

Planning and Zoning Commission Minutes
April 13, 2016

The April 13, 2016 meeting of the Planning & Zoning Commission was called to order by Ms. Fotopoulos at 7:00 p.m. Roll call was taken as follows:

Present: Fotopoulos, Henley, Kamide, Mytych, Nasti, Schmitt
Absent: Bonfanti
Also Present: Mayor Veenstra, Trustee McDermott and Arlene Kollar

A motion was made by Mr. Kamide to allow Vice-Chair Fotopoulos to chair the meeting tonight, which was seconded by Mr. Schmitt. Motion carried.

PUBLIC HEARING

1. **File # PZ-16-02**, consideration for a request to a zoning variation from Sections VI.F.7 and VI.F.9.e (3) of the Village of Addison Zoning Ordinance to allow a proposed dock and canopy for Alliance Paper and Food Service, Inc. to be located 1' – 3" (15 inches) from the rear property line, instead of the required 40 feet. The subject property is zoned M4 Planned Office Research/Industrial District and is located at 800 S. Rohlwing Road in Addison, Illinois.

P.I.N.: 02-36-408-021

Petitioner: Jeff Lanaghan, Asset Manager (IDI Gazeley)

This file was advertised in the March 24, 2016 issue of the Daily Herald Newspaper.

The petitioner, Mr. Jeff Lanaghan was present. Mr. Lanaghan stated the property is located at 800 S. Rohlwing Road just north of North Avenue. It was originally done as a PUD, so the entire property is owned by IDI Gazeley. It consists of a 450,000 foot distribution facility with an office, flex retail to the front and almost a full acre outlot on Sydney and Rohlwing Road. The parcel in question is the small flex building in the front and they are looking to add a dock on the back side of the building. The reason why they are so close to the property line is because the property was originally developed as a PUD, so property lines weren't really thought of too much. They are trying to put in a dock and canopy both of which are property sized. Mr. Lanaghan stated to Ms. Kollar that he didn't think they needed a variance for the height of the canopy, it's just the distance off the property line, is that correct? Ms. Kollar stated yes that is correct. Mr. Lanaghan also stated that there is a 40 foot easement to the west of the dock position that is a permanent egress/ingress easement for use of both buildings.

Vice-Chair Fotopoulos asked if the Plan Commission had any questions. Mr. Kamide asked Mr. Lanaghan if they manage the property. Mr. Lanaghan stated yes and he is also with IDI Gazeley and involved with the property management. Mr. Kamide asked do you struggle getting tenants and is that due to the lack of not having a dock? Mr. Lanaghan stated for true retailers it's a great location. It has good parking ability and great features. Mr. Kamide asked how many square feet is Alliance Paper and Food Service. Mr. Lanaghan stated it is about 18,900 square feet and immediately adjacent to it is Unit B which is 10,000 square feet. The whole space itself is 42,000 with two of them having direct access. Mr. Kamide stated that the parking is right up against the property line and a fence is there. Mr. Lanaghan stated no, it is an open area. Mr. Kamide asked what is behind there. Mr. Lanaghan stated there is a 40 foot easement. There is actually a driveway for trucks to get around to the back of the building from Sydney and to get to the back of the bigger building and they also have car parking as well along that lot. Mr. Lanaghan showed the plan on the overhead. Mr. Nasti asked about the entrance to the south, is it off of Sydney? Mr. Lanaghan stated yes. Vice-Chair Fotopoulos asked if there was any positive and negative testimony. There was none. Vice-Chair Fotopoulos asked if the audience had any questions. There were none. Vice-Chair Fotopoulos asked for closing remarks. There were none. Vice-Chair Fotopoulos closed the public hearing for File #PZ-16-02.

BUSINESS MEETING

1. Consideration to approve the minutes of the March 9, 2016 meeting.

Mr. Kamide made a motion to approve the minutes from the March 9, 2016 meeting, which was seconded by Ms. Henley. Vice-Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken. Mr. Schmitt abstained. Motion carried.

2. Consideration of File #PZ-16-02 as described above.

Mr. Kamide made a motion for File #PZ-16-02 to grant approval of a proposed dock and canopy to IDI Gazeley for Alliance Paper and Food Service, Inc. to be located 15 inches from the rear property line instead of the required 40 feet as required by the Village of Addison Zoning Ordinance. The subject property is zoned M4 Planned Office Research Industrial District and located at 800 S. Rohlwing Road, which was seconded by Mr. Schmitt. Vice-Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken. Motion carried.

3. Other business at the discretion of the Chairman.

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ORGANIZATION AND/OR ADDRESS

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