

Plan Commission Minutes
November 12, 2008

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

Absent: None

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

PUBLIC HEARING

1. File #PZ-08-14, consideration regarding the annexation, rezoning and resubdivision of 1.2 acres of land at 17W449 Lake Street otherwise known as National Transmission to B2 Community Business District with certain variations.

P.I.N.: 03-27-313-002, 03-27-313-010, 03-27-313-017

Petitioner: Louis Alamprese

Mr. Tom Breen, attorney for petitioner was present. Mr. Breen stated they are looking to annex the property at 17W449 Lake Street. The property is contiguous. It approximately contains 1.2 acres of land and has frontage along Lake Street, on the westerly border is McNair and on the easterly border is Bruce. It is currently occupied by a tenant who has been at the site for over 10 years pursuant to a lease and there is approximately 4 ½ years left on that existing lease. They are requesting that the property be annexed to a 1-lot subdivision and requesting a B-3 zoning. They are also asking that the current use of automotive repair/car sales be allowed to remain under Special Use. Because there is an existing lease, the petitioner is requesting that the parking lot fence and sign be allowed to remain on the site until the termination of the lease, at which time it will be a monument sign. Mr. Breen's client has agreed to extend the water along the front of his property to Bruce and that he would participate in any recapture or special assessments that the Village may assess in the future if they choose to run sewer/water along McNair or Bruce. Mr. Breen stated that his client has agreed to remove the barbed wire fence and has asked that in the future if he were to redevelop it, that he would be allowed to do a donation in-lieu of. They have tentative plans that would show this.

Mr. Gary Reschke stated that Mr. Breen spoke about the sign. Mr. Reschke stated that in the materials that were sent out and in the draft agreement, they have 1-year to bring the

signs into compliance and that is because all the other businesses that have been annexed on Lake Street have had to do that. Mr. Breen stated that their problem is a little unique, because his client's tenant has the right to use that sign and has not agreed to change it, only at the termination of the lease that he could guarantee to the Village that he could actually change the sign and they are agreeing to do that.

Chairman Bonfanti asked if the Plan Commission had any questions. Ms. Price asked how long the lease for is. Mr. Breen stated 4 ½ years or maybe a little less than that. Mr. Vachout asked about the variation for the parking on the front yard. Is that just for the part that is in front of the building or do they want that for the whole length of the lot? Mr. Breen stated it would be for the just the term of the lease and at that point we would remove that parking lot and put it back. Mr. Kamide asked how far would you have to bring the water and sewer in. Mr. Breen stated they would have to extend the water along the front of the property. The sewer and water is currently on McNair as it exists. They will extend it east from McNair to Bruce and connect to the sewer that exists currently on McNair. Mr. Vachout asked if he is on well and septic. Mr. Breen stated yes he is. Trustee Theodore asked how old is the lease? Mr. Breen stated it was a 10 year lease and expires in approximately 4 years and a few months. Chairman Bonfanti stated that he has a problem with the signage. 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-08-14.

2. File #PZ-08-23, consideration regarding the granting of a Special Use Permit for an automobile service station and a Plat of Resubdivision of 0.63 acres of land at 2101 W. Army Trail Road in the B2 Community Business Zoning District for a new 2900 s.f. automobile service station with certain variations.

P.I.N.: 02-25-103-042

Petitioner: BP Amoco

These files were advertised in the October 27th, 2008 issue of the Daily Herald Newspaper.

The petitioners were present and sworn in. Mr. Chris Kalischefsi spoke for the project. Mr. Kalischefsi showed the existing survey/plans on the overhead and explained them. Mr. Kalischefsi stated they are proposing to redevelop the entire site and build a new one at 2101 W. Army Trail Road. The current property line is right on the curb line and there is no landscaping on the land at the existing time. Mr. Kalischefsi showed the proposed plan and the property line and they are meeting the full 10 foot setback. The facility is pretty tight and they are trying to maximize the use of the existing acreage. The acreage is .62 acres and they are trying to maximize the landscaping to make it a very nice presentation to the community. Mr. Kalischefsi continued the presentation using the overhead.

Mr. Gary Reschke of the Community Development Department spoke on the shopping center. The shopping center will be losing 15 parking spaces and said that as long as they are granted the variation the shopping does have ample parking. Chairman Bonfanti asked if the Plan Commission had any questions. Chairman Bonfanti asked if the AM/PM is a 24 hour store. Mr. Kalischefsi stated yes it is. Ms. Fotopoulos asked if BP was franchised. Mr. Kalischefsi stated they will be a franchisee. Mr. Vachout stated that a lot of the sidewalk is outside the lot line and comes back in, so the variation is for the part that comes back in us? Mr. Kalischefsi stated that it is not really a variation, however, typically the sidewalk is always outside the property line and because of the existing utilities that are there they would be granting an easement for that part of the sidewalk. Mr. Vachout stated that there will actually be an easement agreement. Mr. Reschke stated that the Village will have access to maintain it, it is typically sidewalk easement. Chairman Bonfanti asked what about the old tanks that are there now. Mr. Kalischefsi stated that they are all gone. Chairman Bonfanti asked if there were any more questions. There were 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-08-23.

BUSINESS MEETING

1. Consideration to approve the minutes of the May 14th, 2008 minutes and the August 13th, 2008 meeting.

Mr. Kamide made a motion to approve the minutes of the May 14, 2008 meeting and Ms. Fotopoulos seconded. Chairman Bonfanti asked if there was any discussion.

There was none. Roll call was taken. Chairman Bonfanti, Mr. Schmitt and Mr. Vachout abstained. Motion carried.

Mr. Kamide made a motion to approve the minutes of the August 13, 2008 meeting and Ms. Price seconded. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Mr. Dunteman and Mr. Vachout abstained. Motion carried.

2. Consideration of File #PZ-08-14 as described above.

Mr. Vachout made a motion for a favorable recommendation on File #PZ-08-14, 17W449 Lake Street with the variations that will last the term of the current lease and subject to any additional legal and engineering. Mr. Dunteman seconded. Chairman Bonfanti asked if there was any discussion. Mr. Dunteman stated that he feels that the applicant should provide the Village with a date with the lease termination so that it could be written in the documents. Mr. Breen stated that he would get that to us. Roll call was taken. Motion carried.

3. Consideration of File #PZ-08-23 as described above.

Mr. Vachout made a motion for a favorable recommendation on File #PZ-08-23, 2101 W. Army Trail Road with the variations listed subject to any legal and engineering matters. Ms. Fotopoulos seconded. Chairman Bonfanti asked if there was any discussion. Mr. Dunteman stated that he would like to amend the motion to require approval by the Fire Protection District because it is a separate entity from the Village. Mr. Vachout stated wouldn't that be covered under legal and engineering. Mr. Dunteman stated yes it would and he withdrew his amendment. Roll call was taken. Motion was carried.

4. File #PZ-08-22, consideration of a resubdivision located at 341 S. Central.

Petitioner: Sam DiGirolamo

The petitioner, Mr. Sam DiGirolamo was present. Mr. DiGirolamo stated that he is here regarding the resubdivision of Lot 11 in Elmhurst Sunnyfields. Mr. Gary Reschke of the Community Development Department stated that the property is on Central Avenue and it was never subdivided. It was sold by using a separate P.I.N. Number and they were not aware of this until they actually filed for a building permit. Mr. DiGirolamo has been issued a building permit and will begin construction because of the season. There are no variations. Chairman Bonfanti asked if the Plan Commission had any questions. Ms. Price asked if he was building this for himself. Mr. DiGirolamo stated yes. Ms. Fotopoulos asked if it is in a floodplain. Mr. Reschke stated no it is not. Mr. Vachout asked if this is a separate parcel/tax numbers. Mr. Reschke stated yes.

Mr. Dunteman made a motion to recommend approval of File #PZ-08-22 at 341 S. Central Avenue with no variations as requested. Mr. Vachout seconded. Chairman

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

5. Other business as directed by the Chairman.

Chairman Bonfanti asked if there was any other business. Hearing none, a motion was made by Mr. Vachout at 7:50 p.m. and seconded by Mr. Dunteman. Motion carried.

Respectfully submitted,

Georgianne Prince
Recording Secretary

Plan Commission
August 13th, 2008

1. Call to Order

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

2. Roll Call

Present: Bonfanti, Fotopoulos, Kamide, Price, Schmitt

Absent: Dunteman, Vachout

Also Present: Hank Mandziara, Addison Fire Department

Chairman Bonfanti stated that there is one (1) public hearing and four (4) items on the business meeting.

PUBLIC HEARING

1. File #PZ-08-17, consideration regarding a Special Use Permit for an outdoor dining area for Freddo Café, Inc., in the B-2 Community Business District at 1250 W. Lake Street, Suite A, with certain variations.

P.I.N.: 03-20-107-020

Petitioner: Mario Pappas

The petitioner was present and sworn in. Mr. Gary Reschke stated that Freddo Café is located in the Farmwood Plaza. Mr. Reschke stated that he would like to make a patio area with brick pier and a wrought iron fence around it. This is not designated for outdoor dining or seating but for people to be able to stand outside and smoke however there is a restriction for smoking 15 feet from the front door and that is why he is proposing this. It is about an 8 ½ feet area that would be behind the row of shrubs that is shown on the plans.

Chairman Bonfanti asked if there were any Plan Commission questions. Ms. Fotopoulos asked if there would be any eating on the patio. Mr. Pappas stated no. Ms. Fotopoulos asked if his landlord was ok with this. Mr. Pappas stated yes. Chairman Bonfanti asked if there were any gates or is it opened on both sides. Mr. Pappas stated there would be gates. Chairman Bonfanti asked if there is any outdoor lighting. Mr. Pappas stated that he is looking to put those balls on the pillars that light up, however he is going to hook it up to his actual Freddo Café sign, so when that kicks in the patio will too. Mr. Reschke asked if at anytime you will be serving liquor. Mr. Pappas stated that he eventually would like to if he gets the store next door. Mr. Reschke stated that if the Plan Commission doesn't recommend and the Board adopts this for Outdoor Dining you would have to come back and go through this process if you needed a Special Use for Outdoor Dining for serving alcohol.

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 any closing remarks. There were none. Chairman Bonfanti closed the public hearing for File #PZ-08-17.

This file was advertised in the July 28, 2008 issue of the Daily Herald Newspaper.

BUSINESS MEETING

1. Consideration to approve the minutes of the March 12, 2008 meeting and the minutes from the May 14th, 2008 meeting.

Ms. Fotopoulos made a motion to approve the minutes of the March 12, 2008 meeting, and Mr. Schmitt seconded. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Mr. Kamide abstained. Motion carried.

Chairman Bonfanti stated that the May 14th, 2008 minutes will have to be approved at the next meeting since there is no quorum to vote on them.

2. Consideration of File #PZ-08-17 as described above.

Ms. Fotopoulos made a motion to accept the Special Use Permit for the outdoor café with the variation subject to legal and engineering. Ms. Price seconded. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

3. File #PZ-08-18, consideration of a resubdivision of 2-lots at 1601 Adamy Court and 1600 Grove Avenue in the R-3A Zoning District.

Petitioner: Walter McNally

Mr. Gary Reschke stated that this is Mr. McNally's house and his son's house. Mr. McNally's house is on Adamy Court and his son's house is on Grove Avenue. The two lots back up to one another. Mr. Reschke stated that Mr. McNally's son is selling his house. The playground equipment that is located on the Grove Avenue property at the back and he is suggesting that they resubdivide the property so that the play equipment will be switched from the Grove house to the Adamy house.

Mr. Reschke stated that there is a drainage and utility easement in the rear. Mr. Reschke passed out a handout to show that the surveyor revised to show that the area will be 25 feet of easement area in the rear.

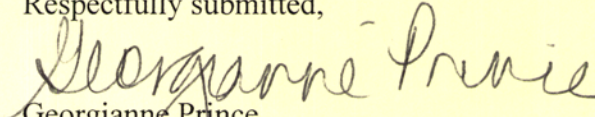
Chairman Bonfanti asked if the Plan Commission had any questions. Chairman Bonfanti asked if there are any variations. Mr. Reschke stated that there are none. Chairman Bonfanti asked if there were anymore questions. There were none.

Ms. Fotopoulos made a motion to resubdivide the 2-lots at 1601 Adamy Court and 1600 Grove Avenue in the R-3A District with no variations. Ms. Price seconded. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

4. Other business as directed by Chairman.

Chairman Bonfanti asked if there was any other business. Hearing none, a motion was made to adjourn the meeting at 7:35 p.m.

Respectfully submitted,


Georgianne Prince
Recording Secretary