

**MINUTES OF THE PLANNING & ZONING COMMISSION
VILLAGE OF ADDISON
WEDNESDAY, JANUARY 11, 2023**

The Planning & Zoning Commission meeting of the January 11, 2023 meeting was called to order at 7:00 p.m. by Chair Fotopoulos.

Present: Cargill, Fotopoulos, McComb, Turk
Absent: Ariano, Medina, Schmitt
Also Present: Jennifer Henaghan, Village of Addison and Patrick Miner, Village Attorney

PUBLIC HEARING

- I. CALL TO ORDER – ROLL CALL**
- II. CONSIDERATION TO APPROVE THE MINUTES OF THE DECEMBER 14, 2022 P&Z COMMISSION MEETING**

Mr. Cargill made a motion to approve the minutes of the December 14, 2022 meeting, seconded by Mr. Turk. Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken.

Motion passed unanimously.

III. PUBLIC HEARINGS AND RECOMMENDATIONS

1. **File #PZ-23-01**, consideration regarding 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. 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

This file was advertised in the December 26, 2022 issue of the Daily Herald Newspaper.

Mr. Cargill made a motion to open File #PZ-23-01, seconded by Mr. McComb. Roll call was taken.

Motion passed unanimously.

Jennifer Henaghan, Village of Addison stated for those of you that were on the Commission in 2019 this case will be very familiar. This is identical to what the Plan Commission reviewed and recommended approval of and the Board ultimately approved it in 2019, however those approvals expired after one year so they now want to move forward with the project and we need to go back through the process for all the zoning actions.

The petitioner in this case is proposing to develop the vacant property on east Lake Street between the Shell Gas Station and the Howard Johnson hotel, with two commercial buildings approximately 10,000 square foot each and no tenants are known at this time. The actions tonight requested are for a Planned Development with parking variations

to reduce the number of parking spaces from 143 to 114; a variation to allow a 20 foot high sign accessory to a shopping center that is on two lots and stormwater detention variations. The entire development site is in the floodplain. They will be able to accommodate all the required stormwater detention on site, but because it is in the floodplain there is compensatory storage that is required that will be partially on site and partially on the adjacent Village owned parcel.

The proposed development meets the recommendations of the Village of Addison Comprehensive Plan and have received various comments from the Building and Engineering Division and Public Works Department, as well as the Addison Fire Protection District and are found within the Staff Report and will be addressed as part of the permit process. The zoning items: the proposed 20% parking reduction is a significant departure from our Zoning Ordinance requirement, however it is in line with what is required for shopping centers in neighborhood municipalities. A table is shown in the Staff Report. The proposed development is contingent upon the petitioner entering into an Agreement with the Village for that compensatory stormwater storage. As part of this Agreement, the Village requested that the petitioner install and maintain a recreational path with lighting and benches similar to the pond at the southwest corner of that intersection. There are also some restrictions on the land uses that would be allowed within the Planned Development. It is in the B2 Zoning District but a few of those permitted uses will be specifically prohibited per the Planned Development including cannabis sales, video gaming, vaping, tobacco stores, tattoo stores and parlors and social clubs. This is something that the petitioner had agreed to back in 2019. The front and side elevations of the buildings will be clad in gray brick veneer with dark gray masonry veneer around the lower portion. The same color will be replicated with face brick along the upper perimeter of the buildings. One of the buildings will have some wood veneer accents above the storefront windows for a corner tenant and the other will have decorative metal panels for their corner tenant.

Mr. Cargill asked how is the cannabis sales and gaming etc. going to be enforced and is that permanent. Ms. Henaghan said yes it is permanent as part of the Planned Development that runs with the land and it would be enforced as part of our regular zoning enforcement procedures when a business comes in to get a business license, we need to verify that the land use is permitted at that location so that Staff would do that review. Mr. Cargill said does the sewer go under the pond, is that correct? Ms. Henaghan said she is not that familiar with the utilities. Mr. Cargill said to him and knowing the nature of sewers they leak, so are we going to drain the pond into our sewer? Can someone look into that and get back to him. Ms. Henaghan said yes we can do that. Mr. Cargill said looking at it from an aerial view, there is a divided highway at that point where the entrance to this project is, are they going to change that? There is one at the Shell Station and one on the other side. This facility needs right and left traffic access. Ms. Henaghan said the petitioner will address that when they do their presentation. Mr. Cargill said it's the variation for a 20 foot high sign. I've never seen one that looks good. Ms. Henaghan said just to clarify what the sign variation is for, the 20 foot shopping center sign is permitted for the one lot but because the shopping center is on two lots, the variation would allow them to have signage for both buildings on that 20 foot shopping center sign, so they are allowed to have the sign but for only one of the buildings. Mr. Cargill said they are allowed in the Code but as a Planned Unit Development the Village can expect more than the Code. Ms. Henaghan said yes but just wanted to clarify what the variation requested was. Mr. Cargill said looking at this architectural drawing, where is the sign? Ms. Henaghan said it is on the far east side by the driveway entrance.

Mr. Jared Placek, Manhard Consulting was present and sworn in. Mr. Placek said this was previously done back in 2019 and it is the same development intent as it was at that time, unfortunately the pandemic had a negative impact on this project, but we think it is a right time now to progressing forward with this development.

Mr. Placek said in regards to the question that Mr. Cargill had outlined, the sewer itself is slightly behind the detention and not underneath the detention basin. As for the signage height, 20 foot is allowed within the Code. Part of the reasoning for the signage is to get that view from the Eisenhower Expressway and try to obtain that traffic flow, as well as having a consolidated signage rather than multiple signs help to reduce the impact of excessive signage which is part of the reason that they are trying to consolidated onto one lot but still to allow for it to show the other lot signage again. The intent of not having a bunch of signs and trying to consolidate it into one location and with the factor that the property is serviced from the east side with a shared access driveway. As it relates to IDOT, it is understood that it would be challenging to make any kind of modification to Lake in order to get a left turn into that, and it is something the developer recommended against because we didn't think that the traffic study that would be generated would generate enough traffic flow to warrant that with IDOT and we thought that would be a challenge to

get that. Mr. Cargill said he understands what you are saying, but I wanted to go to this restaurant, I couldn't get there but I could leave there. If I was coming eastbound on Lake Street, how would I get there? Mr. Placek said unfortunately you would have to likely try to utilize some kind of a three point turn or a U-turn. Mr. Cargill said that he has no objection, I think it is a good use of the property. Chair Fotopoulos said that she agreed that usually a 20 foot sign like that should be on an Indiana Tollway, but if you see this from the Eisenhower you will have to travel at least two miles to exit to come back. Mr. Placek said that they understand that there are some challenges to access the site.

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

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

Mr. Turk made a motion to close File #PZ-23-01, seconded by Mr. McComb. Roll call was taken.

Motion passed unanimously.

Consideration of File #PZ-23-01 as described above.

Mr. Turk made a motion to approve File #PZ-23-01 as presented, seconded by Mr. McComb. Chair Fotopoulos asked if there was any discussion. Mr. Cargill said that he objects to the sign that is proposed. Roll call was taken.

Motion passed unanimously.

IV. AUDIENCE PARTICIPATION

None

V. OTHER BUSINESS AT THE DISCRETION OF THE CHAIRMAN

None

VI. ADJOURNMENT

Mr. Cargill made a motion to adjourn the meeting at 7:25 p.m., seconded by Mr. Turk.

Motion passed unanimously.

Respectfully submitted,


Georgianne Jakubowski