

Planning & Zoning Commission Minutes  
March 13, 2019

The Planning & Zoning Commission of the March 13, 2019 meeting was called to order at 7:00 p.m. by Chairman Bonfanti.

Present: Bonfanti, Fotopoulos, Kamide, Schmitt  
Absent: McComb, Mytych  
Also Present: Jennifer Henaghan, Village of Addison

PUBLIC HEARING

1. File #PZ-19-04, consideration of a request to amendments to the approve site plan and landscaping plan for the United Parcel Planned Development as well as variations of Section II.J.1.g and Section VI.D.5 of the Village of Addison Zoning Ordinance to allow the construction of a retaining wall and fence encroaching 17 feet into the required 27-foot front yard building setback; whereby the depth of the required front yard would be 10 feet instead of 27 feet. The subject property is zoned M2 General Manufacturing District and is located at 150 S. Lombard Road, Addison, IL.

P.I.N.: 03-30-400-017

Petitioner: David B. Wolff, United Parcel Service

This file was advertised in the February 25, 2019 issue of the Daily Herald Newspaper.

Mr. David Wolff of United Parcel Service and Mr. Dave Johnson, engineer for the project were present and sworn in. Mr. Wolff and Mr. Johnson showed the plans on the laptop. UPS is requesting that the Village approve variations and amendments to their approved plans that will allow the expansion of truck parking and circulation areas surrounding their facility. The changes are necessary to allow safe and efficient operation and maneuvering of the 53-foot trailers that are now standard. Along the western side of the property, the wall between the UPS building and employee parking lot will be shifted further west to create roughly 30 additional feet of maneuvering room. The tractor and trailer parking areas along the south lot line will be extended toward the property line but will maintain a setback of 13 feet. The proposed retaining wall and chain link fence along Lombard Road will have landscaping along the entirety of Lombard Road to soften the appearance of the structure. The retaining wall will be roughly five to six feet in height, depending on the location and will set back 10 feet from the lot line. The current detention areas go across the street, and based on stormwater calculations we will be doing an expansion of that area to take the additional stormwater needs for those areas and digging down in that area to create capacity in that area. The property was developed in 1980-1981.

Chairman Bonfanti asked if the Plan Commission had any questions. Ms. Fotopoulos said on the south side it shows a lot of utility poles very close and when you move them 10 feet, how close are you to those. Mr. Wolff said those are the relocating the light poles. Mr. Schmitt asked if there are any overhead utility lines. Mr. Wolff said yes and believes they are on the opposite side of the fence. Chairman Bonfanti asked how the water gets from your main to the run off. Mr. Johnson said the detention will follow the normal path of the storm system that is currently on the property. Chairman Bonfanti asked if it is underground. Mr. Johnson said yes. Mr. Schmitt said the first area that you show impacts your own parking and drive aisle. Mr. Wolff said yes. Mr. Schmitt said on the south you are maintaining a minimum of 10 feet away from the property line. Mr. Wolff stated yes.

Chairman Bonfanti asked if the audience had any questions. Mr. Gary Rothbart owner of 131 S. Lombard Road passed out pictures of his property and stated that he has a problem with his property flooding. Mr. Rothbart stated the water comes down off the UPS Facility and flows right into the dock, and also the existing detention pond overflows. Mr. Rothbart is looking for UPS to solve the water problem.

Mr. Brian Cook owner of 121 S. Lombard Road passed out picture of his property and stated that the water runs down the driveways and overflows and then backups. It appears that there is not enough open space for the water to go into the storm sewers. Mr. Johnson stated the water starts at Route 53 and flows through UPS however; it is not all from the UPS Facility.

Mr. Kamide asked how many times over the last 20 years has it flooded. Mr. Cook stated about four times and how much rain is necessary to cause this much rain. Mr. Cook stated it is a large amount of water from UPS. Mr. Cook said if it is moderate rain he does not flood.

Chairman Bonfanti stated the Plan Commission is a recommending body, we only address land use and the petitioners request for variations.

Chairman Bonfanti asked for positive and negative testimony.

POSITIVE TESTIMONY:

None

NEGATIVE TESTIMONY:

Mr. Gary Rothbart and Mr. Brian Cook asked the Village to implement some action to help with the water that comes from the UPS Facility.

Chairman Bonfanti asked for closing remarks. There were none. Chairman Bonfanti closed the file for PZ-19-04.

## BUSINESS MEETING

1. Consideration to approve the minutes from the February 13, 2019 meeting.

Ms. Fotopoulos made a motion to approve the minutes from the February 13, 2019 meeting, seconded by Mr. Schmitt. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

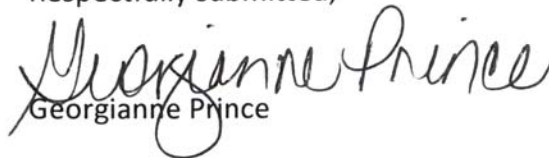
2. Consideration of File #PZ-19-04 as described above.

Mr. Kamide made a motion for a positive recommendation with the idea of legal and engineering requirements given the expansion and changes going on for File #PZ-19-04 to approve the site plan and landscaping plan for the United Parcel Planned Development as well as variations of Section II.J.1.g and Section VI.D.5 of the Village of Addison Zoning Ordinance to allow the construction of a retaining wall and fence encroaching 17 feet into the required 27-foot front yard building setback; whereby the depth of the required front yard would be 10 feet instead of 27 feet. The subject property is zoned M2 General Manufacturing District and is located at 150 S. Lombard Road, Addison, IL, seconded by Ms. Fotopoulos. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

3. Other business at the discretion of the Chairman.

Chairman Bonfanti asked if there was any other business, hearing none, Mr. Kamide made a motion to adjourn the meeting at 7:45 p.m., seconded by Mr. Schmitt. Motion carried.

Respectfully submitted,

  
Georgianne Prince



## NAME

ORGANIZATION AND/OR ADDRESS

[illegible]