

MINUTES OF THE PLANNING & ZONING COMMISSION
VILLAGE OF ADDISON
WEDNESDAY, APRIL 14, 2021

The Planning & Zoning Commission meeting of the April 14, 2021 meeting was called to order at 7:00 p.m. by Chair Fotopoulos.

Present: Del Rosario, Fotopoulos, Kamide, McComb, Turk, Schmitt
Absent: None
Also Present: Jennifer Henaghan and Mike Crandall, Village of Addison

I. CALL TO ORDER – ROLL CALL

II. CONSIDERATION TO APPROVE THE MINUTES OF THE MARCH 10, 2021 P&Z COMMISSION MEETING

Mr. Kamide made a motion to approve the minutes of the March 10, 2021 meeting, seconded by Mr. Del Rosario. Chair Fotopoulos asked if there were any corrections. There were none. Roll call was taken.

Motion passed unanimously.

III. PUBLIC HEARINGS AND RECOMMENDATIONS

- I. File #PZ-21-03**, consideration regarding a Pre-Annexation Agreement for the residential property at 4N313 7th Avenue. The subject property is approximately 0.25 acres and contains a single family residence that is under construction.

P.I.N.: 03-20-304-007, 008

Petitioner: Tomasz Kular and Anna Wolkowicz

This file was advertised in the March 29, 2021 issue of the Daily Herald Newspaper.

Ms. Jennifer Henaghan of the Village of Addison stated the house is currently under construction and they have received permits through DuPage County but would like to connect to Village of Addison water and sewer. They are requesting approval of a pre-annexation agreement. The property cannot be annexed immediately because they are not contiguous to the Village boundary present. Assuming that the Village boundary does catch up to them within the next 20 years, they will be able to be annexed in at that time. We did not receive any public comments on this petition but a question came up about the setbacks. The petitioner did provide us with a copy of their engineer site plan so that we can have that for our records and it does show that it will meet all the setback of the R2 District.

Chair Fotopoulos said there are no variations. Ms. Henaghan said no. Chair Fotopoulos said you stated it cannot be annexed because it is not contiguous. Ms. Henaghan said yes. Chair Fotopoulos said then how is he going to get his sewer and water? Ms. Henaghan said the sewer and water is already with the right-of-way. Mr. Schmitt said on previous submittals they have typically always submitted architectural with it and the site plan, is there a reason why

in this case it wouldn't be a full submittal. Ms. Henaghan stated in this chase we did not require that because the house is already under construction and has been approved by DuPage County. Typically when people make these requests it is before that process has happened so we have the opportunity to weigh in on and have some feedback on what they are proposing but in this case since the house is already built there really isn't anything that we can do about it at this point.

Chair Fotopoulos asked if the petitioner had anything to say. The petitioner said no. Chair Fotopoulos asked when you were building the house, did you not know that you needed sewer and water. The petitioner said originally they decided when they applied for the permits with DuPage County that we were going to go ahead with well and septic system, however there was a mistake in the design of the septic. When the company came in and started building the septic we recognized that it needs to be raised filled septic. We would have a 5 feet high of a hill in front of the house of 20x25 dimension and decided that we did not want that.

Chair Fotopoulos asked if the audience had any questions. There were none.

Chair Fotopoulos asked for positive and negative testimony. There was none.

Mr. Kamide made a motion to close File PZ-21-03, seconded by Mr. Turk.

Consideration of File PZ-21-03 as described above.

Mr. Kamide made a motion for a positive recommendation for File PZ-21-03 for the property at 4N313 7th Avenue regarding the approval a Pre-Annexation Agreement for the residential property, seconded by Mr. Schmitt. Roll call was taken.

Motion passed unanimously.

2. **File #PZ-21-04**, consideration regarding a Map Amendment (Rezoning) for the subject property from R1 Single Family Residence District to the M2 General Manufacturing District. The property is located at 575 W. Fullerton Avenue, Addison, IL.
P.I.N.: 03-32-201-019

Petitioner: David and Barbara Helms

This file was advertised in the March 29, 2021 issue of the Daily Herald Newspaper.

Ms. Jennifer Henaghan to the Village of Addison stated this case is a bit of a leftover from involuntary annexation process that happened back in 2006. At that time, this property along with several others in the area were brought into the Village but no one ever requested that they be rezoned from the R1 District which the Zoning Ordinance requires that all properties that come into town automatically be rezoned R1 until such time. The past 15 years even though the property was being used for industrial purposes and continues to be used for industrial purposes that has been a legal non-conforming use based on the zoning. The petitioners are now wishing to sell the property and the perspective buyer would like them to correct the zoning to match the land use.

Chair Fotopoulos asked if the petitioner had any comments. The petitioner did not.

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

Mr. Kamide made a motion to close File PZ-21-04, seconded by Mr. Schmitt.

Consideration of File #PZ-21-04 as described above.

Mr. Kamide made a motion for a positive recommendation of File PZ-21-04 for the property at 575 W. Fullerton Avenue regarding a map amendment (rezoning) from the R1 Single Family District to the M2 General Manufacturing District, seconded by Mr. Schmitt. Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken.

Motion passed unanimously.

3. File #PZ-19-05, site plan approval for a proposed gas station and convenience store within the Addison Town Center planned development.

Petitioner: Quik Trip

Mr. Andrew Smith was present and sworn in. Mr. Smith showed plans on the overhead.

Mr. Smith said he has been with Quik Trip for 13 years. The company was founded in 1958. In 1971, Quik Trip started selling gas and we are now in 12 states and have over 850 Stores Company wide. Over the years they have really focused on food, it is one of our biggest parts of our model. We are a very social responsibly company.

Mr. Smith said the parcel is situated on the northeast corner of Army Trail Road and Swift Road. The development will face Army Trail Road and behind the store, we are setting it up for the long term because there will be access property. We would like to have a sit down restaurant and hotel to the north side of the store. We are proposing access off of Army Trail Road. The trucks will enter the northern most drive on Army Trail, they will fuel and leave through Hilton Drive which is the furthest point from the intersection. The Village Staff did recommend reducing the southernmost drive on Army Trail to a right-in and right-out with a raised pork chop which we made that change. We have also connected the sidewalk all the way to the intersection. Our landscaping plan will have quite a few trees on Army Trail and Swift Road. We take pride in maintaining our site. Our own facility support team will help maintain it.

Mr. Smith showed a color rendering of the building on the overhead.

Ms. Jennifer Henaghan of the Village of Addison stated normally a gas station requires a Special Use approval but gas stations are permitted uses within this Planned Development. The Village already proposed the gas station as a use back in 1997, however the Planned Developments requires that every phase of the development come for site plan approvals.

Chair Fotopoulos asked if the Commission had any questions. Mr. Schmitt asked if the landscape plan meets the code. Ms. Henaghan said it is conceptual at this point. Mr. McComb asked if there was any concern with Hilton as trucks are exiting alongside there parking lot. Ms. Henaghan said she doesn't believe anyone from the Village had any contact with Hilton. Mr. Smith said the trucks will be ask far away as possible. Mr. McComb asked can trucks make a left out of that drive or just right. Mr. Smith it will be a left. Chair Fotopoulos said it will be strictly food and gas. Mr. Smith said yes. Mr. Del Rosario asked if there is a traffic light. Ms. Henaghan said no there is not. Mr. Del Rosario said the trucks are stacking up to pull out, would there be any problems for back up on the property itself. Ms. Henaghan said that was a major concern of the left hand truck movements from our Village Staff when we reviewed these plans, but the one-way flow that the petitioner is proposing where the trucks will enter off of Swift, then exit the site off of Hilton Drive, that gives them the maximum possible room to have these vehicles stacked up and not be blocking traffic on Swift Road. Mr. Turk said there is a lot of concrete, where does the water go? Mr. Smith said they are working with the Engineer on that. Chair Fotopoulos said is the first one in Illinois? Mr. Smith on the east side of St. Louis we have a few stores, as far as the Chicago Metro we have a couple of stores that we have proposed around the area.

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

Mr. Kamide made a motion to close File #PZ-19-05, seconded by Mr. McComb.

Mr. Kamide made a motion for a positive recommendation for File 21-05 for the property located at the northeast corner of Swift and Army Trail Roads, the Quik Trip project for the site plan for a gas station and convenience store within the Addison Town Center Planned Development, seconded by Mr. Turk. Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken.

Motion passed unanimously.

IV. AUDIENCE PARTICIPATION

None

V. OTHER BUSINESS AT THE DISCRETION OF THE CHAIRMAN

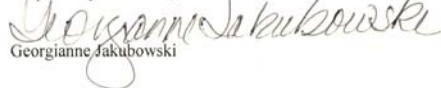
Chairman Fotopoulos said that this is Mr. Del Rosario's last meeting as he will be a Trustee for the Village of Addison.

VI. ADJOURNMENT

Other business at the discretion of the Chairman.

Chairman Fotopoulos asked if there was any other business, hearing none, a motion was made by Mr. McComb at 7:28 p.m. to adjourn the meeting, seconded by Mr. Kamide. Motion carried.

Respectfully submitted,


Georgianne Jakubowski

