

Plan Commission Minutes  
April 11<sup>th</sup>, 2007

1. Call to Order

Chairman Bonfanti called the meeting to order at 7:05 p.m.

2. Roll Call

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

Also Present: Trustee Theodore and Mike Toika,  
Addison Fire Department

Chairman Bonfanti stated that we have two (2) public hearings and five (5) items on the business meeting.

PUBLIC HEARING

1. File #PZ-07-11, consideration regarding a Special Use Permit for a Heliport at 155 S. Rohlwing Road on 3.2 acres in the M2 General Manufacturing District.

P.I.N.: 03-30-300-007, 03-30-300-028

Petitioner: Tom Preston and the North Star Trust Co.  
Trust No. 5-8788

The petitioner was present and sworn in. Mr. Gary Reschke stated that this file is for a RLA Heliport and not a heliport. The difference is that a RLA Heliport is a restricted landing area that only he can use and the significance of that is a heliport is designated for anyone to use. The property at 155 S. Rohlwing Road is a multi-tenant building and currently has an outstanding building permit. They are converting the property into a multi-unit building. It has Dura-Ply and KDA as tenants, the third tenant space is unoccupied. In looking at the parking spaces there is currently about 150 parking spaces, and even with the third unit being half office it would still have enough parking to meet the requirements. Mr. Reschke stated that Mr. Preston will only be using about 50 parking spaces for the RLA and that should not be a problem. Mr. Reschke stated that this has also been reviewed by the Fire District. The plan is to have a storage area where he can store his fuel in a 500 gallon tank which will



be in a confined area. Mr. Reschke stated that in your packets you will find a lot of information that Mr. Preston presented, and also a letter from the FAA which indicates at this point that they have looked at the facility and they don't have any problems with it, however, the local government approval must come first. There are some things that he will need to do in order to satisfy building code.

Chairman Bonfanti asked if the Plan Commission had any questions. Ms. Fotopoulos asked why the Special Use. Mr. Preston stated that it is for private use only, the only people that could land there would be himself or someone visiting him. Mr. Schmitt asked what the hours would be. Mr. Preston stated that it varies, 95% of his flights are done Monday thru Friday during business hours, and it is very rare that he flies at night. Chairman Bonfanti asked if he was the only tenant in the building. Mr. Preston stated no. Mr. Schmitt asked about the noise. Mr. Preston stated that it is very minimal. Mr. Preston showed sketches on the overhead. Chairman Bonfanti asked if the Plan Commission had anymore 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. Roll call was taken. Motion carried.

2. File #PZ-07-12, consideration regarding the annexation and rezoning of 0.64 acres of land at 19W354 Lake Street to B2 Community Business District with certain variations.

P.I.N.: 03-20-404-010

Petitioner: G.R.C. Gallo, LLC

The petitioner was present and sworn in. Mr. Gary Reschke stated that this is another Lake Street annexation. Mr. Gallo is requesting annexation and rezoning of the Gallo Tile business

that he owns on Lake Street. There are two variations on this property, the first one being the 8 foot fence and the other one is the landscape setback along Third Avenue. Mr. Reschke went over the various conditions for this property.

Mr. Gallo stated that where the asphalt drive is, they are looking to put uni-lock pavers in to dress the building up. They will be taking down the burglar bars off the windows and also do improvements on the building. Chairman Bonfanti asked if the Plan Commission had any questions. Chairman Bonfanti asked if they are going to provide pavers in the whole asphalt area. Mr. Gallo stated yes. Mr. Dunteman asked if the Village has told them that a Plat of Subdivision needs to be provided. Mr. Reschke stated that we do have one. Mr. Bob Nissan of the Community Development Department stated that they will be working some green space into it.

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-07-12.

These files were advertised in the March 26<sup>th</sup>, 2007 issue of the Daily Herald Newspaper.

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BUSINESS MEETING

1. Consideration to approve the minutes of the March 14<sup>th</sup>, 2007 meeting.

These minutes were put on hold until next month's meeting.



2. Consideration of File #PZ-07-11 as described above.

Mr. Dunteman made a motion to recommend to the Village Board that a Special Use for a RLA Heliport be granted for File #PZ-07-11 located at 155 S. Rohlwing Road in the M2 General Manufacturing District contingent upon legal and engineering. Mr. Schmitt seconded. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

3. Consideration of File #PZ-07-12 as described above.

Mr. Dunteman made a motion to recommend annexation of 0.64 acres of land at the northeast corner of Lake Street and 3<sup>rd</sup> Avenue contingent upon engineering and legal and that we recommend approval of the submitted Plat of Resubdivision to one lot and the variation for lack of landscaping along 3<sup>rd</sup> Avenue and the fence setbacks. Ms. Fotopoulos seconded. Chairman Bonfanti asked if there was any discussion. Chairman Bonfanti stated a lot of these properties are coming into the Village and he feels that there needs to be more information, especially landscaping. He feels we need to control it. Mr. Reschke stated that when someone comes in for an application we don't have any problem requiring them to get us landscaping plans, etc. However with the businesses on Lake Street we have been trying to give incentives to encourage them to annex voluntarily. Roll call was taken. Motion carried.

4. File #PZ-07-13, consideration of a resubdivision located at 52 Industrial Drive.

Petitioner: Esparza Brothers

Mr. Gary Reschke stated that this is a lot consolidation into a single lot. The property on Industrial Drive has a building and gravel parking area next store to it. The pictures show the condition of the parking area, which is deteriorated. The building is pretty old. The petitioner will be making improvements on the inside/outside of the building, including façade and landscaping.

Chairman Bonfanti asked if there were any variations. Mr. Reschke stated no.

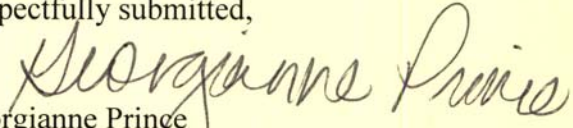
Mr. Dunteman made a motion to recommend approval of the Consolidation Subdivision Plat contingent upon legal and

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

5. 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 7:45 p.m., seconded by Mr. Dunteman. Motion carried.

Respectfully submitted,

  
Georgianne Prince  
Recording Secretary