

Plan Commission Meeting  
June 10, 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,  
Schmitt, Vachout

Absent: None

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

PUBLIC HEARING

1. File #PZ-09-08, consideration regarding the pre-annexation and rezoning upon annexation of the Addison Motel and 1.69 acres of land at 17W407 E. Lake Street to B2 Community Business District with certain variations.

P.I.N.: 03-27-330-014

Petitioner: Addison Motel Inc., Hung-Jong Huang and  
Ling-Yueh Lee

This file was advertised in the May 23<sup>rd</sup>, 2009 issue of the Daily Herald Newspaper.

The petitioner was present and sworn in. Mr. Gary Reschke of the Community Development Department stated that the property goes back to 1954. In 1969 and 1970 they approached the Village and got an agreement for sewer which is extended off to the south of Wrightwood, in 1980 they came in to get a Recapture Agreement for that sewer. Mr. Reschke stated that our attorney reviewed those agreements and they are only good for 20 years which has now expired. The attorney recommended that we send a new annexation agreement having to do with being on the sewer on petition for annexation to the property owners. They did sign and return to us. Mr. Reschke stated that in your packets are pictures of the motel and where things are located on the property. There are several points in the agreement that are standard such as that the signs need to be conformed within 1 year, the dumpster needs to be in enclosures and in this case they are only on sewer paying \$80 every two months, however we are

recommending that they put a meter on their well and they will be billed on a bases of how much water they are using. The parking area is not striped and will need to be done and handicap spaces will need to be provided.

Mr. Reschke stated that there is only one variation that we can identify, which is the front parking area goes right up to the front property line. It normally needs to be a 10 foot landscaped area. The pictures in your packet show that there is also a 5 foot retaining wall that the State owns. The sign on the building has had a lot of damage to it; it would need a more durable one.

Chairman Bonfanti asked if the Plan Commission had any questions. Chairman Bonfanti asked if this was the main sign. Mr. Reschke stated yes, there is really only 1 sign for identification of the hotel. Mr. Vachout asked about the sheds in the back stating that it looks really bad. Mr. Reschke stated that the sheds do need some work and things will have to be addressed. Chairman Bonfanti stated that the trash enclosure variation is to enclose it. Mr. Reschke stated that the variation is for the front yard setback, they are suppose to have a 10 foot landscaped area but there parking area in front goes up to the property line which is right behind the retaining wall. Chairman Bonfanti asked about the main sign and there is one that is parallel to Lake Street. Mr. Reschke stated that they would like to get them fixed. 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 if there was any positive or negative testimony.

POSITIVE TESTIMONY:

None

NEGATIVE TESTIMONY:

None

Chairman Bonfanti asked for any closing remarks. Mr. Reschke stated that after last nights meeting they talked about getting water to the motel because the people can't really drink it. Mr. Reschke stated that he pulled the water map and it appears that Mr. Alamprese who will be extending the watermain along Lake Street to Bruce Avenue sometime this year would end up getting the water line within possibly 200 feet or so of this building.

They are very interested in exploring this. Mr. Schmitt asked if the water is available, what are the requirements for sprinklers. Mr. Mandziara stated that there are 19 rooms and they will not have to be sprinkled at this time. Chairman Bonfanti asked if there were any access issues. Mr. Mandziara stated no. Chairman Bonfanti asked if there were anymore closing remarks. Chairman Bonfanti closed the public hearing for File #09-08.

Chairman Bonfanti stated that Plan Commission Member Joni Price has given her resignation from the Committee, she is moving to Florida. Chairman Bonfanti thanked her for years of service and wished her all the best.

#### BUSINESS MEETING

1. Consideration to approve the minutes of the April 15<sup>th</sup>, 2009 meeting.

Mr. Vachout made a motion to approve the minutes of the April 15, 2009 meeting. Mr. Kamide seconded. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

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

Mr. Vachout made a motion for a favorable recommendation on the pre-annexation and rezoning of the Addison Motel and 1.69 acres at 17W407 E. Lake Street to a B2 Community Business District with the variation for parking setback on the front yard and subject to further review of legal and engineering. Mr. Kamide seconded. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Mr. Dunteman voted no. Motion carried. Mr. Dunteman stated that he doesn't want it in the Village.

3. File #PZ-09-05, consideration of a plat of resubdivision to consolidate his property at 921 E. Gladys Avenue into a single lot to be known as the Marcuccelli Resubdivision in the R2 Zoning District.

Petitioner: Michael Marcuccelli

Mr. Gary Reschke stated that this is a routine resubdivision of a property to consolidate it into a single lot as it currently is made up of two separate lots. Mr. Reschke stated that they previously

got a variation for a setback along Frontage Road. They already have a building permit, but have not started the addition yet.

Chairman Bonfanti asked if there were any questions. There were none. Mr. Vachout made a motion for a favorable recommendation for the Plat of Resubdivison to consolidate the property at 921 E. Gladys into a single lot in the R2 zoning district. Mr. Kamide seconded. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

4. Other business as directed by the Chairman.

Chairman Bonfanti asked if there was any other business. Ms. Fotopoulos stated that rezoning for the Laundromat at the Shell Gas Station was declined and that the zoning will stay the way it is.

Ms. Fotopoulos made a motion to adjourn the meeting at 7:20 p.m and Mr. Dunteman seconded. Motion carried.

Respectfully submitted,  
*Georgianne Pince*  
Georgianne Pince  
Recording Secretary