Planning and Zoning Commission Meeting Minutes
November 15, 2017

The November 15, 2017 Planning and Zoning Commission meeting was called to order by Chairman Bonfanti at 7:00 p.m.

Present: Bonfanti, Fotopoulos, Kamide, Schmitt
Absent: Henley, Mytych
Also Present: Trustees Lynch, McDermott and Theodore, Arlene Kaatz Village of Addison, Mike Toika, Addison Fire Protection District and Mayor Veenstra (8:15 p.m.)

1. **File # PZ-17-16**, consideration to amend the Special Use and variations of the Mockus-Phillips 66 Agreement (Ord. No. O-90-115) for Parcels 2 and 3 in order to replace the existing mini-mart and car wash with a 2,450 square foot mini-mart containing a Dunkin Donuts, with a drive through, and four additional fuel pumps, with certain variations. The subject property is zoned B2 Community Business District with a Special Use for a service station, automobile laundry and drive-in restaurant, and located at 2100 W. Army Trail Road and 430 N. Swift Roads (Parcels 2 & 3).

   P.I.N.: 02-24-304-027 and 02-25-102-007

   Petitioner: Mazhar Hussain, Owner

Ms. Kaatz commented when we published this public hearing, there was a chance that there was going to be zoning variations. We have worked with the petitioner and we worked it out that no variations will be needed for this petition.

Mr. Eric Eriksson, architect for the project was present and sworn in. Mr. Eriksson showed plans/boards to the Board. Mr. Eriksson stated this is an older site and the owner owns both the gas station and retail center on parcel 2 and parcel 3. The owner is proposing to demolish the existing car wash building and the existing 1,400 square foot mini-mart currently located under the gas canopy. The owner would like to add four (4) new fuel pumps under the canopy; however, the canopy will remain the same size. They would like to construct a new mini-mart which will contain a Dunkin Donuts. There is an easement agreement that is being worked on for the encroachment of the drive-through stacking aisle, as well as to address an escape route and any physical elements. It will be a masonry building. Along the bottom will be large 18 x 24 concrete blocks which are molded as stone. There will be two signs, one facing Swift Road and one facing Army Trail and the sign permits will be worked on at a later time. Landscaping will be provided according to the Village of Addison Standard Specifications.

Chairman Bonfanti asked if the Plan Commission had any questions. Chairman Bonfanti inquired if your client owns parcels 2 and 3. Mr. Eriksson said yes. Chairman Bonfanti asked if they are doing anything with the retail building. Mr. Eriksson stated it will be painted.

Mr. Kamide asked what the style of construction for the strip center is. Mr. Eriksson said it will be masonry. Ms. Fotopoulos asked if it will be closed when construction starts. Mr. Eriksson said he wasn't sure; they will stay open as long as they can, but at some point the gas station will have to.

Chairman Bonfanti asked if the audience had any questions.

Allison Shaw, 4N035 Robbie Lane, Addison, IL asked how you are going to protect the residents regarding the lighting and sound. Mr. Eriksson said LED lights will be installed and the lights will be slightly aimed down and also two lights will be taken down. Chairman Bonfanti said the Village of Addison Zoning Ordinance restricts the amount of light at the property line. It is called "foot candles" and they have to be within a certain amount or less of "foot candles". That is the purpose of the photometric plan. It shows what the foot candles at each incremental value. Ms. Shaw also asked about the additional traffic and noise that will be created. Mr. Eriksson said the site is well designed to handle it. Ms. Shaw asked if additional trees could be planted along the fence line to prevent additional light and sound from entering the residential area. Mr. Eriksson said there is a solid fence with a fair amount of evergreens and there seems to be trees already there. Ms. Shaw said most of the light that is being blocked is because of trees that they planted on the other side of the fence.

Ms. Kaatz of the Village of Addison said she received a phone call from a resident who lives directly west of the White Castle, Rob VanZandt at 21W450 Army Trail Road. They are requesting that the development be sensitive to any drainage/run-off because they are experiencing some flooding now and they hope that this won't increase that. Mr. Eriksson said they are not changing anything with regards to drainage.

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-17-16.

2. **File #PZ-17-17**, consideration for the Annexation, Annexation Agreement, Resubdivision and Rezoning of approximately 3.81 acres of land located at 17W407 Lake Street and 3N165 Bruce Avenue to be rezoned B2 Community Business District with certain variations, whereby approximately 3.15 acres are to be developed with a WoodSpring Suites Hotel, and a 0.8 acre lot is to be developed with retail and/or restaurant uses. The subject property contains one vacant lot and two lots containing a former motel to be demolished. The common address is to be 991 E. Lake Street.

   P.I.N. : 03-27-330-014, 03-27-403-001 and 03-27-330-002

   Petitioner: Duffey Phelps, Development Manager, Holladay Properties

These files were advertised in the October 30, 2017 issue of the Daily Herald Newspaper.

Mr. Duffey Phelps of Holladay Properties was present and sworn in. Mr. Phelps showed the plans on the overhead. Mr. Phelps said they are proposing a Woodspring Suites with a 122 rooms which will be all suites. It will be geared for business travelers and family stays, etc. The hotel will generate almost $2 million in tax revenue, real estate taxes, as well as room taxes that will go to the Village of Addison and that is over a 10 year period. We plan on knocking down the old hotel and redevelop the property. Each room will have a kitchenette in it and a gym will be on the first floor. The primary access to the hotel is on Bruce Avenue. There are 133 parking spaces. The building is set back off of Bruce Avenue. A retention pond is to the west of the site to handle stormwater. A traffic study was completed and we believe that the impact to the neighborhood will be minimal. A no-left turn sign will be located at the end of the drive. A landscape plan is in place and we are trying to keep the neighborhood in mind and keeping a buffer of 15 feet of existing vegetation to ensure that we buffer the neighbors. The building is 4-story hotel with a stone façade on the front of the building. The rest of the building is hard panel and hardy plank siding. Mr. Phelps showed the elevations on the overhead. WoodSpring Suites has hired an outside architect to redesign the building from the ground up.

Chairman Bonfanti asked if the Plan Commission had any questions. Chairman Bonfanti asked if there are any variations. Ms. Kaatz said that yes there are. We have been working with the developer on this. Ms. Kaatz said the variations are: height variation, exemption to the Village policy to approve the proposed elevation, a variation to the Subdivision Control Ordinance to waive the requirement to improve Bruce Avenue south of the north line of Lot 2, they are not proposing to improve the street as per the subdivision regulations regarding the street, sidewalks and street lighting. Mr. Phelps said they are planning to run a watermain on Wrightwood all the way up to Lake Street. Ms. Kaatz said even though they are not going to be improving the street they will be installing a 33 foot right-of-way that is required for us so in the future if anything is needed that right-of-way will be in place. Also another Subdivision Control variation would be the detention pond. Due to the development of the site, they are looking to have the basin to be steeper than we allow. We require a 5:1 slope and they are looking for a 4:1 slope but not to exceed 3:1. The pond is closer than 10 feet. We require that a detention pond be distance from a property line 10 feet plus 1 and 1 ½ times the depth of the basin to any property line. They are also requesting three sign variations. The Sign Code allows one sign per major street frontage and that would be along Lake Street, and they are requesting four signs. They are also requesting the area of the signage because the Sign Ordinance allows for one sign not to exceed 55 square feet in size based on the lineal feet of the building fronting Lake Street. They are also proposing an electronic message sign on the east side facing the entrance on Route 83. Chairman Bonfanti said we usually know the variations up front. Mr. Schmitt said the signage is a different process. Ms. Kaatz said since this is an annexation we will be including the variations into the annexation agreement itself.

Chairman Bonfanti asked about the median strip on Lake Street. Mr. Phelps said they will be working with IDOT to get a full intersection off of Lake Street. They will apply but it will be tough to get.

Chairman Bonfanti asked if the audience had any questions. Barbara Forest-Beriso, 3N248 Bruce Avenue stated she is concerned about the wooded area that they use as a noise barrier. With the wooded area that is going to be gone she is concerned about the noise. Mr. Phelps said the building will provide a noise barrier for the neighbors. They would like to upgrade the entire corner with nice landscaping.

Scott Stoltz, 3N210 Bruce Avenue said he is concerned about the neighborhood traffic, feels it is a decrease in the property. Mr. Stoltz noted several points on the traffic study. He feels it is a nice building but doesn't want to look at it from his house.

Kristin Leakakos, 17W514 McNair said she has concerns about construction trucks going into the hotel and the turning radius. In addition, she requested extra enforcement of the private "no-left" turn sign on the subject property as well as extra enforcement to control noise and debris.

Chairman Bonfanti suggested to the developer that maybe they can sit down with the residents and go over the plan with them.

Ms. Fotopoulos asked the Fire District if their radius with the truck and ladder is ok. Mr. Toika of the Fire District said yes they are ok with it.

Mr. Gary Beriso, 3N248 Bruce Avenue, asked if semi-trucks for truck drivers overnight will be allowed. Mr. Phelps said no semi-trucks are allowed. Mr. Beriso said it would be nice to improve it but it seems out of place, it's too large for that area and traffic will be a problem.

Ms. Kathy Gustafson, 3N210 Bruce Avenue, asked is the hotel pet friendly and where will the guests walk their dogs. Mr. Phelps said yes and you can walk them around the hotel, the grounds and the street. There will also be pet stations around the hotel with bags. Ms. Gustafson also asked if they will have mosquito abatement. Mr. Phelps said the pond drains out and there shouldn't be any increase in mosquitos, if there is a problem they we will address it.

BUSINESS MEETING

1. Consideration to approve the minutes from the October 11, 2017 meeting.

Ms. Fotopoulos made a motion to approve the minutes from the October 11, 2017 meeting, seconded by Mr. Kamide. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Mr. Schmitt abstained. Motion not carried due to lack of quorum and will be carried over to next month.

2. Consideration of File #PZ-17-16 as described above.

Mr. Kamide made a motion for a positive recommendation for File #PZ-17-16 to amend the Special Use and variations of the Mockus-Phillips 66 Agreement (Ord. No. O-90-115) for Parcels 2 and 3 in order to replace the existing mini-mart and car wash with a 2,450 square foot mini-mart containing a Dunkin Donuts, with a drive through, and four additional fuel pumps. The subject property is zoned B2 Community Business District with a Special Use for a service station, automobile laundry and drive-in restaurant, and located at 2100 W. Army Trail Road and 430 N. Swift Roads (Parcels 2 & 30). Ms. Fotopoulos seconded.

Chairman Bonfanti asked if there was any discussion. Mr. Schmitt had a comment about the motion. It was mentioned that the existing building is to the north of it, can we include in the motion that the building get painted to match the construction of the new one that is part of the improvements. Mr. Kamide stated that he would not be opposed to that.

Mr. Schmitt made a motion for a positive recommendation for the motion that Mr. Kamide put together with the addition of painting for the existing retail building to the north. Mr. Kamide seconded the motion to amend. Chairman Bonfanti asked about the landscape and the tree issue in the back. Mr. Schmitt said there is an existing fence with some landscaping and one light post that is outside of it that will be taken down. Roll call was taken. Motion carried.

3. Consideration of a File #PZ-17-17 as described above.

Mr. Schmitt asked Ms. Kaatz if she could explain the signage variations. Ms. Kaatz said there are a few variations. One has to do with the number of signs that they are proposing. According to code they are only allowed one sign along the major frontage. They are going to propose four signs, one on each side of the building. The other variation is area. When you add up all the area of the four signs they are proposing, it is approximately 400 square feet. Our Sign Ordinance prohibits LED or the electronic message board signs, however, they are proposing one on the east side of the building which is fronting on the entrance way onto Route 83. Ms. Fotopoulos asked why the hotel needs an electronic message board. Mr. Phelps said to show rates for the hotel and vacancies. It also shows to bring business into the hotel. Mr. Schmitt said there are two site signs, those are both per Ordinance. Mr. Phelps said one monument sign on Bruce. Ms. Kaatz said they originally proposed a pole sign but they have agreed to eliminate the pole sign. Mr. Schmitt asked if they could explain the benefit of the sign to the south, it looks like it points to the residents and don't see much value to it. Mr. Phelps said that traffic coming from the south going north will be able to see it. Mr. Schmitt said he feels three would be adequate with the ground sign. The fourth one to the south, I don't see it to benefit. Mr. Phelps said if they are allowed to have the LED and the sign on the back, front and side of the building and northern elevation it would be enough. Mr. Schmitt said the 15 feet that you are preserving, just the quality of what is going to be left, it looks like it will be within the 33 feet which there is a fair amount of space seems reasonable, but the quality and how much will be left, right now there is no landscape proposed behind that, maybe you can have your landscape architect evaluate that. Mr. Phelps said they will look into

that and they also have updated their landscaping since this meeting. Chairman Bonfanti said there is an old retaining wall, is that going to be removed. Mr. Phelps said he believes it will remain there and be a little depressed because building that site up to street level would be quite a task. Mr. Schmitt said it might be on IDOT's land.

Mr. Kamide made a motion for a positive recommendation for the Annexation and Resubdivision of 3.81 acres of land to be rezoned B2 Community Business District, in order to construct a 4-story, 122 unit Woodspring Suites Hotel on Lot 1 (3.15 acres) and a Retail/Restaurant on Lot 2 (0.8 acres) with variations to signage, and to allow the height of the proposed hotel building to be 46'-11" instead of the maximum 30-feet permitted by Section V.D.10 of the Village of Addison Zoning Ordinance. The subject property is located at 17W407 Lake Street and 3N165 Bruce Avenue to be commonly known at 991 E. Lake Street to include those discussed variations as requested subject to legal and engineering. Mr. Schmitt seconded. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

4. 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 8:40 p.m., seconded by Mr. Kamide. Motion carried.

Respectfully submitted,

Georgianne Prince

Georgianne Prince