

Plan Commission Minutes  
November 14<sup>th</sup>, 20071. Call to Order

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

2. Roll Call

Present: Bonfanti, Dunteman, Fotopoulos, Price, Schmitt

Absent: Kamide, Vachout

Also Present: Trustee Theodore and Hank Mandizara, Addison Fire Department

Chairman Bonfanti stated that there are two (2) public hearings and four (4) items on the business meeting.

PUBLIC HEARING

1. File #PZ-07-42, consideration regarding the annexation and rezoning of 0.27 acres of land at 19W305 Barry Avenue to R2 Single Family Residential District with certain variations.

P.I.N.: 03-20-402-002

Petitioner: Neb Tarailo

The petitioner was present and sworn in. Mr. Gary Reschke of the Community Development Department stated that this is a routine annexation request for a house at 19W305 Barry Avenue. The owners were concerned about the quality of their water and that is why they are annexing. The property is a 75 foot wide lot, however it is a corner lot and our zoning for the R2 area requires that it be at least 80 feet wide, so the variation would be to reduce that. The house is set back from Barry Avenue 26.94 feet rather than the minimum 30 feet so a variation is required. The property needs to be consolidated into a single lot and there is a Plat of Resubdivision. 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-07-42.

2. File #PZ-07-43, consideration regarding a Plat of Resubdivision for 1.19 acres of land at 412, 416, 422 and 430 W. Lake Street in the B-3 Service Business Zoning District for a retail building addition with certain variations.

P.I.N.: 03-20-415-024, 03-20-415-025, 03-20-415-026, 03-20-415-029

Petitioner: Salvatore Liotta, Sal's Beverage World

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

Mr. Tom Breen, attorney for the petitioner, Mr. Sal Liotta, petitioner and also Mr. Roy Green architect was present and sworn in.

Mr. Tom Breen stated they are requesting that the entire property be consolidated or resubdivided into one lot of record and grant certain variations to allow Sal's Beverage World to add an additional 6,224 square foot commercial property to the existing 9,883 square feet of commercial for a total of 15,405 square foot. The property is located on the north side of Lake Street. The property is zoned B3. The proposed plans show a new façade for the entire building and it would entail demolition of the two apartment buildings that are currently located at the site and it would be the extension of the variations that were previously granted and the screening would remain the same. Mr. Breen stated that they are asking for a variation as to the rear yard.

Mr. Roy Green, architect for the project showed architectural and site plans on the overhead. Mr. Green stated they plan on tearing down the entry way that is currently there and build a new one. He briefly explained the plans using the overhead.



Mr. Gary Reschke of the Community Development Department stated that the plan that you are looking at is slightly revised and new, and one of this things you will see is the revised parking calculation so that the variation for the parking is from 81 down to 63 spaces for a total of 18. The variation for the rear yard building setback should be a reduction from 20 to 10 feet. There is a matter of deadline for the removal of the existing duplexes from the site, but at this point we don't have a deadline yet.

Chairman Bonfanti asked if the Plan Commission had any questions. Mr. Schmitt asked about the deliveries. Mr. Liotta stated that all the trucks are 18 footers. Ms. Fotopoulos asked when the trucks unload do they block the parking spaces. Mr. Liotta stated no they don't, they are all delivered in pallets. Ms. Fotopoulos asked about the new tenants. Mr. Breen stated that there are no proposed tenants for the site. Ms. Price asked if there was a variation for the parking for the first time. Mr. Breen stated yes. Ms. Price asked were the new deliveries going to come in at. Mr. Breen stated through the front door. Chairman Bonfanti asked why the variation of 5 to 4 feet on the west side. Mr. Breen stated it is not compatible being of what exists and it would be unable to be maintained. Chairman Bonfanti asked if the parking variation is 17 stalls. Mr. Breen stated no it is 18. Chairman Bonfanti asked the Fire Department how they feel about the east side which is a dead end. Mr. Mandziara stated that the fence is about 8 foot off the back wall at this time, however their concern based on the site plan is that the garbage enclosures are very close to the corners of the building and we would like to see them moved at least 10 feet, it would give them greater access. Mr. Breen stated that would not be a problem. Mr. Schmitt asked what exists between the fence and the building. Mr. Breen stated it is gravel. Mr. Schmitt stated that a landscape buffer would be nice. Chairman Bonfanti had some architectural questions, on the east side there is no windows, would you be opposed to put more glazing on that side. The front peaks he would like to see them go more into the building so that they don't look so paper mache. Chairman Bonfanti asked if there were anymore questions. There were none. Chairman Bonfanti asked if the audience had any questions. Mr. Al Wong, resident asked if the fence is going to be extended. Mr. Breen stated it will be extended all the way. Mr. Wong asked what about security lights. Mr. Breen stated that there will be lights there. Chairman Bonfanti asked if there were any more 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 File #PZ-07-43.

BUSINESS MEETING

1. Consideration to approve the minutes of the October 10th, 2007 meeting.

Ms. Fotopoulos made a motion to approve the minutes and Mr. Schmitt seconded. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

2. Consideration of File #PZ-07-42 as described above.

Mr. Schmitt made a motion to approve the annexing and rezoning of 0.27 acres of land at 19W305 Barry Avenue to R-2 Single Family Residential District with certain variations as identified. 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-07-43 as described above.

Ms. Fotopoulos and Mr. Duntelman had some concerns regarding the parking spaces. Mr. Liotta addressed them. Ms. Fotopoulos made a positive recommendation to resubdivide 1.19 acres of land at 412, 416, 422 and 430 W. Lake Street in the B-3 Service Business Zoning District for retail addition with certain variations and with the improvements of the architect, garbage, lighting in the back, windows on the east side of the building and the peaks of the roof deeper subject to legal and engineering. Mr. Schmitt seconded. Chairman Bonfanti asked if there were any questions. There were none. Roll call was taken. Motion carried.

4. Other business as directed by the Chairman.

Chairman Bonfanti asked if there was any other business, hearing none, a motion was made by Ms. Fotopoulos to adjourn the meeting at 8:15 p.m., and seconded by Mr. Dunteman. The motion was carried.

Respectfully submitted,

Georgianne Prince  
Recording Secretary