

Plan Commission Meeting
April 15, 2009

1. Call to Order

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

2. Roll Call

Present: Bonfanti, Dunteman, Fotopoulos, Kamide (7:05 p.m.), Price, Schmitt, Vachout

Absent: None

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

PUBLIC HEARING

1. File #PZ-09-03, consideration regarding the rezoning of 1.3 acres of land at 2429-49 W. Lake Street from B1 Local Business to B2 Community Business District with certain variations to permit a Laundromat.

P.I.N.: 02-13-302-023

Petitioner: David Heidner

The petition was present and sworn in. Mr. Gary Reschke stated that this request is based on an original 2003 approval which was an annexation agreement. The PUD was approved in 2002 and was annexed in 2003. It is all one lot under single ownership, but it is two buildings, one being the gas station and the other retail car wash building. Mr. Reschke stated that Mr. Heidner would like to use the retail building for a Laundromat. The Laundromat use is permitted in B2, however this property is zoned B1 so there is a request to rezone it to allow the Laundromat to go in. There will be 11 parking spaces that will meet the code. Mr. Reschke stated that he received an email from one of the residents with concern about how the Laundromat will be operated. 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:

Mr. Don Forning, representing Casa Bella Homeowners Association in Bloomingdale stated that they are opposed to having the Laundromat due to the traffic pattern and

congestion, it will make it a much more dangerous area, and that the Laundromat does not serve the neighborhood.

Chairman Bonfanti asked for closing remarks. Mr. Heidner gave closing remarks. Chairman Bonfanti closed the public hearing for File #PZ-09-03.

2. File #PZ-09-04, consideration regarding the pre-annexation and rezoning upon annexation of 0.40 acres of land at 17W500 White Pine Road to R-1 Single Family Residential District.

P.I.N.: 03-22-304-019, 03-22-304-020

Petitioner: Thomas and Margaret Dougan

The petitioners were present and sworn in. Mr. Gary Reschke of the Community Development Department stated that this is a pre-annexation agreement only and the property will still remain outside of the Village of Addison. It is located at the southwest corner of White Pine and Maple Street. John Fruzyna installed water and sewer on White Pine. 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-09-04.

3. File #PZ-09-05, consideration regarding a Special Use Permit for outdoor dining at Bigby's Pour House at 1700 W. Lake Street (behind Mario's Deli) in the B2 Community Business District with certain variations.

P.I.N.: 03-18-302-015

Petitioner: Elmer Millikan

The petitioner was present and sworn in. Mr. Millikan showed the site plan on the overhead. Mr. Millikan stated that he is asking for a Special Use Permit to serve food on the existing patio that is shared space between us and Mario's Deli. There is a concrete patio already there and they would also like to use that for their customers. Mr. Millikan

stated that there would be some change required, one being to put up a fence and add some landscaping that is shown on the plan. Mr. Millikan stated that customers would have to come into their store to get access to the patio. The fence is approximately 54 inches high and would go from between their doors to Mario's doors. Chairman Bonfanti asked if the Plan Commission had any questions. Mr. Vachout stated there is one entrance in and one out, is there an emergency entrance at the other end. Mr. Millikan stated that there will be a gate on Mario's side so if people have to get out they can. Chairman Bonfanti asked about the hours. Mr. Millikan stated that they are open till 1:00 a.m. during the week and 2:00 a.m. on the weekends. Mr. Vachout asked if they will have music. Mr. Millikan stated they would like to have speakers for ambience. 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:

Mario Cesario, owner of Mario's Deli stated that there is plenty of parking available.

NEGATIVE TESTIMONY:

None

Chairman Bonfanti asked for closing remarks. There were none. Chairman Bonfanti closed the public hearing for File #PZ-09-05.

These files were advertised in the March 30th, 2009 issue of the Daily Herald Newspaper.

BUSINESS MEETING

1. Consideration to approve the minutes of the March 11th, 2009, meeting.

Mr. Duntelman made a motion to approve the minutes of the March 11, 2009 meeting. Ms. Fotopoulos seconded. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Ms. Price abstained. Motion carried.

2. File #PZ-09-02, consideration regarding a Plat of Resubdivision for 1.31 acres of land at 600 W. Lake Street in the B3 Service Business Zoning District for a 4200 square foot bank building with a drive-thru with certain variations.

P.I.N.: 03-20-406-030, 03-20-406-031, 03-20-406-032, 03-20-406-034

Petitioner: Chase Bank

THE VILLAGE ATTORNEY ADVISES THAT THE PLAN COMMISSION VOTE TO CONTINUE THIS PUBLIC HEARING TO THE NEXT REGULAR SCHEDULED MEETING OF MAY 13TH, 2009.

Mr. Dunteman made a motion to continue this public hearing. Mr. Vachout seconded. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

3. Consideration of File #PZ-09-03 as directed above.

Mr. Dunteman made a motion to recommend that the property 2429-49 W. Lake Street be rezoned from B1 Local Business to B2 Community Business District to permit the inclusion of a Laundromat within the property and that the parking should be no less than 11 parking spaces. Mr. Vachout seconded. Chairman Bonfanti asked if there was any discussion. Ms. Fotopoulos stated that it is a lovely gas station and that she was against having alcohol at that station. It is the entrance to Addison. Ms. Fotopoulos stated that she has a problem with the Laundromat in that location based on the negative responses from the neighbors and Medinah Country Club is right across the street. Ms. Fotopoulos stated that it doesn't fit in at all and doesn't feel comfortable with having it there. Chairman Bonfanti asked if there was anymore discussion. There was none. Roll call was taken. Ms. Fotopoulos voted no and Chairman Bonfanti abstained. Motion carried.

4. Consideration of File #PZ-09-04 as described above.

Mr. Vachout made a motion for a favorable recommendation on the pre-annexation and rezoning of the 0.4 acres at 17W500 White Pine Road to R-1 Single Family Residential District. Mr. Dunteman seconded. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

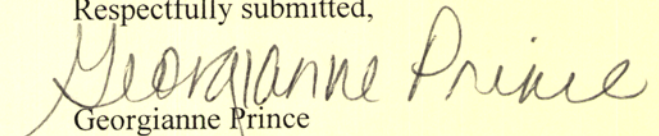
5. Consideration of File #PZ-09-05 as described above.

Mr. Vachout made a motion for a favorable recommendation for outdoor dining at Bigby's Pour House at 1700 W. Lake Street in the B2 Community District subject to review of legal and engineering for the access issues and any other issues that may be there. Ms. Price 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.

Chairman Bonfanti asked if there was any other business. Hearing none, Mr. Kamide made a motion to adjourn the meeting at 7:50 p.m., and Mr. Duntelman seconded. Motion carried.

Respectfully submitted,


Georgianne Prince
Recording Secretary