



CDC  
APRIL 17, 2017

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## **COMMUNITY DEVELOPMENT COMMISSION** **MINUTES**

Meeting Date: April 17, 2017  
Present: Roy Sye, David Woods, Rick St. Marie, George Vant, Ron Damasco  
Absent: Richard Petersen, William Milano  
Also Present: Attorney Sean Conway; Kelley Chrise; Mo Khan; Curran Darling, Distribution Realty Group; Jeffrey Jacob, Jacob & Heffner; Andrew Glover, Arco Murray; Adam Niedospial, Sloan Industries  
Meeting Convened at: 7:30 p.m.

### **APPROVAL OF THE MINUTES:**

Mr. Sye made a motion, seconded by Mr. Woods, to approve the minutes of January 16, 2017 as presented. Motion carried by unanimous voice vote.

### **PUBLIC HEARINGS**

#### **Case No. 15-A9**

#### **Discussion:**

Per Staff, details regarding the request for a Comprehensive Plan Map Amendment, Rezoning, Lot Consolidation, Variations and Site Plan Review for 6N504 and 610 N Central are still under review and, therefore, a request is made to open the public hearing without discussion and to continue the case until the May 15, 2017 meeting.

#### **Vote:**

Mr. Sye made a motion, seconded by Mr. St. Marie, to continue this public hearing until May 15, 2017. A roll call vote was taken with the following results:

Ayes: Mr. Sye, Mr. Woods, Mr. Vant, Mr. Damasco, Mr. St. Marie  
Nays: None  
Abstain: None  
Motion: Carried



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**Case No. 2016-CDC-01**

**Discussion:**

Staff described the variation request by Distribution Realty Group, LLC, (DRG) the contract purchaser of the property located at 1500 N. Michael Drive. The subject property is currently improved with a 105,556 sq. ft. industrial building. Plans for the site involve demolishing the existing building and constructing a new 100,000 sq. ft. Class A warehouse and distribution facility. The proposed structure calls for a variation request to increase the maximum driveway width allowed from 34-feet to 62.5-feet at the property line and from 44-feet to approximately 81-feet at the street. Staff explained that under the conditions allowed by the current regulations, the existing driveway width would limit efficient ingress and egress by trucks onto the property. A wider turn design would result in fewer traffic backups on surrounding streets and would eliminate curb jumping by trucks entering or leaving the site. Staff noted that the proposed new construction is in compliance with the Comprehensive Plan and with the Unified Development Ordinance. In addition, staff has determined that the proposal meets the required standards for granting a variation.

Mr. Darling, representing DRG, thanked the Commissioners for their time in considering this request and offered to answer any questions. Representatives of Sloan Industries, Inc. of 1550 Michael Drive were in attendance and Mr. Niedospial expressed concern regarding the use of the shared driveway on Michael Drive. Mr. Niedospial explained that they currently share an easement with the Mitsubishi building located at 1500 Michael and they questioned whether or not all traffic could be limited to and directed through Lewis Drive rather than utilizing the driveway on Michael Drive. Ms. Chrisse explained that staff has reviewed the access easement granted at the time of subdivision of this property and has determined that the existing easement does not restrict the type of access. If, however, specific terms are desired, the parties could enter into a private agreement. Mr. Damasco inquired about the backup of traffic on the adjacent roadways. Mr. Jacobs, the Petitioner's engineer, stated the intention is for truck traffic to use Lewis Drive because it is closest to the truck court. He also explained that this is a spec building and, therefore, it is impossible to determine the amount of truck traffic that could be expected but heavy truck traffic is not anticipated given the relatively small size of this distribution center.

Hearing no further testimony, Mr. Sye made a motion to close the public hearing, which was seconded by Mr. Woods. The motion carried by unanimous voice vote.



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**Vote:**

Mr. Sye made the following motion: Based on the submitted petition and the testimony presented, the proposed Variation meets the standards and is consistent with the UDO and Comprehensive Plan; therefore, I move that the Community Development Commission adopt the findings of fact which are a part of this variation request as the findings of the Community Development Commission and recommend to the City Council approval of Case No. 2017-CDC-1. The motion was seconded by Mr. Vant; a roll call vote was taken with the following results:

Ayes: Mr. Sye, Mr. Woods, Mr. Vant, Mr. Damasco, Mr. St. Marie  
Nays: None  
Abstain: None  
Motion: Carried

**STAFF LAISION REPORT:**

Ms. Chrise stated that the City will be hosting an Open House for the Comprehensive Plan on May 18th at the former SBT Bank building on Wood Dale Rd south of City Hall regarding the Comprehensive Plan and urged that all attend. Invitations will be sent out; and other notifications, such as emails and signs, will be made to alert all residents to the event.

**ADJOURNMENT:**

The meeting was adjourned at 8:00 P.M.

*Minutes taken by Marilyn Chiappetta  
Approved May 15, 2017*