

Plan Commission Meeting
March 10th, 20101. Call to Order

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

2. Roll Call

Present: Bonfanti, Dunteman, Fotopoulos, Henley, Schmitt
Absent: Kamide, Vachout
Also Present: Bob Nissen, Community Development
Department

PUBLIC HEARING

1. File #PZ-10-02, consideration regarding the rezoning of 0.35 acres of land at 726 W. Lake Street from B2 Community Business District to B3 Service Business District to permit auto repair for Vasquez Auto.

P.I.N.: 03-20-307-007

Petitioner: Richard Ficarra, Jr.

Mr. Bob Nissen of the Community Development Department spoke on behalf of the petitioner. The property is located at the northeast corner of Lake Street and 4th Avenue and the proposal is to change the zoning from B2 to B3 for auto repair. Chairman Bonfanti asked if the Plan Commission had any questions. Mr. Dunteman stated that his comment applies to all of the files that will be heard tonight. This is a housekeeping item. When we annexed these properties we annexed them as B2, unfortunately the auto repair business falls under the B3 zoning and we are just correcting that move on all of them. Mr. Dunteman reviewed the Comprehensive Plan for the properties along Lake Street and all of them are scheduled to be service businesses. These housekeeping items permit these businesses to stay in the Village of Addison and continue their business as they have in the past.

Chairman Bonfanti asked if the audience had any questions. There were none. Chairman Bonfanti asked for positive and negative testimony. There were none. Chairman Bonfanti asked for closing remarks. There was none. Chairman Bonfanti closed the public hearing for File #PZ-10-02.

2. File#PZ-10-06, consideration regarding the rezoning of 1.14 acres of land at 845 and 855 W. Lake Street from B2 Community Business District to B3 Service Business District to permit auto repair for Lake Tech Auto.

P.I.N.: 03-20-305-016, -030, -31, -032, -033, -035

Petitioner: Joe Orsi, Oak Brook Bank as Trustee under Trust Agreement dated July 10, 1990, known as Trust 2342 (Lake Tech Auto)

Mr. Bob Nissen of the Community Development Department spoke on behalf of the petitioner. Mr. Nissen stated that this property is located on Lake Street currently zoned B2 and by the restrictions of the Pre-Annexation Agreement have non-conforming provisions. Rezoning the property to B3 will put them in zoning conformance to permit auto repair.

Chairman Bonfanti asked if the Plan Commission had any questions. Chairman Bonfanti asked if setback issues come into play. Mr. Nissen stated no not at this time. Chairman Bonfanti asked if there were any more 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-10-06.

3. File #PZ-10-07, consideration regarding of rezoning of .59 acres of land at 830 W. Lake Street from B2 Community Business District to B3 Service Business District for Highway Service, Inc.

P.I.N.: 03-20-116-042

Petitioner: West Suburban Bank & Trust, Trust
12250, Highway Service, Inc.
Pat Chantos

Mr. Bob Nissen of the Community Development Department spoke on behalf of the petitioner. Mr. Nissen stated that this property is located on Lake Street just west of 4th Avenue next to Thornton Gas Station. This business, Highway Service, does not work on autos as the other two businesses do, however they work

on equipment such as snow blowers and mowing equipment. This property will be rezoned to B3.

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-10-07.

4. File #PZ-10-08, consideration regarding the rezoning of 0.64 acres of land at 700 W. Lake Street from B2 Community Business District to B3 Service Business District for Gallo Tile.

P.I.N.: 03-20-404-014

Petitioner: G.R.C. Gallo, LLC

Mr. Bob Nissen of the Community Development spoke on behalf of the petitioner. Mr. Nissen stated that this property is slightly different than the ones we heard tonight. The property is located at the northeast corner of Lake Street and Third Avenue. This property was included in the rezoning process to be compatible with Lake Street zoning. This property deals in manufacturing, display and sales of product but it is consistent with B3 zoning.

Chairman Bonfanti asked if the Plan Commission had any questions. Chairman Bonfanti asked why they need B3 zoning. Mr. Nissen in terms of zoning it is best to have consistency and logic in zoning practices. In the past we did have a lot B1, B2 and B3 zoning and now are tightening up on the B3 zoning. Chairman Bonfanti asked if there 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. There was none. Chairman Bonfanti asked for closing remarks. There were none. Chairman Bonfanti closed the public hearing for File #PZ-10-08.

These files were advertised in the February 20th, 2010 issue of the Daily Herald Newspaper.

BUSINESS MEETING

1. Consideration to approve the minutes of the February 10th, 2010 meeting and December 9th, 2009.

Mr. Dunteman made a motion to approve the February 10th, 2010 minutes, seconded by Ms. Fotopoulos. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Mr. Schmitt abstained. Motion carried.

Mr. Dunteman made a motion to approve the December 9th, 2009 minutes, seconded by Ms. Henley. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Ms. Fotopoulos and Chairman Bonfanti abstained. Motion carried.

2. Consideration of File #PZ-10-02 as described above.

Mr. Dunteman made a motion for recommendation to the Village Board to change the zoning from B2 to B3 for Vasquez Auto located at 726 W. Lake Street, File #PZ-10-02. 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-10-06 as described above.

Mr. Dunteman made a motion to recommend changing the zoning from B2 to B3 for Lake Tech Auto located at 845 and 855 W. Lake Street, File #PZ-10-06. Ms. Henley seconded. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

4. Consideration of File #PZ-10-07 as described above.

Mr. Dunteman made a motion to recommend to the Village Board to change the zoning from B2 to B3 for Highway Service, Inc., located at 830 W. Lake Street, File #PZ-10-07. Mr. Schmitt seconded. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

5. Consideration of File #PZ-10-08 as described above.

Mr. Dunteman made a motion to recommend to the Village Board to change the zoning from B2 to B3 for Gallo Tile located at 700 W. Lake Street, File #PZ-10-08. Ms. Fotopoulos seconded. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

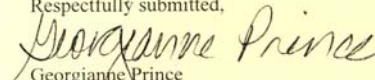
6. Other business as directed by the Chairman.

Chairman Bonfanti stated that if Mr. Dunteman does resign from the Plan Commission there will be a recognition of his years of service at the May 3rd, 2010 Village Board Meeting.

Mr. Dunteman stated that it has been a pleasure to serve on this Commission. I have 40 years of community service to this Village, however, he will make his decision next month.

Chairman Bonfanti asked if there was any other business, hearing none, Ms. Fotopoulos made a motion to adjourn the meeting at 7:20 p.m., seconded by Mr. Schmitt. Motion carried.

Respectfully submitted,


Georgianne Prince
Recording Secretary