

Planning & Zoning Commission Minutes  
July 15, 2015

The July 15, 2015 meeting of the Planning & Zoning Commission was called to order by Vice-Chairman Fotopoulos at 7:00 p.m. Roll call was taken as follows:

Present: Fotopoulos, Henley, (7:05), Kamide, Mytych, Schmitt  
Absent: Bonfanti  
Also Present: Trustee Kluczny, Arlene Kollar, Village of Addison and Mike Toika,  
Addison Fire Protection District

Mr. Kamide made a motion for Ms. Fotopoulos to Vice-Chair the meeting tonight, which was seconded by Mr. Mytych. Roll call was taken. Motion carried.

PUBLIC HEARING

1. File # PZ-15-07, consideration of hearing testimony regarding approximately 0.84 acres of vacant land (Lot 6) located at the southwest corner of Armitage Avenue and Rohlwing Road (IL Rte. 53) for Annexation, Resubdivision to two (2) single family residence lots and rezoning with certain variations to R2 Single Family Residence District.

PIN #s: 02-36-408-011

Petitioner: Farhan A. Khalique

The petitioner Mr. Farhan Khalique was present and sworn in. Mr. Khalique stated the property is located at the southwest corner of Route 53 and Armitage. The lot is 200'x 183' and he would like to resubdivide into two lots which conform to the R2 Zoning and would like a variation to add a 6 foot tall privacy fence in the future along the west side of the lot. The houses will be built in the future and will be 50% brick and 2,500 square feet.

Vice-Chair Fotopoulos asked if the Plan Commission had any questions. Mr. Schmitt asked if the fence will come to the front and will it have any issues with the site lines? Mr. Khalique stated that no that he wanted to stop it before there would be a sidewalk, so to just create a buffer for the street and the residential lot. Mr. Mytych asked what material will be used. Mr. Khalique said it would not be wood, but a vinyl fence. Chairman Bonfanti asked if there were any more Plan Commission questions. There were none. Vice-Chair Fotopoulos asked if there were any audience questions. There were none. Vice-Chair Fotopoulos asked for positive and negative testimony.

POSITIVE TESTIMONY:

None

NEGATIVE TESTIMONY:

None

Vice-Chair Fotopoulos asked if there were any closing remarks. There were none. Vice-Chair Fotopoulos closed the public hearing for File #PZ-15-07.

2. **File #PZ-15-08**, consideration to request a variation of Section VIII.B.8 and Section VIII.B.13 of the Village of Addison Zoning Ordinance to allow the existing 154 parking spaces to serve both the existing building and the proposed building addition, instead of providing the required 171 parking spaces; and to allow the proposed drive aisle located along the east property line to encroach 100% into the required five (5) foot side yard setback. The subject property is zoned M3 General Manufacturing District.

P.I.N.: 03-32-102-009

Petitioner: Darryl E. Mayo of Harris Architects, on behalf of the Cary Company

Mr. Ken Tyrrell, President of the Cary Company and Mr. Darryl Mayo were present and sworn in. Mr. Tyrrell stated their business is a distributor business and they don't have the man-power requirements that a manufacturing company would have. They also lease a 100,000 square foot building on Republic Drive. They have 100 employees, with 75 being in Addison. This expansion is for future growth and we plan on hiring 12-15 more employees. Some new employees will be at this location and some at the Republic Drive location.

Vice-Chair Fotopoulos stated you are here for a variation. Mr. Tyrrell stated yes. Vice-Chair Fotopoulos asked if the Plan Commission had any questions. There were none. Vice-Chair Fotopoulos asked if the audience had any questions. Mr. Mark Lovelace, V.P for Quality Fabricators located at 1035 W. Fullerton, Addison, IL and located directly east of the Cary Company. Mr. Lovelace stated that his concern is the shared easement and drive. Mr. Lovelace stated that if the parking lot exits into the current parking area that they have, then you will have two companies exiting at the same time. The other concerns are traffic, semi-trucks and the extra traffic flow. Mr. Mayo stated that the drive is to be a common drive. The average deliveries are 10 per day and 10 shipments per day. Mr. Tyrrell stated that a majority of the deliveries are between 1:00 p.m. to about 6 p.m. Vice-Chair Fotopoulos directed her question to Ms. Arlene Kollar about voting on the parking spaces. Ms. Kollar stated that we are voting on the parking spaces and also the drive aisle that comes down, it is a shared drive aisle and therefore does not provide a 5 foot landscaped setback. As it was stated by the petitioner, an easement agreement was filed with DuPage County back in 2001 and this item came to our attention today. Staff didn't have a chance to research this as to whether this drive aisle was more or less on Cary's property and Quality Fabricators is working with them. Ms. Kollar asked if we need to do more research on this in order to take a vote. Mr. Kamide asked if we had a copy of the easement. Ms. Kollar stated yes it is in the file. Mr. Kamide asked what does it directly state. Ms. Kollar stated that the road is separated in half (half on their property and half on the other property). This has been existing since 2001. It is 15 feet on one side and 15 feet on the other, a 30 foot wide easement. Normally what we do is when a person comes in to request a variation for their parking we also add things that can be grandfathered in. Mr. Schmitt asked about the building setback on that side. There is no variance on the east side. Mr. Mayo stated they have already talked to the Building Department on the requirements of the setbacks. Mr. Schmitt stated it is not a road so it doesn't have a setback from a road; it is a private access drive.

Mr. Schmitt stated that it is a shared drive and at some time they would of put traffic on it and doesn't understand why it would be a hardship. Mr. Lovelace stated that he has no objection; he is just trying to limit the traffic. Mr. Lovelace stated their shifts usually get off between 3:30 -5:00 p.m. Mr. Tyrell stated their shifts usually get off between 4:30 -6:00 p.m. Mr. Lovelace stated that his concern is the semi vs. car and that two trucks will have to wait on Fullerton. Mr. Kamide asked if there has been any consideration in widening the access road. Mr. Mayo stated it has never been considered. Mr. Schmitt asked who will maintain the access road. Mr. Mayo stated it will be maintained by both. Vice-Chair Fotopoulos asked if there was anymore Plan Commission questions. There were none. Vice-Chair Fotopoulos asked for positive and negative testimony.

POSITIVE TESTIMONY:

None

NEGATIVE TESTIMONY:

None

Vice-Chair Fotopoulos asked for closing remarks. There were none. Vice-Chair Fotopoulos closed the public hearing for File #PZ-15-08.

These files were advertised in the June 29, 2015 issue of the Daily Herald Newspaper.

BUSINESS MEETING

1. Consideration to approve the minutes from the June 10, 2015 meeting.

Ms. Henley made a motion to approve the minutes from the June 10, 2015 meeting, which was seconded by Mr. Schmitt. Vice-Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken. Motion carried.

2. Consideration of File #PZ-15-07 as described above.

Mr. Kamide made a motion for a positive recommendation for File #PZ-15-07 regarding the annexation, rezoning to R2 and resubdivision into two lots of 0.84 acres of land located at the southwest corner of Armitage Avenue and Rohlwing Road and to request a zoning variation for a fence along the east property line adjacent Rohlwing Road, which was seconded by Mr. Mytych. Vice-Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken. Motion carried.

3. Consideration of File #PZ-15-08 as described above.

Ms. Henley made a motion for a positive recommendation for File #PZ-15-08, which was seconded by Mr. Schmitt. Vice-Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken. Motion carried.



4. File #PZ-15-09, consideration regarding appearance review, and a request to consolidate Lot 3 and Lot 4 with a Resubdivision Plat for Popeye's Louisiana Kitchen Restaurant. The property is located at 691 W. Lake Street.

Petitioner: Thomas V. Scesniak, architect

Mr. Scesniak, the petitioner was present. Mr. Scesniak stated he is the architect and they are going to be converting the existing Taco Bell building into a Popeye's Chicken. Mr. Scesniak stated that the building will have a 600 sf addition towards the rear of property and when doing this we will be moving the trash enclosure next to the building from where it was somewhat a distance with respect to the building. We comply with the parking requirements that are necessary; there will be 46 seats and 23 parking spaces. They will also be petitioning for a monument sign and will be reducing the pervious area and increasing the impervious area so that there will be more landscaping in front of the building. The setbacks will be met and will be in full conformance with the parking lot as is. They will be patching the parking lot and all of the stormwater now flows and does flow and still will flow after they are done. The resubdivision is required because the property was built on two lots and is required to be on one lot. Mr. Scesniak referred to the floor plan and the elevation drawing in the packet. Mr. Scesniak stated he has worked on Popeye's Restaurant since 1983. He has done 85 in the Chicagoland area and 112 nationwide. They try to upgrade Popeye's every 5 to 7 years, and would like to be opened before November 1<sup>st</sup>, 2015. Mr. Scesniak stated that he has worked closely with Arlene Kollar of the Village regarding the Plat of Resubdivision.

Vice-Chair Fotopoulos asked if the Plan Commission had any questions. There were none. Vice-Chairman Fotopoulos asked if the audience had any questions. There were none.

Mr. Kamide made a motion for a positive recommendation for File #PZ-15-09 regarding the appearance of this project and a request to consolidate Lot 3 and Lot 4 with a resubdivision plat for Popeye's Louisiana Restaurant which will be located at 691 W. Lake Street, which was seconded by Ms. Henley. Vice-Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken. Motion carried.

5. Other business at the discretion of the Chairman.

Ms. Kollar stated that we received the agenda for the Village Board meeting and currently our Ordinance requires the Plan Commission to have 9 members and since we have lost a few members, this item is going before the Village Board to consider having 7 members on the board.

Vice-Chair Fotopoulos asked for any other business. Hearing none, Ms. Henley made a motion to adjourn the meeting at 7:45 p.m., which was seconded by Mr. Kamide. Motion carried.

Respectfully submitted,

A handwritten signature in cursive script that reads "Sandy Aronson".

Sandy Aronson

PLANNING & ZONING COMMISSION MEETING – JULY 15, 2015

PLEASE SIGN IN

[illegible]