

Plan Commission Meeting Minutes
October 12th, 2011

1. Call to Order

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

2. Roll Call

Present: Bonfanti, Fotopoulos, Henley, Vachout, Veenstra
Absent: Kamide, Schmitt
Also Present: Bob Nissen, Asst. Director of Community Development,
Mike Toika, Addison Fire Protection District

PUBLIC HEARING

1. File #PZ-11-10, consideration regarding a Special Use Permit for Outdoor Dining for Chipotle at 1070-1078 N. Rohlwing Road in the B3 Service Business District.

P.I.N.: 02-13-414-031

Petitioner: Jon Buerg, Wilkus Architects

This file was advertised in the September 28th, 2011 of the Daily Herald Newspaper.

Mr. Jon Buerg, the petitioner was present and sworn in. Mr. Buerg stated that Chipotle is coming to Addison and will be taking a multi-tenant space at the new building; the site is the former Denny's property. Chipotle will be taking the north end-cap tenant space of the building and just outside of that space there is a hard paved surface that Chipotle would like to use for an outdoor patio dining area. Patios are something that Chipotle likes to offer whenever the conditions permit and feel it is a nice amenity for their customers. The patio surface will be part of the shell building development and Chipotle is proposing to put in an ornamental steel railing around that area to enclose the patio.

Chairman Bonfanti asked if there were any Plan Commission questions. Mr. Vachout asked about the gate out to the parking lot, will it be used for an emergency exit. Mr. Buerg stated yes. Mr. Veenstra asked if will be alarmed. Mr. Buerg stated no. Chairman Bonfanti asked if Mr. Buerg was the architect for the entire building. Mr. Buerg stated no, only for Chipotle. Ms. Fotopoulos asked about the timeline of this project. Mr. Nissen stated that the demolition permit has been applied for. Mr. Buerg stated that they would like to be open by Spring of 2012.

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-11-10.

BUSINESS MEETING

1. Consideration to approve the minutes of the August 10th, 2011 meeting.

Mr. Veenstra made a motion to approve the minutes of the August 10th, 2011 meeting which was seconded by Ms. Fotopoulos. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Ms. Henley and Mr. Vachout abstained. Motion carried.

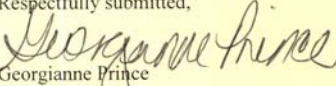
2. Consideration of File #PZ-11-10 as described above.

Mr. Veenstra made a motion to approve File #PZ-11-10 which was seconded by Ms. Fotopoulos. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

3. 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 Mr. Vachout and seconded by Ms. Henley. Motion carried.

Respectfully submitted,


Georgianne Prince
Recording Secretary