

MINUTES OF THE PLANNING & ZONING COMMISSION
VILLAGE OF ADDISON
Wednesday, December 9, 2020

The Planning & Zoning Commission meeting of the December 9, 2020 meeting was called to order at 7:00 p.m. by Chairman Bonfanti.

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

I. CALL TO ORDER – ROLL CALL

II. CONSIDERATION TO APPROVE THE MINUTES OF THE DECEMBER 9, 2020 PLANNING & ZONING COMMISSION MEETING

Ms. Fotopoulos made a motion to approve the minutes of the November 11, 2020 meeting, seconded by Mr. McComb. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Ms. Fotopoulos abstained.

Motion passed unanimously.

III. PUBLIC HEARINGS AND RECOMMENDATIONS

Chairman Bonfanti stated that the first public hearing was done by his office so we will need to step down.

A motion was made by Mr. Del Rosario for Vice-Chair Fotopoulos to chair the next public hearing, seconded by Mr. Turk. Roll call was taken.

Motion passed unanimously.

1. File #PZ-20-15, requesting approval of an amendment to a special use permit for outdoor dining with liquor service and a variation to reduce the number of required parking spaces. The property is located at 1480 W. Lake Street, Addison, IL.

P.I.N.: 03-19-213-025

Petitioner: Joe Macchitelli

This file was advertised in the November 23, 2020 issue of the Daily Herald Newspaper.

The petitioner Joe Macchitelli and the architect, Joe Bonfanti were present and sworn in.

Mr. Joe Bonfanti stated Shoeless Joe's would like to do outdoor dining. Mr. Bonfanti showed the plans on the overhead. The site plan currently shows a landscaped area, some sidewalks and two handicap parking spaces

with the associated striped aisles. We would like to take those out and put them on the south end of the parking lot. The first floor plan shows the outdoor bar which seats 25 people as well as an assortment of tables and chairs that seats forty-two. The concept is to do sort of a 3-season room, not heated or insulated. On the east we have overhead garage doors as well on the west. The overhead doors on the south will be fixed. This is two-sided fire feature, along with this being a two-story scheme. We will need a handicap chair lift as well as stairs. Patrons will enter through the main area. This will be fenced off, the whole outdoor area is fenced off except in the areas where the overhead garage doors are fixed. Mr. Bonfanti showed the parcel elevations as well as the outdoor area plan on the overhead. The second level will have the continuation of the stairs, wheel chair accessibility lift and seating for 48 seats. We are limited to 49 seats because we have one exit. Mr. Bonfanti showed the renderings on the overhead.

Ms. Jennifer Henaghan, Village of Addison stated Shoeless Joe's is proposing to add a new, two-story outdoor dining area. This will require an amendment to their original special use approval that the Board granted back in 2016 because they are expanding it, and it was tied to those plans and they will need to amend that Special Use and also will need a parking variation. We did identify a number of comments that will need to be addressed as part of the building permit process from building and engineering but the petitioners said they would be able to take care of all those issues.

Vice-Chair Fotopoulos asked how the Fire Department feels about this. Ms. Henaghan stated they have no outstanding issues, they just noted that the standard sprinkler issues and access will need to be addressed as part of the construction process. Vice-Chair Fotopoulos stated it is a beautiful plan. Mr. Turk asked about the parking spaces. Ms. Henaghan stated parking requirements are based on the maximum occupancy of the restaurant, so because they will have 384 seats within the restaurant, code says they need to have 192 parking spaces, but they are only providing 98 which is why they need the variation. Vice-Chair Fotopoulos said when they built originally, the concept of that whole plan was anyone can use anyone else's spaces. Shoeless Joe's will have extra parking spaces. Mr. McComb asked if there is a problem now with parking spaces. Mr. Macchitelli said no. Mr. McComb said you don't foresee a problem with the expansion? Mr. Macchitelli said no.

Vice-Chair Fotopoulos asked for positive and negative testimony. There was none. Vice-Chair Fotopoulos asked if the audience had any questions. There were none.

Mr. Del Rosario made a motion to close the public hearing, seconded by Mr. McComb. Vice-Chair asked if there was any discussion. There was none. Roll call was taken.

Motion passed unanimously.

Consideration of File PZ-20-15 as described above.

Mr. Del Rosario made a motion for a positive recommendation for File #PZ-20-15, seconded by Mr. Turk. Vice-Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken.

Motion passed unanimously.

2. **File #PZ-20-16**, requesting approval of setback and fence variations to allow for the construction of a parking lot on the subject property, located within the M2 General Manufacturing District. The property is located at 217 W. Fay Road, Addison, IL.

P.I.N.: 03-33-301-028

Petitioner: Fay Avenue Partners, LLC

This file was advertised in the November 23, 2020 issue of the Daily Herald Newspaper.

Mr. David Conroy, the petitioner was present and sworn in. Mr. Conroy passed out extra engineering drawings. Mr. Conroy stated this site has been vacant for over twenty years. This property used to be a battery manufacturing plant and there is a lot of remediation done over the years as there was PCB's capped underground, so per the EPA and a NFR letter you can't do anything with the site as far as a building goes on it. A parking lot would be a preferable membrane to them as well because it is an engineered cap on its own. The reason we are asking for a setback is that the revenue we can get verses the cost of construction which is around \$1.2 million of the lot for the fence and on top of that there is going to be a retaining wall on certain sides of it because of the way the elevation is right now with the cap in place. We don't want to disturb the PCB underground, so we will have to build the site up a little bit higher, put in some retaining walls and a fence around the exterior. This will be costly and a little extra with what you have to do with a parking lot on a normal flat site. We are asking for the variance to make the project financeable.

Mr. Conroy said a concern came from the Engineering Department and the primary concern was on the drainage of the site and that we needed to look at that making sure that all the water run-off didn't come in to the driveway. The way it is right now, there is about 6 inches of topsoil and then an impervious barrier over the entire length of the site. There is no rain water penetration at the moment all the way down into the land below. Mr. Conroy showed the plans on the overhead. The Fire Department also has concerns with the proposed development, water run-off, hydrants, etc.

Vice-Chair Fotopoulos asked if the Plan Commission had any questions. Vice-Chair Fotopoulos asked what relationship you have to the LLC Partnership. Mr. Conroy stated that his partner and he are the two owners of LLC. Mr. Del Rosario asked is this strictly for semi parking trailers only. Mr. Conroy said yes, there is a chance that is could also go to fleet vehicles, we think there is an 80% chance that it will be trailer parking. Mr. Del Rosario said when you say storage, I see landscaping like trees, brush, and mulch and stone, is that going to sit for a long time or how are you going to be able to maintain that property as far as not making it storage. Mr. Conroy said that we want to maintain the drive aisle. We don't envision it being purely a stone or drop off for garbage materials. We assume that if a contractor would want to take it or a landscaper it would be mostly fleet vehicles that are parking that would go out to jobs and they would have a component that has stones and woods. Mr. McComb said a lot of Cars Park on the south side of the street, is that going to cause a problem with your trucks trying to swing into your entrance. Mr. Conroy said we would have to figure out what the turn radius is. Vice-Chair Fotopoulos asked if they manage any other properties. Mr. Conroy stated they have a couple that they have done. Vice-Chair Fotopoulos asked about security cameras, are they monitored? Mr. Conroy said the plan is after the fact we can roll back the tape. Mr. Turk said the Fire Department had concerns, do this go back to the Fire Department to look at and review it. Vice-Chair Fotopoulos said we just make a recommendation and that Community Development won't allow it if they have issues.

Ms. Jennifer Henaghan, Village of Addison stated we have been working with the petitioner for many months and the property has been in its current state for about ten years since the environmental remediation was done, and due to the extension contamination on site it will be very difficult if not impossible to build a building on the site so the truck parking lot is one of the few options that is available. We received responses and comments from the Fire District and Engineering. The Engineering comments were received after the agendas went out but they have concerns with run-off but in days since, the petitioner has done significant amount of work of trying to address those and be able to satisfy both engineering and fire when it comes time to get their building permits. There is a driveway variation to increase the width from 24 feet to 51 feet, so it is a very large driveway and proposed turning radius are also greater that what is the minimum required by code.

Vice-Chair Fotopoulos as for positive and negative testimony. There was none. Vice-Chair Fotopoulos asked if the audience had any questions. There were none.

Mr. McComb made a motion to close the public hearing, seconded by Mr. Turk. Vice-Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken.

Motion passed unanimously.

Consideration of File PZ-20-16 as described above.

Mr. McComb made a motion for a positive recommendation for File #PZ-20-16 for approval of setback and fence variations to allow for the construction of a parking lot located on the subject property located with the M@ General Manufacturing District subject to legal, engineering and fire approval, seconded by Mr. Del Rosario. Vice-Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken.

Motion passed unanimously.

3. **File #PZ-20-17**, consideration regarding proposed Text Amendments to the Village of Addison Zoning Code with respect to permitted obstructions within the required yards.

Petitioner: Village of Addison

This file was advertised in the November 23, 2020 issue of the Daily Herald Newspaper.

Consideration of File PZ-20-17 as described above.

Ms. Jennifer Henaghan stated this public hearing has been withdrawn.

IV. AUDIENCE PARTICIPATION

None

V. OTHER BUSINESS AT THE DISCRETION OF THE CHAIRMAN

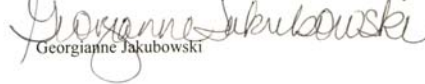
None

VI. ADJOURNMENT

Mr. Del Rosario made a motion to adjourn the meeting at 7:55 p.m., seconded by Mr. Turk.

Motion unanimously passed.

Respectfully submitted,


Georgianne Jakubowski

PLAN COMMISSION MEETING, DECEMBER 9, 2020

PLEASE SIGN IN

NAME	ORGANIZATION AND/OR ADDRESS
JOE MACCHIRELLI	SHOELESS JOE'S
JOE MACCHIRELLI	SHOELESS JOE'S
David Corray	Fray Above Portage LLC