

Plan Commission Minutes
February 14th, 2007

1. Call to Order

Chairman Bonfanti called the meeting to order at 7:00 p.m.

2. Roll Call

Present: Bonfanti, Duntelman, Fotopoulos, Kamide, Price, Schmitt

Absent: Vachout

Also Present: Trustee Theodore

Chairman Bonfanti stated that we have six (6) public hearings and nine (9) items on the business meeting.

PUBLIC HEARING

1. File #PZ-07-01, consideration regarding the annexation and rezoning of Merlin Muffler and 0.27 acres of land at 19W575 Lake Street to B2 Community Business District with certain variations.

P.I.N.: 03-20-114-002, 03-20-114-014

Petitioner: Dominick & Josephine Loizzo

The petitioner was present and sworn in. Mr. Loizzo stated that his property is located at 19W575 Lake Street. There is a parking and sign variation and they are attached to the agreement. He stated that the Village asked him to annex. Chairman Bonfanti asked if the Plan Commission had any questions. There was none. Chairman Bonfanti asked if the audience had any questions. There was none. Chairman Bonfanti asked for positive and negative testimony.

POSITIVE TESTIMONY:

None

NEGATIVE TESTIMONY:

None

Chairman Bonfanti asked for closing remarks. There were none. Chairman Bonfanti closed the public hearing for File #PZ-07-01.

2. File #PZ-07-03, consideration regarding the annexation and rezoning of 0.36 acres of land at 4N468 2nd Avenue to R2 Single Family Residential District with certain variations.

P.I.N.: 03-20-212-008, 009

Petitioner: Jeanne Anderson

The petitioner was present and sworn in. Ms. Anderson stated that the property is located at 4N468 2nd Avenue. There is a house and garage that is currently on the property that is going to be demolished. The petitioner plans on building a ranch style home approximately 3500 in square feet. Mr. Reschke wanted to note that about the 50% brick masonry, she is going to change those plans to increase the amount. There are no variations. Chairman Bonfanti asked if the Plan Commission had any questions. There were none. Chairman Bonfanti asked if the audience had any questions. There were none. Chairman Bonfanti asked for positive and negative testimony.

POSITIVE TESTIMONY:

None

NEGATIVE TESTIMONY:

None

Chairman Bonfanti asked for closing remarks. There were none. Chairman Bonfanti closed the public hearing for File #PZ-07-03.

3. File #PZ-07-02, consideration regarding the annexation and rezoning of 0.4 acres of land at 4N432 7th Avenue to R2 Single Family Residential District with certain variations.

P.I.N.: 03-20-113-011

Petitioner: Bianca & Ilie Baci

Mr. Gary Reschke spoke on behalf of the petitioner. Mr. Reschke stated that the Village is going to pick up the cost of connection of water and sewer. This is single family home with an R-2 zoning. He does have a variation because his garage does back up to his property line. Chairman Bonfanti asked if the Plan Commission had any questions. Mr. Duntelman asked if these properties have been surveyed. Mr. Reschke stated no, that most of the property owners don't have surveys, so we tried to provide the Plat of Annexation to give you some idea. Mr. Duntelman stated that he is not against annexations; however, he feels that if we had the Plat of Surveys we would know what the variations are going to be.

Chairman Bonfanti asked if the audience had any questions. There were none. Chairman Bonfanti asked for positive and negative testimony.

POSITIVE TESTIMONY:

None

NEGATIVE TESTIMONY:

None

Chairman Bonfanti asked for closing remarks. There were none. Chairman Bonfanti closed the public hearing for File #PZ-07-02.

4. File #PZ-07-04, consideration regarding the annexation and rezoning of 0.34 acres of land at 4N435 8th Avenue to R2 Single Family Residential District with certain variations.

P.I.N.: 03-20-113-008

Petitioner: Kim & Rose McCubbin

The petitioner was present and sworn in. Mr. McCubbin stated that he wants to be into the Village of Addison. There is one variation which is the rear yard setback. Chairman Bonfanti asked if the Plan Commission had any questions. There were none. Chairman Bonfanti asked if the audience had any questions. There were none. Chairman Bonfanti asked for positive and negative testimony.

POSITIVE TESTIMONY:

None

NEGATIVE TESTIMONY:

None

Chairman Bonfanti asked for closing remarks. There were none. Chairman Bonfanti closed the public hearing for File #PZ-07-04.

5. File #PZ-07-05, consideration regarding the annexation and rezoning of 0.35 acres of land at 4N445 9th Avenue to R2 Single Family Residential District with certain variations.

P.I.N.: 03-20-112-010, 011

Petitioner: Lawrence Griff

Mr. Reschke spoke on behalf of the petitioner. Mr. Reschke stated he is going to annex and that there are no variations for this property. Chairman Bonfanti asked if the Plan Commission had any questions. There were none. Chairman Bonfanti asked if the audience had any questions. There were none. Chairman Bonfanti asked for positive and negative testimony.

POSITIVE TESTIMONY:

None

NEGATIVE TESTIMONY:

None

Chairman Bonfanti asked for closing remarks. There were none. Chairman Bonfanti closed the public hearing for File #PZ-07-05.

6. File #PZ-07-06, consideration regarding the annexation and rezoning of 0.35 acres of land at 4N434 8th Avenue to R2 Single Family Residential District with certain variations.

P.I.N.: 03-20-112-017, 018

Petitioner: Victor Griseto

The petitioner was present and sworn in. Mr. Griseto stated that he would like to annex into the Village. There are no variations. Chairman Bonfanti asked if the Plan Commission had any questions. There were none. Chairman Bonfanti asked if the audience had any questions. There were none. Chairman Bonfanti asked for positive and negative testimony.

POSITIVE TESTIMONY:

None

NEGATIVE TESTIMONY:

None

Chairman Bonfanti asked for closing remarks. There were none. Chairman Bonfanti closed the file for PZ-07-06.

These files were advertised in the January 29th, 2007 issue of the Daily Herald Newspaper.

BUSINESS MEETING

1. Consideration to approve the minutes of the December 13th, 2006 meeting and the January 10th, 2007 meeting.

Mr. Kamide made a motion to approve the minutes of the December 13th, 2006 meeting. Ms. Fotopoulos seconded. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Mr. Duntelman abstained. Motion carried.

Ms. Fotopoulos made a motion to approve the minutes of the January 10th, 2007 meeting. Mr. Kamide seconded. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

2. Consideration of File #PZ-07-01 as described above.

Mr. Duntelman made a motion to recommend annexation of Merlin's Muffler with the variations for parking 0 ft in the front yard and signs. Ms. Fotopoulos seconded.

Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

3. Consideration of File #PZ-07-03 as described above.

Mr. Dunteman made a motion for annexation of the property and rezoning at 4N468 2nd Avenue with no variations. Ms. Fotopoulos seconded. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

Mr. Dunteman stated that he noticed that the petitioner has a Plat of Resubdivision because two lots are being considered for annexation. Mr. Dunteman stated that we don't need a public hearing for that so why don't we approve it tonight.

Mr. Dunteman made a motion to approve the Jeanne Plat of Resubdivision. Mr. Schmitt seconded. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

4. Consideration of File #PZ-07-02 as described above.

Mr. Kamide made a motion for a positive recommendation for annexation and rezoning of 0.4 acres of land at 4N432 7th Avenue to R-2 Single Family Residential with the variation for the rear setback from 5 feet to 0 feet. Mr. Schmitt seconded. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

5. Consideration of File #PZ-07-04 as described above.

Ms. Fotopoulos made a motion to approve the annexation and rezoning of 0.34 acres of land at 4N435 8th Avenue to R-2 Single Family Residential with the variation of the shed in the back. Mr. Schmitt seconded. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

6. Consideration of File #PZ-07-05 as described above.

Mr. Schmitt made a motion to approve the annexation and rezoning of 0.34 acres of land at 4N445 9th Avenue to R-2 Single Family Residential with no variations.

Ms. Fotopoulos seconded. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

7. Consideration of File #PZ-07-06 as described above.

Mr. Kamide made a motion to approve the annexation and rezoning of 0.35 acres of land at 4N434 8th Avenue to R-2 Single Family Residential with no variations. Ms. Fotopoulos seconded. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

8. File #PZ-07-07, consideration of a Resubdivision located at 1356 Dale Road, Addison, IL.

Petitioner: Hector Anaya

The petitioner was present and also the engineer for the project. Mr. Thakker stated that this a simple resubdivision request that they would like to divide into 3 lots. There are no variations. Mr. Dunteman asked where the engineering plans were. Mr. Thakker stated that he didn't have a chance to get them done. Mr. Reschke asked Mr. Thakker to talk about the drywalls. Mr. Thakker stated that in the rear yard for the drainage that a wet well be installed. Each of the lots will have a separate wet well where the water will go first and then it will ooze out.

Mr. Schmitt made a motion to approve the resubdivision for 2-single family lots with no variations subject to legal and engineering. Ms. Fotopoulos

9. Other business as directed by the Chairman.

Chairman Bonfanti asked for any other business. Hearing none. Ms. Fotopoulos made a motion to adjourn the meeting at 7:40 p.m. seconded by Mr. Dunteman. Motion carried.

Respectfully submitted,

Georgianne Prince
Georgianne Prince
Recording Secretary