

**MINUTES OF THE PLANNING & ZONING COMMISSION
VILLAGE OF ADDISON
WEDNESDAY, December 11, 2019**

The Planning & Zoning Commission meeting of the December 11, 2019 meeting was called to order at 7:00 p.m. by Chairman Bonfanti.

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

PUBLIC HEARING

1. File #PZ-19-20, consideration of a special use for an employment agency located at 1704 W. Armitage Court located in the M2 General Manufacturing District.

P.I.N: 03-31-102-012

Petitioner: United Cerebral Palsy Seguin of Greater Chicago

Ms. Lori Opiela and Inga Sandoval of United Cerebral Palsy Seguin were both present and sworn in. Ms. Opiela stated they are requesting approval of a special use for an employment agency located in with M2 District on Armitage Court. UCP of Seguin provides employment, vocational and life skills training for individuals with development disabilities. There are no exterior improvements proposed. We have received grants through Community Development Block Grants. They are more than an employment agency. They feel the location on Armitage Court is really good and offers a lot with an open floor plan.

Chairman Bonfanti asked if the Plan Commission had any questions. Chairman Bonfanti asked what the hours of operation will be. Ms. Opiela stated 8:30 a.m. to 5:00 p.m. Monday through Friday. Chairman Bonfanti said training is provided. Ms. Opiela said yes there is trained staff to help out. Ms. Fotopoulos asked if they are familiar with our District 88 Program. Ms. Opiela stated yes we are.

Chairman Bonfanti asked if there were any questions from the audience. There were none. Chairman Bonfanti asked for positive and negative testimony. There was none. Chairman Bonfanti closed the public hearing for File #PZ-19-20.

2. **File #PZ-19-21**, consideration of variations to allow an equipment staging area within 100 feet of a residential district, a 10-foot high fence, and a reduction in the number of required parking stalls on the subject property located within the M2 General Manufacturing District at 301 S. Mitchell Court.

P.I.N.: 02-25-401-025

Petitioner: Altofer Inc.

Mr. Ken Nyenhuis, Vice President of Northern Builders, representing Altofer, Inc., was present and sworn in. Mr. Nyenhuis stated that Altofer CAT is proposing to relocate their corporate services group as well as their power systems division to Addison. It will bring sales tax and revenue to Addison. The power systems division primarily rents out large commercial generators and sells industrial engines and parts. The existing facility has been vacant for some time. There will be about 80 to 90 employees. We will be modifying the detention from the old standards to current standards. It currently drains into the street and not into the detention. Our plan is to capture the entire site and put it into a modified detention which is better for everyone. All new storm system will be going into this site. There are 75 cars existing and we are putting about 128 on the site which is all we can fit; however, it is about 75% more that is there presently. The power division is proposing temporary storage to house the generators, they are leased and sold from this facility with a will-call area. We are proposing to use a 10-foot opaque fence with 90% screening with substantial landscaping behind it.

Chairman Bonfanti asked if the Plan Commission had any questions. Chairman Bonfanti said the entire building will be owned Altofer. Mr. Nyenhuis stated yes. Chairman Bonfanti asked where you in-filling the truck docks, there will be no potential for parking spots. Mr. Nyenhuis said you are converting a depressed dock with an overhead door for a drive in door. Chairman Bonfanti asked you are going to keep the doors. Mr. Nyenhuis said yes but they will be different. Chairman Bonfanti asked about the staging, what really happens here. Mr. Nyenhuis said they sell and lease generators to all kinds of people and events. Ms. Fotopoulos asked if you are completely vacating the Elmhurst property. Mr. Nyenhuis said yes it will be demolished.

Chairman Bonfanti asked if there was anymore Plan Commission questions. There were none. Chairman Bonfanti asked if the audience had any questions. There were none. Chairman Bonfanti asked if there was any positive/negative testimony. There was none. Chairman Bonfanti closed the public hearing for File #PZ-19-21.

These files were advertised in the November 25, 2019 issue of the Daily Herald Newspaper.

BUSINESS MEETING

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

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

2. Consideration of File #PZ-19-20 as described above.

Ms. Fotopoulos made a motion for the Special Use for an Employment Agency on the subject property located at 1704 W. Armitage Court located within the M2 General Manufacturing District, seconded by Mr. Schmitt. Chairman Bonfanti asked if the Plan Commission had any questions. Ms. Fotopoulos asked if they could change the term to training and focus location instead of employment because people do have a different connotation on employment agencies and we don't have temporary employment agencies in town, is there any way you can come up with a creative name. Roll call was taken. Motion carried.

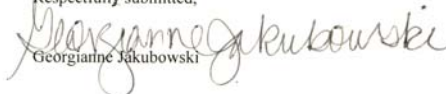
3. Consideration of File #PZ-19-21 as described above.

Ms. Fotopoulos made a motion for approval for the variations to allow equipment staging areas within 100 feet of a residential district, a 10-foot high fence, and a reduction in the number of required parking stalls on the subject property subject to legal and engineering, seconded by Mr. Schmitt. Ms. Henaghan stated in speaking with our Engineering Staff and Village Attorney, Engineering had identified there is a shared detention basin and as part of that before we are able to issue any building permits they will want to see some sort of Agreement guaranteeing that they have the right to make improvements to the shared detention basin and provide for ongoing maintenance on that. Chairman Bonfanti asked if there 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, a motion was made by Ms. Fotopoulos at 7:35 p.m. to adjourn the meeting, seconded by Mr. McComb. Motion carried.

Respectfully submitted,


Georgianne Jakubowski

