

Plan Commission Minutes  
April 9, 2008

1. Call to Order

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

2. Roll Call

Present: Bonfanti, Fotopoulos, Kamide, Schmitt  
Absent: Dunteman, Price, Vachout  
Also Present: Trustee Theodore and Hank Mandziara  
of the Fire Department

Chairman Bonfanti stated that there are three (3) public hearings on the agenda and six (6) items on the business agenda.

PUBLIC HEARING

**THIS PUBLIC  
HEARING HAS  
BEEN  
CANCELLED**

1. File #PZ-08-04, consideration regarding the rezoning and resubdivision of 0.99 acres of land at 3N040 Villa Avenue to R3B Multiple Family Residential District (low density) Planned Unit Development with certain exceptions for 8 townhomes to be known as the Villas of Addison.

P.I.N.: 03-27-324-027 thru 034  
03-27-324-038

Petitioner: Lyonhart Group

2. File #PZ-08-08, consideration regarding a Special Use Permit for Outdoor Dining at 250 W. Lake Street for Pyramid Club.

P.I.N.: 03-21-311-041

Petitioner: George N. Shahwan

The petitioner was present and sworn in. Mr. Gary Reschke of the Community Development Department stated that the outdoor

dining that is being requested will be in front of the Pyramid Club under the awning. It will include 7 tables with seating for 14 people and will be confined with a small fence. They will also be serving alcohol beverages and they will be changing there liquor license. There will be an exit gate and they are adding a door to the building that would be used to enter into the outdoor dining. The sidewalk is 12 feet wide and the fenced area will leave 1 1/2 feet to pass on the outside of it.

Chairman Bonfanti asked if the Plan Commission had any questions. Chairman Bonfanti stated that he has some concerns. He feels that the clearance isn't enough to pass through. He doesn't think it is safe. Is there anyway you could pull that back? Mr. Shahwan stated that he could, how far would you want it? Chairman Bonfanti stated that maybe 3 feet. Chairman Bonfanti stated that it appears that the fence is going to be set in concrete, so the fence will be there all year round, which is more reason to pull it back. He is talking 3 feet from the column, not 3 feet from the curb. Mr. Shahwan stated that there are 2 columns, one on the beginning and one on the end. Chairman Bonfanti asked about the overhead awning, how big will it be and what will it look like? Mr. Shahwan showed a colored picture of what it will look like. Ms. Fotopoulos asked Mr. Shahwan if he understood the smoking laws. Mr. Shahwan stated yes he did. Mr. Reschke stated that they are showing 4 chairs around each table, shouldn't it be 28 people. Mr. Shahwan stated yes. Chairman Bonfanti asked about the furniture. Mr. Shahwan stated that it will be nice probably iron. Ms. Fotopoulos asked what the hours of operation will be. Mr. Shahwan stated 4 p.m. to midnight, but he is not sure yet. Chairman Bonfanti stated that there are going to be 2-3 foot light gates. Mr. Shahwan stated that there will be 2. Chairman Bonfanti asked why 2 gates. Mr. Shahwan stated that he is not going to have gates. He is only going to have a gate for maintenance and that it will be locked at all times. Chairman Bonfanti asked if the Plan Commission had anymore questions. There were none. Mr. Hank Mandziara of the Fire Protection District stated that originally with the square footage that was shown they figured that they could have a possible maximum occupant load of 40 people, but if you are you going to recommend that you decrease that 3 feet from the column towards the building without measuring it with a scale it would bring that down to about 30 people which would fit in with the 28. Mr. Mandziara stated that they are requiring emergency lighting outside the building, an exit sign on the western most columns pointing towards the exit door and an exit sign over that

door. Chairman Bonfanti asked how this work does with the landlord. Mr. Shahwan stated that he has been notified.

Chairman Bonfanti asked if the audience had any questions. Mr. Jules Zinni, resident stated that he has a problem with the noise factor and how it will impact the Village. 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-08-08.

3. File #PZ-08-09, consideration regarding a Special Use Permit for Outdoor Dining for JD Muggs at 437 S. Addison Road with certain variations.

P.I.N.: 03-33-200-004, 03-33-200-005,  
03-33-200-006

Petitioner: Dean Stathopoulos, JD Muggs

The petitioner was present and sworn in. Mr. Gary Reschke stated that this is a request for outdoor dining. It will have 5 tables for seating for 10 people (2 seats per table) it is very small. They intend to serve alcoholic beverages. The outdoor dining area is only 4 feet wide. Mr. Reschke stated there are pictures to show this.

Chairman Bonfanti asked if there were any Plan Commission questions. Chairman Bonfanti stated that he has a problem with the 4 feet. Mr. Stathopoulos stated that is why they are going with smaller tables. He is going to go with bistro size; it will be more for convenience for the lunch crowds if people want to go outside. Ms. Fotopoulos asked what will be served on the patio. Mr. Stathopoulos stated food and alcohol. Chairman Bonfanti asked about the fence. Mr. Stathopoulos stated it will be white. The building is white stucco. He feels the best would be a vinyl fence, cape cod style. They would like to take the fence down in the winter and keep the sidewalks clear. Mr. Schmitt talked

about the handicap access. Chairman Bonfanti stated that he has a problem with the 30 inches. Mr. Kamide stated that shouldn't the door swing in. Mr. Hank Mandziara of the Fire District stated that the drawing shows that the fence is going into the mid-point of the left hand door as you face the doors. The only thing is that if you have to evacuate the building, you are going to have the doors inside the vestibule are going to swing out. If you exit through the right hand door you will be exiting into the doors that are already opened on the inside, so we recommend that you exit through the left hand door which you would have to bring the fence out to the corner of the building, and the best thing is to change the swing of the door so that it would go into the vestibule. Chairman Bonfanti asked if there were anymore questions. There were none. Chairman Bonfanti asked if there were any questions from the audience. There was none. Chairman Bonfanti asked for positive and negative testimony.

POSITIVE TESTIMONY:

None

NEGATIVE TESTIMONY:

Marcus Bordis, 445 Wenbriar Square, stated that there is a lot of garbage and has concerns about the noise issue.

Chairman Bonfanti asked for closing remarks. There were none. Chairman Bonfanti closed the public hearing for File #PZ-08-09.

These files were advertised in the March 21<sup>st</sup>, 2008 issue of the Daily Herald Newspaper.

BUSINESS MEETING

1. Consideration to approve the minutes of the March 12th, 2008 meeting.

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

2. Consideration of File #PZ-08-04 as described above.

This public hearing was cancelled.

3. Consideration of File #PZ-08-08 as described above.

Mr. Schmitt made a motion to recommend to the Village Board approval of File #PZ-08-08 with the following stipulations that there be a clear space between the column and the fence to be a minimum of 3 feet and that the clear space between the curb and the fence be a minimum of 5 feet. Mr. Kamide seconded. Chairman Bonfanti asked if there was any discussion. Ms. Fotopoulos stated that she has concerns about the noise, but said that he has upheld his end of the bargain. Roll call was taken. Motion carried.

4. Consideration of File #PZ-08-09 as described above.

Mr. Schmitt made a motion to recommend to the Village Board to **deny** File #PZ-08-09 for the outdoor dining largely due to the lack of space to function properly. Ms. Fotopoulos seconded. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

5. File #PZ-08-10, consideration of a resubdivision for Lots 3, 4 and 5 in the Lullo's Oak Forest Estates Subdivision.

Petitioner: Robert Rossi

Mr. Gary Reschke stated that Mr. Rossi owns these lots and they are proposing to resubdivide them into 2 from 3 lots and as a result they are moving the utility easements as they are shown on the plan. The lots are 21,000 square foot each and they have 140 foot frontages. These are going to be big lots and houses.

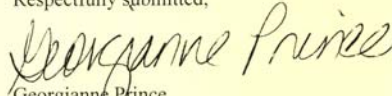
Chairman Bonfanti asked if there was any discussion. There was none. Mr. Schmitt made a motion for a positive recommendation for File #PZ-08-10 to resubdivide 3 lots into 2 lots. Mr. Kamide seconded. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

6. Other business as directed by the Chairman.

Following the meeting there was some discussion about how to improve the quality of these types or plans in the future.

Ms. Fotopoulos made a motion to adjourn the meeting at 8:10 p.m. seconded by Mr. Kamide. Motion carried.

Respectfully submitted,



Georgianne Prince  
Recording Secretary