

**MINUTES OF THE PLANNING & ZONING COMMISSION
VILLAGE OF ADDISON
WEDNESDAY, FEBRUARY 8, 2023**

The Planning & Zoning Commission meeting of the February 8, 2023 meeting was called to order at 7:00 p.m. by Chair Fotopoulos.

Present: Ariano, Cargill, Fotopoulos, McComb, Medina, Schmitt, Turk
Absent: None
Also Present: Jennifer Henaghan, Village of Addison and Village Attorney Patrick Miner

PUBLIC HEARING

I. CALL TO ORDER – ROLL CALL

II. CONSIDERATION TO APPROVE THE MINUTES OF THE JANUARY 11, 2023 P&Z COMMISSION MEETING

Mr. Medina made a motion to approve the minutes of the January 11, 2023 meeting, seconded by Mr. Cargill. Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken. Mr. Schmitt abstained.

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
03-27-119-010 and 03-27-119-011

Petitioner: Triple J Environmental and Investments, LLC

This file was advertised in the January 20, 2023 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.

Ms. Jennifer Henaghan, Village of Addison stated the petitioner is proposing to build two approximately 10,000 square foot retail buildings on the vacant land between the Shell Station and former Howard Johnson currently the Baymont Hotel. The requested zoning actions include a planned development with variations for the parking setback, number of parking spaces to allow a free standing sign to advertise tenants on two lots as well as some stormwater detention variations. The entire development site is within the flood plain and this development is contingent upon approval of an agreement with the Village owned parcel that is northwest of the development site which will hold

some of the compensatory flood water storage. The proposed development is compatible with both the Comprehensive Plan and the surrounding land uses. Staff received comments from Building, Engineering and the Fire District, all of which are contained within the Staff report which is submitted to the record in its entirety. A few notes on the requested parking variations. This is proposed 20% reduction in the number of required parking spaces which is a significant departure from what the Zoning Ordinance requires, however we did survey what shopping centers are required to provide in various neighboring municipalities and the proposed number of spaces is still well above what would be required in the surrounding communities, therefore, Staff is supportive of that request. The agreement that was mentioned early also has requirements for the petitioner to install some recreational amenities around the detention pond, similar to those at the southwest corner of the intersection and there are also a number of land uses that are specifically prohibited for this development.

Ms. Fotopoulos commented for the members that weren't here last month, you can read what happened in the minutes, there were P.I.N. numbers missing.

Mr. Cargill had a question on the staff report, Item 7, as far as the water main the goes under I-290. The grades above the water main may not be possible to man a 5 foot – 5 inch cover. Do you think that is sound engineering practice? The frost line in this area is a minimum of 5 foot, I have seen it as low as 6 foot. Ms. Henaghan said they will be required to comply with that requirement.

Mr. Cargill said I have no objection to the project but I would like to the Village Board to look at that sign, as I object to that 20 foot sign,

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

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

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

Motion passed unanimously.

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

Mr. Schmitt made a motion for a favorable recommendation, seconded by Mr. Medina. Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken.

Motion passed unanimously.

IV. AUDIENCE PARTICIPATION - None

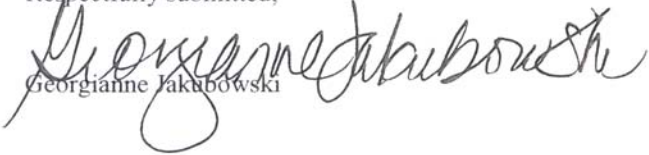
V. OTHER BUSINESS AT THE DISCRETION OF THE CHAIRMAN – None

VI. ADJOURNMENT

Mr. Cargill made a motion to adjourn the meeting at 7:10 p.m., seconded by Mr. Medina.

Motion passed unanimously.

Respectfully submitted,


Georgianne Jakubowski