pond behind the property. Once they get through building, the capacity of the pond will be slightly bigger and won't be decreased. There are two parts of the pond currently owned by Centennial Partners that Buchanan Energy will work with. One is on the northeast corner and one on the southwest corner where they will excavate it.

Mr. McMahon stated that IDOT gave them the permission to put a right in/right out on Route 53, a right in/right out on Lake Street, and down about 300 feet of full access curb cut directly opposite the street that is on the north. They originally wanted to build a larger facility on the property but as they worked with the Core of Engineers and Christopher Burke they are happy with what they are proposing. The convenient store is 4700 square feet and will have a modern design; the underground storage tanks will be double wall and built up to code. There is a water line that was constructed on the south side of property line but within the Village and it goes across from east to west. If they were to build they would be sitting right on top of that, so as part of the Annexation Agreement, they agree to move the water line and re-route it along the right-of-way and will bring sanitary sewer down from the north underneath Lake



Street to service the property. Once permits are issued for the civil engineering work, we will then be able to take down the high rise sign. The car wash on the back of the building, which is an important part of Buchanan Energy's business, it is 110 foot long car wash with a chain pull on it. We are asking for signage that is typical for a Mobil Station were the blue band and Mobil signs are on the canopy, a Bucky's sign for the convenient store and a sign for the car wash on the site. There are three businesses on this site. The sign on Route 53 and Lake Street has the Mobil ID which is a monument sign with landscaping around it. The other driveway, the far east one, the full access drive is where they would like to put up a taller sign because of the distance.

Chairman Bonfanti asked if the Plan Commission had any questions. Ms. Fotopoulos asked if the Fire Department had any comments. Ms. Kollar stated that a memo was issued to the Village and that they have no issues with the property at this time. Chairman Bonfanti asked if the building is sprinkled. Mr. McMahon stated that the store and car wash do have to be sprinkled. Mr. Schmitt asked about the car wash and how the stacking and staging would work. Mr. McMahon stated it will be a tunnel car wash with a chain that will pull you through; it can hold three cars in it at the same time. Mr. Schmitt asked how much room is for stacking. Mr. McMahon stated about 12 to 14 cars. Chairman Bonfanti asked about the drive all the way to the east, is it 24 feet wide because it looks narrow. Mr. Swanson stated the drive is 27 feet and it tapers as you go to the curb. Mr. Schmitt stated it wasn't a wetland originally but a detention pond, or was it always a wetland or just utilized as a detention. Mr. McMahon stated that some of their studies show that it was a farm field. Mr. Schmitt asked who will maintain the wetland. Mr. Swanson stated that they are creating wetland vegetation in the expanded portion of the stormwater management. Mr. Kamide asked how much of the area are you taking responsibility. Mr. Slowinski stated that most of it will remain open water and only 10% of the area. Chairman Bonfanti asked if there were anymore questions. There were none.

Ms. Kollar stated there is a list of sign and zoning variations in your packets, and that the Commercial & Industrial Commission made an unofficial recommendation to approve this plan. It is unofficial due to a lack of quorum; however approval of the sign variations was approved on May 14, 2014.

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-14-06.

BUSINESS MEETING

1. Consideration to approve the minutes from the November 13, 2013 and January 8, 2014 meeting.

Ms. Fotopoulos made a motion to approve the minutes of the November 13, 2013 meeting, which was seconded by Ms. Henley. Chairman Bonfanti asked if there was any discussion. Hearing none, roll was taken. Motion carried.

Ms. Fotopoulos made a motion to approve the minutes of the January 8, 2014 meeting, which was seconded by Mr. Veenstra. Chairman Bonfanti asked if there was any discussion. Hearing none, roll call was taken. Motion carried.

2. Consideration of File #PZ-14-04 as described above.

Mr. Veenstra made a motion to approve the variance request for File #PZ-14-04, which was seconded by Ms. Fotopoulos. Chairman Bonfanti asked if there was any discussion. Hearing none, roll call was taken. Motion carried.

3. Consideration of File #PZ-14-05 as described above.

Mr. Veenstra made a motion for approval, which was seconded by Ms. Fotopoulos. Chairman Bonfanti asked if there was any discussion. Hearing none, roll call was taken. Motion carried.

4. Consideration of File #PZ-14-06 as described above.

Mr. Veenstra made a motion for approval, which was seconded by Mr. Mytych. Chairman Bonfanti asked if there was any discussion. Hearing none, roll call was taken. Motion carried.

5. Other business at the discretion of 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. Henley. Motion carried.

Respectfully submitted,

Georgianne Prince  
Recording Secretary

PLEASE SIGN IN

[illegible]