

Planning & Zoning Commission Minutes
May 15, 2019

The Planning and Zoning Commission meeting of May 15, 2019 was called to order by Chairman Bonfanti.

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

PUBLIC HEARING

1. File #PZ-19-08, consideration of hearing testimony regarding Annexation, an Annexation Agreement, and a Special Use for a Planned Development with exceptions, a Planned Development Agreement, a Text Amendment related to warehousing and storage in the M4 Limited Manufacturing District, Rezoning to the M4 Limited Manufacturing District, and a Plat of Resubdivision to develop two logistics/warehouse facilities on approximately 14.79 acres of land. The property is located at 5N015 and 5N149 Swift Road and 21W301, 21W319 and 21W337 Lake Street in Addison, IL.

P.I.N.: 02-13-414-004, -005, -024, -036, -052, -053, -063, -064, -066, -067

Petitioner: Logistics Property Company

The petitioners were present and sworn in. Mr. Dennis Rebelotti, attorney for the petitioner was present. Mr. Rebelotti stated the property is located at Lake Street and Swift Road. It is a mixed use, with five owners with ten parcels that run numerous businesses. The property will be rezoned to an industrial district and improved under a planned development agreement. The proposed development would consolidate the parcels, which are currently used for a variety of outdoor storage and truck parking/repair uses, and redevelopment them with two large logistics/warehouse facilities.

Mr. Aaron Martell, of Logistics Property Company was present and sworn in. Mr. Martell stated this is a 15 acre parcel located at the intersection of Lake Street and Swift Road. They are looking to build two distribution centers. One building will be 90,000 in square feet and the other 185,000 in square feet. We are looking to break ground in the Spring of 2020 and best case maybe this Summer.

Mr. Martell showed the plans on the overhead. Mr. Martell showed the rendering of the building. It is a 32 foot clear building and will try to have as much glass on the building to look and attract users to Addison. This would create about 70 to 90 construction jobs and 90 to 120 full time jobs and feels this would be good for Addison and Logistics Property Company.

Chairman Bonfanti asked if the Plan Commission had any questions. Chairman Bonfanti asked if this is a multi-tenant building. Mr. Martell said there are no tenants as of right now. Mr. Mytych said this is a spec building on vacant land right now. Mr. Martell said it is being used right now as some owner occupied parcels. Mr. Mytych asked what happens to these businesses. Mr. Martell said they are working to try and find them other sites in Addison. Mr. Mytych asked how many businesses are relocating. Mr. Martell said 4 to 5 businesses. Mr. Schmitt said with a multi-tenant building, what is the breakdown, is majority of it all storage or do they share warehouse space. Mr. Martell said they envision two to three tenants per building. Mr. Schmitt said from a parking standpoint, are you concerned about being under parked. Mr. Martell said they have 206 parking spaces and showed it on the overhead.

Mr. Brian Armstrong, attorney for the zoning was present. Mr. Armstrong stated the majority of the space will be used for warehouse and that the parking is more than adequate. This property also has an annexation and the parcel is currently unincorporated and in Bloomingdale Township. As part of the Annexation, the property is proposed to be zoned M4. There is one text amendment that will be required for permit storage and warehousing, also a setback for the northeast corner of the property would be 55.3 feet from Lake Street right-of-way. A total of six customer/employee parking spaces would also be within the 75-foot setback area. There are a couple of cell towers on the property now that the applicant would like to consolidate them into one. The design does accommodate for two towers that exist. There will be no manufacturing at the property, it will be storage and warehouse distribution. This use is contemplated by the Village and consistent with the Comprehensive Plan. All of the properties adjacent to this property are currently M4. There is self-storage on the northwest corner and self-storage to the east and to the south DeVry Facility and Dave & Buster's. This development will enhance the property values and not diminish them.

Chairman Bonfanti asked about the building. Mr. Martell said it is a 32 foot tall pre-cast building, with interior downspouts for drainage. All the drainage will be kept on site and collected until it moves into the stormwater system. We will try to having as much glazing as possible. Mr. Kamide asked about truck traffic. Mr. Martell said there will be two entrances coming of a Swift Road. The truck traffic will come in off of Swift and a separate entrance for automobile traffic. There will be a right in/right out on Lake Street.

Mr. Michael Wortman, Traffic Engineer was present. Mr. Wortman said access from Lake will be a right in/right out. Currently there is two access drives serving the site now but will eliminate one of those. We will have a right turn out only at this location on Swift and a full access on Swift. We will eliminate one of the full access drives. It will require some re-stripping of Swift since there is a median in order to put in a left turn lane. The truck traffic will come off the interchange. We will also be working with IDOT on the access on Lake Street and with the Village for Swift Road.

Chairman Bonfanti said there is a detention pond off of Lake Street, is that enough? Mr. Curtis Dettemann of Manhard Consulting said mainly underground detention. There is a small detention pond and we will utilize that with BMP'S. The bulk of the detention will be kept in underground vaults under parking areas and not truck areas.

Chairman Bonfanti asked if the audience had any questions. There were none. Chairman Bonfanti asked for positive and negative testimony. There was none. Chairman Bonfanti closed the public hearing for File #PZ-19-08.

2. File #PZ-19-09, consideration of hearing testimony regarding approval of a Plat of Resubdivision with the following variations of the Village of Addison Zoning. Section IV.A.5, to allow a corner lot width of 79.26 feet where a minimum of 80 feet is required and Section II.J to allow a stairwell, sidewalk and six foot high fence within the corner side yard. The property is located at 1821-1831 W. Armitage in Addison, IL.

P.I.N.: 02-36-408-035 and 02-36-408-036

Petitioner: Farhan Khalique

Mr. Khalique, the petitioner, was present and sworn in. Mr. Khalique stated approximately five years ago, he was here to subdivide two lots and now he would like to resubdivide the property into three lots. The three lots will be 60 feet x 183 feet and the corner lot will be 79.4 feet x 183, that is .6 feet shorter than what is required and will need a variation for that. There will be a stormwater detention in the back with BMP'S and also an infiltration trench. The current plan is to build three-2900 square foot single family homes, with 50% being brick or stone. The variations will be the sideyard setback for the stairwell that leads to a walkout basement for the corner lot and 6 foot fence which was approved before and looking for approval again on the Route 53 side.

Chairman Bonfanti asked if there were any questions from the Plan Commission. Chairman Bonfanti said the only variation is from 80 feet to 79 feet. There is a fence on the east side of the eastern most lot and my concern is the sight vision. Route 53 is like 40 mph and the fence is coming pretty far north. Jennifer Henaghan of the Village of Addison stated when the original two lot subdivision came before the Village, at that time in the Annexation Agreement we said that we would give them approval for the 6 foot high fence but it would need to stop at the 30 foot front setback line, the plan may show it but we are not requesting a variation.

Chairman Bonfanti asked if the audience had any questions. There were none. 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-1909.

These files were advertised in the April 29, 2019 issue of the Daily Herald Newspaper.

BUSINESS MEETING

1. Consideration to approve the minutes from the April 10, 2019 meeting.

Mr. Kamide made a motion to approve the minutes of the April 10, 2019, 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-19-08 as described above.

Mr. Kamide made a motion for a positive recommendation for File #pz-19-08 regarding the annexation, an annexation agreement, a special use for a Planned Unit Development with exceptions, a Planned Development Agreement, a Text Amendment related to warehousing and storage in the M4 Limited Manufacturing District, Rezoning to the M4 Limited Manufacturing District, and a Plat of Resubdivision to develop two Logistics/Warehouse facilities on approximately 14.79 acres of land, including the setback from lake Street and the screening of truck parking, seconded by Mr. Schmitt. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

3. Consideration of File #PZ-19-09 as described above.

Mr. Kamide made a motion for a positive recommendation for File #PZ-19-09 regarding a Plat of Resubdivision with the approval of the following variations of the Village of Addison Zoning Ordinance. Section IV.A.5, to allow a corner lot width of 79.26 feet where a minimum of 80 feet is required; and Section II.J, to allow a stairwell, sidewalk and six foot high fence within the corner side yard with the six foot fence to stop at the 30 foot setback at the front of the property, seconded Mr. Schmitt. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

4. File #PZ-19-05, consideration of a request for approval of a two-lot resubdivision in the R1 Single Family Residence District. The property is located at 605-625 N. Swift Road (Addison Prayer Center)

Petitioner: Mo Basith

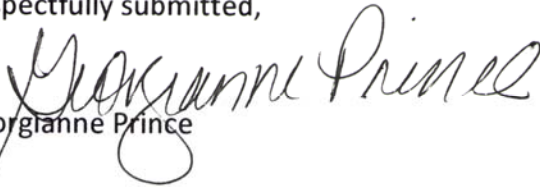
Mr. Schmitt made a positive recommendation for File #PZ-19-05 to request approval of a two lot resubdivision in the R-1 Single Family Residence District, seconded Mr. Kamide. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

5. Other business at the discretion of the Chairman.

Chairman Bonfanti asked if there was any other business, hearing none. Mr. Kamide made a motion to adjourn the meeting at 7:50 p.m., seconded by Mr. McComb. Motion carried.

Respectfully submitted,

Georgianne Prince

A handwritten signature in cursive script, reading "Georgianne Prince". The signature is written in dark ink and is positioned above the printed name.

PLEASE SIGN IN

ORGANIZATION AND/OR ADDRESS

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