

Plan Commission Minutes  
August 15<sup>th</sup>, 2007

1. Call to Order

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

2. Roll Call

Present: Bonfanti, Dunteman, Fotopoulos, Kamide,  
Price, Schmitt, Vachout

Also Trustee Theodore

Present:

Chairman Bonfanti stated that there are three (3) public hearings and five (5) items on the business meeting.

PUBLIC HEARING

1. File #PZ-07-30, consideration regarding the annexation and rezoning of 0.35 acres of land at 19W331 Barry Avenue to R-2 Single Family Residential District with certain variations.

P.I.N.: 03-20-404-008

Petitioner: Merri Ellen Sicurella

Mr. Bob Nissen of the Community Development was sworn in and presented on behalf of the petitioner. Mr. Nissen stated that Ms. Sicurella lives at 19W331 Barry Avenue which is at the southwest corner of Barry and Second Avenue. The property is contiguous to the Village. The property is approximately 15,200 square feet will be annexed to the Village as R-2 Single Family Residential and be connected to the water and sewer system. The property will be annexed as is except for one variation, at that is to reduce the existing building setback along Barry Avenue from 30 feet to 19 feet. Mr. Nissen stated that Ms. Sicurella is excited to be a part of the Village.

Chairman Bonfanti asked if the Plan Commission had any questions. Chairman Bonfanti asked if the existing building is 19 feet. Mr. Nissen stated yes it is the existing house and she will be annexing as is. Mr. Schmitt asked if the proposed variance for the setback, would it only be for the existing condition. Mr.



Nissen stated yes. Chairman Bonfanti asked if there were anymore Plan Commission 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-07-30.

2. File #PZ-07-31, consideration regarding the resubdivision with variations of 0.43 acres of land at 734 N. 8<sup>th</sup> Avenue in the R2 Single Family Residential District for 2 single family lots.

P.I.N.: 03-20-302-024

Petitioner: Rumen Jordanov

Mr. Gary Reschke of the Community Development spoke on behalf of the petitioner. The petitioner was also present and sworn in. Mr. Reschke stated that a dozen houses have been annexed about 5 years ago at 8<sup>th</sup> Avenue. The house is located at the corner of 8<sup>th</sup> and Byron and they are planning to subdivide it. It would meet the requirements of the Zoning Code for the lot sizes and lot widths if he could move the garage from the north side of the house to the south side. The garage would have a driveway out onto 8<sup>th</sup> Avenue. Mr. Reschke stated that by doing this he is able to create a second lot and meet all the requirements. The only requirement he will have is when he moves the garage from the north to south side and it is basically a rear yard which is a 30 feet requirement so he needs a variation to reduce that down which will only give him 18 feet left after he puts the garage in. There are front and rear staircases which are close to the setback areas and we have checked those out and they are ok. There is a wood shed and the plans show that he will be removing that. The house has been connected to water and sewer many years ago, the existing house is all set.



The new lot will be on Byron Avenue and it does not have water and sewer so he is going to have to extend over in order to hook up.

Chairman Bonfanti asked if the Plan Commission had any questions. Mr. Schmitt asked what the thin parcel of land is to the south of it. It looks like it is 16 feet wide, is it an alley that was never built. Mr. Reschke stated that he thinks it is a result of the way that they divided the lots. Chairman Bonfanti asked if the variation is on the garage or the house. Mr. Reschke stated it's the garage. Mr. Dunteman would like to know why the individual lot widths across the south boundary total up to something less than the total width of the original lot. Mr. Dunteman stated that when you usually subdivide into two pieces the sum should equal the total and I don't know what kind of problem it is going to create. 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. Chairman Bonfanti closed the public hearing for File #PZ-07-31.

3. File #PZ-07-32, consideration regarding the resubdivision with variations of 0.47 acres of land at 600 W. Lake Street in the B3 Service Business District for a 2480 s.f. restaurant.

P.I.N.: 03-20-406-033

Petitioner: Gene and Jude's

Mr. John Trombino, architect for the project was present and sworn in. Mr. Gary Reschke stated that this is the old Good Year Tire Store on Lake Street and Mill Road. They are proposing a 2300 square foot restaurant with a drive-thru replacing the old building. The old building in comparison was over 7500 square



feet. There are a couple of minor violations and they have to do with front yard setbacks. One variation is along the front of Lake Street. There is a 10 foot front yard setback which is a landscaping area of 10 feet and that needs to be 4 feet because of the drive-thru. The other variation is to permit a 5 foot sidewalk in the minimum front yard parking lot setback along Mill Road. The owner will have to provide a public sidewalk easement. A landscaping plan is included in your packets. IDOT has reviewed the plans and stated that the Lake Street curb cut will have to be a right out only and it does restrict their movement, so all entry onto the property is going to have to come from Mill Road.

Chairman Bonfanti asked if the Plan Commission had any questions. Ms. Fotopoulos made a comment about the traffic on Lake Street and the access into the restaurant. Chairman Bonfanti asked what the hours of operation will be. Mr. Trombino stated it will be opened from 11:00 a.m. to 2:00 p.m. Mr. Kamide stated that this is a great project for Addison; however, he is disappointed about the change in the driveway. Mr. Robert Beaulieu, half owner of Gene & Jude's was sworn in and stated that he has a meeting with his attorney tomorrow and IDOT regarding the Lake Street entrance.

Mr. Kamide asked what the proposed completion of the project is. Mr. Beaulieu stated sometime in the Spring approximately 9 months. Chairman Bonfanti stated that he has a problem with the entrance also. Chairman Bonfanti asked what materials will be used. Mr. Trombino stated that the façade will be done with stucco and they will introduce reveals and other materials. When they replace the building on site they want to keep it a low horizontal, sleek movement, retro and modern. The interior will be a glass store front and it will be open and bright. Mr. Schmitt asked how they will be handling the stormwater detention. Mr. Trombino stated that they have a 100 year and it's tying into the existing. Mr. Schmitt asked where the detention is, and is it under the parking lot. Mr. Trombino stated that they are tying right in to the existing storm and not any on-site. Ms. Fotopoulos asked about the landscaping and how do they plan to water it, is there going to be an underground system. Mr. Trombino stated it will be an underground irrigation system. Chairman Bonfanti asked if there were anymore Plan Commission questions. There were none. Chairman Bonfanti asked if the audience had any questions. Mr. Gary Sinagra, who owns the building next door on Mill Road, asked if the drainage would affect his property. Mr. Trombino indicated that it would not. Chairman Bonfanti



asked if the audience had anymore 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-07-32.

These files were advertised in the July 30th, 2007 issue of the Daily Herald Newspaper.

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BUSINESS MEETING

1. Consideration to approve the minutes of the June 13th, 2007 meeting.

A motion was made to approve the minutes by Ms. Fotopoulos and seconded by Mr. Dunteman. Chairman Bonfanti asked if there was any discussion. Ms. Fotopoulos stated that Mr. Schmitt's name was not added to the minutes as absent. Roll call was taken. Mr. Schmitt, Mr. Vachout and Chairman Bonfanti abstained. Motion carried.

2. Consideration of File #PZ-07-30 as described above.

Mr. Vachout made a motion to approve the annexation and rezoning of 0.35 acres of land at 19W331 Barry Avenue to R-2 Single Family Residential District with the variation for the existing building only. 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-07-31 as described above.

Mr. Dunteman made a motion to approve File #PZ-07-31 be recommended for resubdivision contingent upon legal and engineering and requiring that the applicant correct



the errors in his Plat of Subdivision so that the numbers agree and the variation for the garage on the existing house (Lot 2). Mr. Vachout seconded. Chairman Bonfanti asked for any discussion. Mr. Gary Reschke stated that a possible suggestion would be a time limitation is placed on putting the water and sewer improvements on Byron. Roll call was taken. Motion carried.

4. Consideration of File #PZ-07-32 as described above.

Ms. Fotopoulos stated that if IDOT, Mr. Walsh and if Mr. Sinagra gives you some land and it doesn't work out, I would strongly advise the Addison Police Department to work with you on the traffic. Mr. Reschke stated that Staff has discussed that and within the first few months of operation they may have that traffic problem.

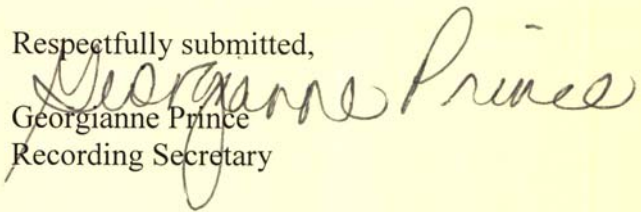
Mr. Vachout made a favorable recommendation of File #PZ-07-32 regarding the resubdivision of the property at 600 W. Lake Street in the B3 Service Business Area with the variations listed subject to engineering and legal to deal with the access problems. Mr. Kamide seconded. Chairman Bonfanti asked if 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. Mr. Dunteman had a comment to Staff for File #PZ-07-32, and that apparently the rest of the block is going to be redeveloped in the very near future, and at that time you may want to re-address the traffic patterns for this particular site and the whole site and make it work. Mr. Reschke stated that they have been very forthcoming and we sent them copies of the Gene and Jude's plans to their architect because they haven't settled everything as far as their property.

Mr. Dunteman made a motion to adjourn the meeting at 7:45 p.m. and Mr. Vachout seconded. Motion carried.

Respectfully submitted,

  
Georgianne Prince  
Recording Secretary