

MINUTES OF THE PLANNING & ZONING COMMISSION  
VILLAGE OF ADDISON  
WEDNESDAY, March 11, 2020

The Planning & Zoning Commission meeting of March 11, 2020 was called to order at 7:00 p.m.

A motion was made by J. Kamide for Vice-Chair Fotopoulos to chair the meeting this evening, seconded by T. Schmitt. Motion passed unanimously.

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

PUBLIC HEARING

1. File #PZ-20-01, consideration of a variation reducing the number of required parking spaces associated with a religious institution and retail stores. The property is located at 430 N. Addison Road in Addison, IL.

P.I.N.: 03-21-316-002

Petitioner: New Apostolic Church

Mr. Guy Gehlhausen architect for the project was present and sworn in. Mr. Gelhausen stated New Apostolic Church recently purchased Alta Villa Banquet Hall and are in the process of reconstructing the exterior and interior, two-thirds of it will be a religious institution and about a third will be lease space. As of right now there are no tenants yet. The general contractor will be Frederick Quinn of Addison.

Mr. Gehlhausen stated we are requesting a variance from the required 290 parking spaces to 206 parking spaces. There are currently 321 parking spaces on site, we will be removing a significant amount of pavement for landscaping and sidewalks.

Vice-Chair Fotopoulos asked if the Plan Commission had any questions. Mr. Schmitt asked if they would describe the parking lot. Mr. Gehlhausen stated on the west side there is an old dock that will be torn out and soil will be replaced for green space. The south side where the tenants are there are some sidewalk modifications to add walks to the entrances but on the front side we are taking down the drive thru canopy, putting up a new one and a small addition on the front. We will be sealcoating, restriping and repaving. All the lights will be removed.

Vice-Chair Fotopoulos asked if there were anymore questions. There were none. Vice-Chair Fotopoulos asked for positive and negative testimony. There were none. Vice-Chair Fotopoulos closed the public hearing for File #PZ-20-01.

2. **File #PZ-20-02**, consideration of variations to allow a fence within the front yard and in front of the principal building. The property is located at 1821 W. Fullerton Avenue in Addison, IL.

P.I.N.: 02-36-234-005

Petitioner: West and Sons Towing, Inc.

Anthony Parenti, West and Sons Towing was present and sworn in. Mr. Parenti stated they would like to move their front fence line out where they park all their vehicles and trucks toward the street to allow their trucks to get into the lot. We are asking for a variation that would allow us to extend the fence 27 feet forward to the front property line. There will be an additional driveway at the western edge of the parking area to allow for better circulation of the trucks and other vehicles on the property. There was an issue with the sewers running in front of the property, the Village said they would be ok with a putting the fence up a couple feet south of the sewer line just as long as the sewer line was accessible to them. We also want to put another gate at the west end of the lot so when they pull in and out if need be.

Vice-Chair Fotopoulos asked if the Plan Commission had any questions. Mr. Schmitt asked if any engineering was done as far as detention. Mr. Parenti stated there are three retention ponds on each side of them. One is behind which is a creek, one to the east, and a small one to the west between their property and the train tracks. The whole back side of the property they rent from the railroad. We have never had any water issues before.

Ms. Jennifer Henaghan, Village of Addison, stated Public Works initially thought it would be an issue with the sewer and we did confirm with the Sewer Department that the location isn't something they are concerned about, it is sufficiently deep to dig down if they need too and the fence won't be a problem, they can go up to the property line. The third driveway to the west, is a variation that the Director of Community Development has the power to approve, which he has already reviewed and feels due to the nature of their operations it would be appropriate there.

Vice-Chair Fotopoulos asked if there was anymore discussion. There was none. Vice-Chair Fotopoulos asked if the audience had any questions. There were none. Vice-Chair Fotopoulos for positive and negative testimony. There was none. Vice-Chair Fotopoulos closed the public hearing for File PZ-20-02.

3. **File #PZ-20-03**, consideration of an Amendment to an Annexation Agreement, Resubdivision and Rezoning of approximately 7.7 acres of land located at the northwest corner of Army Trail Boulevard and Mill Road with certain variations.

P.I.N.: 03-29-200-008

Petitioner: Meritus Homes

Mr. Jay Dulla, Managing Director of Meritus Homes and Mr. Hubert Loftus of Manhard Consulting were present and sworn in. Mr. Dulla stated from a standpoint of what is developed so far, Phase I and Phase II consisted of 44 single family lots and 43 in Phase II. Lots sizes are typically 50 x 125 and the subdivision was set up to be a maintenance free community with snow removal and all exterior landscaping etc., being handled by the Homeowner's Association. We currently offer five different floor plans with three elevations on the single family, with 1603-2154 square footage with a base price of \$402,000 - \$440,000. We also offer some second floor options but there hasn't been a big marketing demand. We have sold 38 of the homes. Of the 38, 31 sold in Phase I with 28 closed and 7 sold in Phase II with projecting closings in April. They are here tonight to present the townhome portion of the project, the multi-family that was zoned R4 in the original annexation agreement. The original plans when it was approved was for 100 mid-rise condominium units. In today's market the mid-rise condos are not in vogue, everything is more of a rental project so we did a market study to figure out what was a good product for that location.

Mr. Hubert Loftus of Manhard Consulting stated they did the engineering on Phase 1 and Phase II and working right now on the towns in Mill Creek. Mr. Loftus said Westwood Creek and Tributary are really the predominate feature of the whole site. There are 400 acres coming in from the west and 2600 acres from the south which drains a good portion of Addison's Industrial District. A big culver goes under the shopping center and under Army Trail Road then discharges and those two streams come together where the Phase 3 is and continue on in a westerly direction to a culvert under Mill Road and continue on to the west to Salt Creek. Westwood Creek & its Tributary have wetland and floodplain associated with them. Our approach throughout the development has been to identify the wetland and floodplain and we stay out of it. We do some minor grading on the perimeter of the floodplain and we install our stormwater management facilities upstream of that. We are taking the same approach and that results in Phase 1 and 2 yield over 35% of the entire site is dedicated open space and that will be about the same percentage in Phase 3. The other challenge in Phase 3 is some very steep grade change as you go up Mill Road; it's on the 9<sup>th</sup> hole of the property that is heavily treed along the property line. There will be two entrances, one off of Army Trail Road that is lined with up the drive across the street to the commercial area and the other one lined up with Stevens Drive off of Mill Road. That has always been the dedicated location for access off Mill Road. The challenge is that it's within the center portion of the floodplain which is called the floodway so we need to remodel the floodplain to show that.

Mr. Loftus stated sewer and water is right there and we will loop the watermain right through the site, sanitary sewer runs right in. The stormwater is always a challenge in DuPage County, they have very strict ordinance requirements but we are able to fit all of our stormwater management outside of the floodplain and wetland, provide the buffer and fit our 60 units in the development. Mr. Loftus said they went through Staff comments regarding the site plan review and we agree with the comments, however the Fire Department had a few comments. The street will be private 27 feet back to back with a carriage walk on the west side and there will be no parking on the street. The other concern was regarding turning movements on the "horseshoe" at the south end of the site. We have a program called auto turns, were we have the Village fire truck and run it through there and that is how we design that. We will follow up with the Fire Department. Planning had some comments regarding the rear yard easement variation needed because ComEd is pushing to put the utilities in the front yards instead of the rear yards, and the other one is the grading challenges, there is not a lot of room in the back and there will be a retaining wall on the west side, fitting the electric and telephone in the rear yards is going to be a challenge and we are proposing to put them in the front yards which is where ComEd wants to put them. A variation on the decks and patios, Jennifer Henaghan stated if it was a standard development with rear yards butting up against one another that would be the case, but since this is a perimeter yard of a planned development that is why a variation is needed because they are not allowed in that 30 feet perimeter. All other comments from departments have been addressed as well.

Vice-Chair Fotopoulos asked if the Plan Commission had any questions. Ms. Fotopoulos said children wise, when you are doing a townhome project with a park across the street, do we still ask them to donate to the school and park district per acre and it is all part of the annexation. Ms. Henaghan stated yes. Mr. Schmitt asked about guest parking. Mr. Loftus said there are twenty-two parking spaces disbursed through the site. Ms. Fotopoulos asked if Ms. Henaghan had any comments. Ms. Henaghan stated the petitioners will still continue to work with Staff to make sure the final plans are acceptable. Ms. Henaghan stated since we are thirteen-years past the 2007 approval and at that time, the Village had decided to put a restriction on the number of rental units, but not sure if that is still of interest.

Vice-Chair Fotopoulos asked if the audience had any questions. There were none. Vice-Chair Fotopoulos asked for positive and negative testimony. There was none. Vice-Chair Fotopoulos closed the public hearing for File #PZ-20-03.

These files were advertised in the February 24, 2020 issue of the Daily Herald Newspaper.

#### BUSINESS MEETING

1. Consideration to approve the minutes from the January 8, 2020 meeting.

Mr. Schmitt made a motion to approve the minutes from the January 8, 2020 meeting, seconded by Mr. McComb. Vice-Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken. Motion passed unanimously.

2. Consideration of File #PZ-20-01 as described above.

Mr. Kamide made a motion to grant the zoning variation request for the property at 430 N. Addison Road for a variation reducing the number of required parking spaces associated with the religious institution and retail stores from 290 to 206 spaces, seconded by Mr. Schmitt. Vice-Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken. Motion passed unanimously.

3. Consideration of File #PZ-20-02 as described above.

Mr. Kamide made a motion to grant the zoning variation request for the property at 1821 W. Fullerton Avenue for a variation to allow a fence within the front yard and in front of the principal building extending the fence approximately 27 feet toward the property line, seconded by Mr. McComb. Vice-Chair Fotopoulos asked if there was any discussion. Vice-Chair Fotopoulos asked if they would consider doing something with the fence that would block the view from the street. Mr. Parenti of West and Sons said they are looking to put a wrought iron fence. We can put a screening over the fence that will block so you can't see, there will be no cars in front just their trucks lined up. Roll call was taken. Motion passed unanimously.

4. Consideration of File #PZ-20-03 as described above.

Mr. Kamide made a motion for a positive recommendation for the property at 19W250 Army Trail Road, known as Mill Creek, Enclave Phase III, for an approval of an amendment to the annexation agreement, resubdivision and rezoning of approximately 7.7 acres of land located at the northwest corner of Army Trail and Mill Road with certain variations as stated subject to legal and engineering, seconded by Mr. McComb. Vice-Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken. Mr. Schmitt voted no. Motion passed unanimously.

5. Other business at the discretion of the Chairman.

Vice-Chair Fotopoulos asked if there was any other business, hearing none, Mr. Kamide made a motion to adjourn the meeting at 8:05 p.m., seconded by Mr. Schmitt. Motion passed unanimously.

Respectfully submitted,

  
Georgianne Jakubowski