

Plan Commission Meeting
February 10th, 2010

1. Call to Order

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

2. Roll Call

Present: Bonfanti, Dunteman, Fotopoulos, Henley
Absent: Kamide, Schmitt, Vachout

PUBLIC HEARING

1. File #PZ-10-01, consideration regarding the rezoning of 0.59 acres of land at 635 W. Lake Street from B2 Community Business District to B3 Service Business District to permit auto repair

P.I.N.: 03-20-407-055

Petitioner: Andrew Skalkos, AGS Enterprises, Inc.

Mr. Gary Reschke of the Community Development stated that this is a continuation of the rezoning on Lake Street of auto repair businesses so that they are not restricted by the non-conformity provisions of their former annexation agreements. This property is the former Auto Krafters property and it was rezoned by a forced annexation to R1. It was rezoned from R1 to B2 recently, and this a rezoning from B2 to B3 for auto repair as a permitted use. The property has recently been connected to water and sewer and the owner is still trying to get all the utilities on.

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. There was none. Chairman Bonfanti asked for closing remarks. There were none. Chairman Bonfanti closed the public hearing for File #PZ-10-01.

2. File#PZ-10-03, consideration regarding the rezoning of 0.29 acres of land at 720 W. Lake Street from B2 Community Business District to B3 Service Business District to permit auto repair.

P.I.N.: 03-20-307-006

Petitioner: Oxford Bank & Trust T/U/T Land Trust
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Mr. Gary Reschke stated that this property is on the north side of Lake Street between Third and Fourth Avenues. The property owner would also like to rezone from B2 Community Business District to B3 Service Business District so that he can conduct auto repair on the property and it would be unrestricted.

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. There was none. Chairman Bonfanti asked for closing remarks. There were none. Chairman Bonfanti closed the public hearing for File #PZ-10-01.

These files were advertised in the January 23rd, 2010 issue of the Daily Herald Newspaper.

BUSINESS MEETING

1. Consideration to approve the minutes of the December 9th, 2009 meeting.

Chairman Bonfanti stated that we don't have a quorum to vote on the minutes and they will be carried over to next month's meeting.

2. Consideration of File #PZ-10-01 as described above.

Mr. Dunteman made a motion to recommend that the parcel located at 635 W. Lake Street to be changed from B2 Community Business District to B3 Service Business District to permit auto repair contingent upon legal and engineering. 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-10-03 as described above.

Mr. Dunteman made a motion to recommend to the Village Board that the property located at 720 W. Lake Street be changed from B2 Community Business District to B3 Service Business District contingent upon legal and engineering. Ms. Fotopoulos

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, hearing none, a motion was made to adjourn the meeting at 7:15 p.m. by Ms. Fotopoulos and seconded by Mr. Dunteman. Roll call was taken. Motion carried.

Respectfully submitted,

Georgianne Prince
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Recording Secretary