

Plan Commission Meeting  
February 9<sup>th</sup>, 2011

1. Call to Order

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

2. Roll Call

Present: Bonfanti, Fotopoulos, Henley, Kamide, Schmitt (7:10 p.m.), Vachout, Veenstra

Also Present: Mike Toika, Addison Fire Protection District

Chairman Bonfanti welcomed Rick Veenstra, our newest member to the Board and asked Mr. Veenstra to tell us a little bit about himself.

PUBLIC HEARING

1. File#PZ-11-01, consideration regarding a Special Use Permit for Outdoor Dining for LaMagdalena at 321 N. Addison Road in the B2 Community Business District with certain variations.

P.I.N.: 03-28-208-016

Petitioner: Joe Fernandez

This file was advertised in the January 24<sup>th</sup>, 2011 issue of the Addison Press Newspaper.

Mr. Patrick Marzullo, architect and Mr. Joe Fernandez, petitioner were both present and sworn in. Mr. Marzullo stated that they are remodeling the façade of the building. Mr. Marzullo stated that they will be setting the fence back from the sidewalk so they can get some landscaping in between the sidewalk and the fence. It is a small area, there will be an iron fence around it with stone columns that will tie into the trellis overhead. There will be a gate in the middle of it.

Chairman Bonfanti asked if the Plan Commission had any questions. Chairman Bonfanti asked if the variance is the trellis on the fence in the setback. Mr. Gary Reschke stated yes in the front setback.

Chairman Bonfanti stated then between the trellis and the curb there is 8 feet? Mr. Reschke stated yes. Mr. Vachout stated that you will be serving alcohol, will the gate be open so people can freely walk in and out. Mr. Fernandez stated that it has to be open, however that is not his intention. He stated that most of his traffic is in the back of the building. Mr. Vachout asked about the trellis, is it going to be a solid roof? Mr. Marzullo state that it will be open wood slats.

Ms. Fotopoulos asked the Fire Department since they will be coming in from the back do they need another gate out, or is one ok. Mr. Toika of the Fire Department stated they only need one gate. Chairman Bonfanti asked if the fence is 3 feet. Mr. Marzullo stated the actual rail part of the fence is 3 feet but the posts are 3-6. Chairman Bonfanti asked if there were 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:

None

NEGATIVE TESTIMONY:

None

Chairman Bonfanti asked for closing remarks. There were none. Chairman Bonfanti closed the public hearing for File #PZ-11-01.

BUSINESS MEETING

1. Consideration to approve the minutes of the September 15<sup>th</sup>, 2010 and October 13<sup>th</sup>, 2010 meeting.

Ms. Fotopoulos made a motion to approve the minutes of the September 15<sup>th</sup>, 2010 meeting. Ms. Henley seconded. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Mr. Vachout abstained. Motion carried.

Ms. Fotopoulos made a motion to approve the minutes of the October 13<sup>th</sup>, 2010 meeting. Mr. Vachout seconded. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Ms. Henley and Mr. Kamide abstained. Motion carried.

2. Consideration of File #PZ-11-01 as described above.

Mr. Vachout made a motion for a favorable recommendation for the Special Use Permit for Outdoor Dining for the LaMagdalena Restaurant with the variation for the setback subject to legal and engineering. Mr. Kamide seconded. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

3. File #05-04, consideration of a Resolution for Acceptance of Public Improvements at the Armitage Pointe Subdivision located west of Rohlwing Road.

Petitioner: Village of Addison

Mr. Gary Reschke stated that this is a just an acceptance and that Engineering has stated that they have met all their requirements and are satisfied.

Mr. Vachout made a motion for a favorable recommendation on the Resolution for Acceptance of Public Improvements at the Armitage Pointe Subdivision. Mr. Schmitt seconded. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

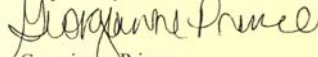
4. File #PZ-11-02, consideration of a Plat of Resubdivision for 9.79 acres of land at 2349 W. Lake Street in the M4 PUD Zoning District to consolidate 2-lots into 1-lot for Hamilton Partners.

Mr. Vachout made a motion for a favorable recommendation on the consideration of the Plat of Resubdivision for 9.79 acres of land at 2349 W. Lake Street consolidating 2-lots into 1-lot for Hamilton Partners subject to legal and engineering. Mr. Schmitt seconded. Chairman Bonfanti asked if there was any discussion. There was 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, Ms. Fotopoulos made a motion to adjourn the meeting at 7:30 p.m. which was seconded by Ms. Henley. Roll call was taken. Motion carried.

Respectfully submitted,



Georgianne Prince  
Recording Secretary