

Planning & Zoning Commission Minutes  
October 9, 2019

The Planning & Zoning Commission meeting of the October 9, 2019 was called to order at 7:00 p.m. by Chairman Bonfanti.

Present: Bonfanti, Fotopoulos, Kamide, McComb, Schmitt  
Absent: Mytych  
Also Present: Jennifer Henaghan and Mike Crandall, Village of Addison and Mike Toika, Addison Fire District

PUBLIC HEARING

1. **File #PZ-19-14**, consideration regarding a Special Use Permit for a Planned Unit Development with exceptions and variations, a Planned Development Agreement, and a Plat of Resubdivision to develop two commercial buildings on approximately 3.13 acres of land. The property is located at 550 E. Lake Street, Addison, IL.

P.I.N.: 03-27-115-001 and 03-27-115-002

Petitioner: Triple J Environmental and Investments, LLC

Manhard Consulting was present and sworn it and spoke on behalf of the petitioners.

Mr. Jared Placek of Manhard Consulting stated that Tripe J is a group out of Texas with a managing member of the group from the Chicagoland area. The site is located at 550 E. Lake Street and is 3.13 in acres. The entire site is in a floodplain and has been undeveloped for several years. The site plan features two approximately 10,000 square feet commercial buildings which will be divided into retail spaces, each being 1,500 to 2,000 square feet with associated parking on the site with 114 spaces. The concept plan is based on working with the Village Staff and the use of the Village owned property located to the west of the site. We will be providing compensatory storage between both parties in order to meet all regulations with for the development. The other item is to provide a recreational path that has lighting and benches. The property is seeking relief for a couple of variations, one is for the parking setback as well as a reduction in the total number of parking spaces from 143 to 144 and the other is stormwater detention variations for location, side slope ratios and shoreline construction materials. The property will still be in the B2 Zoning District and the intended uses are still to be explored.

Chairman Bonfanti asked if the Plan Commission had any questions. Ms. Fotopoulos said do you have tenants that are interested, any restaurants. Mr. Placek said there is one that is very interested in the

site. Chairman Bonfanti said only one building the west building has a drive-thru. Mr. Placek said yes. Chairman Bonfanti also asked if a traffic study was done. Mr. Placek said one has not been done yet. Chairman Bonfanti said traffic going westbound will be affected because it gets congested. Chairman Bonfanti asked if they could talk about the buildings. Mr. Quinten Hoogenboom of Manhard Consulting showed the building elevations on the plans. There are six tenants in each building. Ms. Fotopoulos asked you only have receiving doors are there any docks. Mr. Hoogenboom stated no. Mr. Kamide asked how are you handling the stormwater. Mr. Hoogenboom said the main component is that it is in floodplain and we will have to raise everything up and will have to fill the floodplain. The amount is so great that they are working with the Village to provide compensatory storage on the off-site area at the corner of Wood Dale Road and Lake Street. There is a portion both off-site and on-site and there is also a detention component simply for building the impervious area that they must provide and will be on-site in the large basins. Chairman Bonfanti said that a path will be provided behind the Shell Station to connect to the path on Villa Avenue. Mr. Hoogenboom said that is correct.

Chairman Bonfanti asked if the audience had any questions. There was none. Chairman Bonfanti asked for positive and negative testimony. There was none. Chairman Bonfanti closed the public hearing for File #PZ-19-14.

2. **File #PZ-19-16**, consideration regarding approval of a special use for auto sales on the subject property, which is located at 35 E. Blecke Avenue, Addison, IL and is located within the B3 Service Business District.

P.I.N.: 03-33-208-002

Petitioner: Tsatsral Munkhochir

The petitioner was present and sworn in. Mr. Chris Haynes stated this is a small auto body and repair shop located at 35 E. Blecke Avenue that has been in business since 2013. They are looking to get a wholesaler dealer license in order to get access to private auctions and being able to purchase cars with the primary idea of exporting them to Magnolia. The business itself will not be changed, just looking for the license.

Chairman Bonfanti asked if the Plan Commission had any questions. Chairman Bonfanti said there would be no additional cars. Mr. Haynes said no just the business license they need. Ms. Fotopoulos asked if they will be doing internet sales. Mr. Hayne said no, just gaining access to get the cars on the lot only one to two cars a month. Mr. Kamide asked what is the cost to ship a car to Magnolia. Mr. Haynes said about \$1,500 to \$2,000.

Chairman Bonfanti asked if the audience had any questions. There was none. Chairman Bonfanti asked for positive and negative testimony. There was none. Chairman Bonfanti closed the public hearing for File #PZ-19-16.

3. **File #PZ-19-17**, consideration regarding a variation from Section II.H.2 to allow an accessory structure less than five feet from a rear and side property line and; a variation from Section II.J.4 to allow accessory structures to occupy more than thirty (30) percent of the required rear yard. The property is located at 128 E. Natoma Drive in Addison, IL



P.I.N.: 03-28-217-017

Petitioner: Robert Soraparu

The petitioner and his son were present and sworn in. Mr. Soraparu stated that his son is purchasing his house and he has three cars, however the house currently has a 2 ½ car garage. There is no access to the garage via the front of the house by driveway. They are looking to put a concrete pad to the east of the garage that would allow him the extra room for the vehicle.

Chairman Bonfanti asked if the Plan Commission had any questions. Chairman Bonfanti asked if Jennifer Henaghan from the Village could talk about the variations. Ms. Henaghan said the variations they are requesting is for additional parking for the concrete pad next to the garage, but our code limits coverage in the rear yard to 30% of that area and because the existing garage is there and is up, the additional parking would increase that lot coverage. This is a unique situation due to an alley in the back. Ms. Henaghan said the other variation is for location and they are proposing to keep the concrete pad 2-feet off the lot line which is our requirement for patios versus our Zoning Ordinance requirement of a 5-foot setback. Ms. Fotopoulos said the reason why it is concrete is for parking the car on it. Ms. Henaghan said it could be asphalt but they are choosing to go with concrete. Mr. Schmitt said for the two variances one was for the lot coverage and the other was the sideyard setback, you are asking to go from 4-feet to 5-feet. Ms. Henaghan stated 2-feet which will give the width of the parking pad about 18-feet. Mr. Schmitt feels the lot coverage is a configuration of the lot, given the conditions it doesn't seem unreal to me.

Chairman Bonfanti asked if the audience had any questions. There were none. Chairman Bonfanti asked for positive and negative testimony.

POSITIVE TESTIMONY:

Mr. & Mrs. Jeff Lestarge, 124 E. Natoma stated they are neighbors of Mr. Soraparu and lives right next door. The Lestarge's stated that they support their neighbor.

Mr. Arthur Fung, resident lives at the corner and stated that he supports his neighbor.

NEGATIVE TESTIMONY:


None

Chairman Bonfanti closed the public hearing for File #PZ-19-17.

4. **File #PZ-19-18**, consideration of approval of a special use for an automobile service station and a variation to Section II.H.2 to allow an accessory structure within the front yard on the subject property, located within the B1 Service Business District. The property is located at 1740 W. Army Trail Blvd., in Addison, IL.

P.I.N.: 03-30-100-029

Petitioner: 1740 W Army Trail LLC



Mr. Ivan Nockov, project manager and Mr. William Perry of Watermark Engineering Resources were present and sworn in. Mr. Nockov said they are looking to replace the existing gas station at the intersection of Army Trail Road and Route 53. They are proposing to demolish the gas station, tear out the existing eight gas tanks, canopy and the pavement on site will be completely removed. The building will be in fiber cement panel with a metal canopy and trim. The new 7-Eleven convenience store will be built in the northeast corner of the property with a new canopy and four gas pumps. The masonry trash enclosure will be more than 30 feet from the front lot line, but will be located between the convenience store and Army Trail Road. Mr. Nockov stated signs for the property will be on a separate building permit application.

Chairman Bonfanti asked if the Plan Commission had any questions. Chairman Bonfanti asked if you are increasing pumps. Mr. Nockov said no we will only have four pumps. Chairman Bonfanti asked if the Plan Commission had anymore questions. There were none. 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-19-18.

5. **File #PZ-19-19**, consideration of a variation of Section IV.C.8 to allow the construction of a front porch/patio within the required front yard. The property is located at 1347 N. Ashley Lane in Addison, IL.

P.I.N.: 03-18-416-009

Petitioner: Andrew Sosin


The petitioner was present and sworn in. Mr. Sosin stated they are looking for a variation to construction a front porch/patio within the required front yard for their four children. Mr. Sosin showed pictures to the Board.

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

These files were advertised in the September 23, 2019 issue of the Daily Herald Newspaper.

#### BUSINESS MEETING

1. Consideration to approve the minutes from the September 11, 2019 meeting.



Mr. Kamide made a motion to approve the minutes from the September 11, 2019 meeting, seconded by Ms. Fotopoulos. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Chairman Bonfanti abstained. Motion carried.



2. Consideration of File #PZ-19-14 as described above.

Ms. Fotopoulos asked if the Addison Fire District had any issues. Mr. Toika of the Addison Fire District asked if the site plan that was submitted last month is going to be same as what was presented tonight. Mr. Jared Placek stated it will be the same plan.

Mr. Kamide made a positive recommendation for PZ-19-14 for a motion for a Special Use for a Planned Development with exceptions and variations, a Planned Development Agreement, and a Plat of Resubdivision to develop two commercial buildings on approximately 3.13 acres of land located at 550 E. Lake Street, 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-19-16 as described above.

Mr. Kamide stated it is a very interesting business. Mr. McComb stated that you plan have one to two cars per month, do you foresee more. Chris Hayes stated no they only have room for five cars.

Mr. Kamide made a motion for positive recommendation for File #PZ-19-16 for a Special use for Auto Sales located at 35 E. Blecke Avenue and within the B3 Service Business District, seconded by Mr. Schmitt. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

4. Consideration of File #PZ-19-17 as described above.

Mr. Kamide made a motion for a positive recommendation for File PZ-19-17 for 128 E. Natoma Drive to grant a variation from Section II.H.2 to allow an accessory structure less than five feet from a rear and side property line and a variation from Section II.J.4 to allow accessory structures to occupy more than thirty (30) percent of the required rear yard, seconded by Ms. Fotopoulos. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

5. Consideration of File #PZ-19-18 as described above.

Mr. Kamide made a motion for a positive recommendation for File #PZ-19-18 located at 1740 W. Army Trail Road for a Special Use for an automobile service station and a variation to Section II.H.2 to allow accessory structures within the front yard on the subject property located within the B1 Service Business District, seconded by Mr. McComb. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

6. Consideration of File #PZ-19-19 as described above.


Mr. Kamide stated this looks like a nice addition and doesn't think it will not interfere with any façade in the buildings surrounding it.

Mr. Kamide made a motion to grant the zoning variation request for File #PZ-19-19 located at 1347 N. Ashley Lane for a variation of Section IV.C.8 to allow the construction of a front porch/patio within the required front yard, seconded by Mr. McComb. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

7. Other business at the discretion of the Chairman.

Chairman Bonfanti asked if there was any other business, hearing none, a motion was made by M. Fotopoulos at 7:52 p.m. to adjourn the meeting, seconded by Mr. Kamide. Motion carried.

Respectfully submitted,

  
Georgianne Jakubowski

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PLEASE SIGN IN

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