

Planning & Zoning Commission Meeting Minutes
April 11, 2012

1. Called to Order

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

2. Roll Call

Present: Bonfanti, Fotopoulos, Henley, Kamide, Kluczny, Mytych, Schmitt, Vachout, Veenstra

Absent: None

Also Present: Trustee Layne, Trustee Theodore, Bob Nissen, Arlene Kollar and Mike Toika, Addison Fire District

PUBLIC HEARING

1. File #PZ-12-01, consideration regarding a Special Use Permit for an automobile service station to Sam's Club as part of the Venture PUD at Lake Street and Route 53 (Rohlwing Road).

P.I.N.: 02-24-205-017 and 018

Petitioner: Sam's Club

Ms. Bernessa Krone, engineer for the project was present and sworn in. Ms. Krone stated that the expansion of the Sam's Club is under way and as part of the expansion Sam's Club has decided to move forward to add a gas station. The gas station will be located in the northern perimeter of the parking lot, and will not be expanding into any new land. It will eliminate parking spaces but overall the minimum number of spaces will be maintained for entire site. They are proposing a 6 pump station with a man kiosk with public restrooms. The kiosk will not sell anything except for gas. The gas station will be for Sam's Club Members only. It is designed that you will approach the gas station from the outer perimeter drive and exit towards the store. The idea is to get your gas first and then shop. Ms. Krone stated that there are a few engineering things that need to be taken care of as a result of the expansion, as well as utilities and watermain relocation to avoid underground storage tanks.

Chairman Bonfanti asked if there were any Plan Commission questions. Chairman Bonfanti stated that he didn't see any parking violations. Ms. Krone stated yes that is right. Chairman Bonfanti stated that he liked the way it was situated. Mr. Veenstra asked what portion of Sam's Clubs have the gas stations? Ms. Krone stated that she did not know. Mr. Mytych asked about the egress/ingress and what is the coordination of the traffic signal. Ms. Krone stated she spoke with IDOT and the traffic signal is being installed by IDOT under the Route 53 improvements. The signal may be put up in the fall or next year. Mr. Mytych asked when they are planning on putting in the station. Ms. Krone stated sometime in the fall. Ms. Henley asked if adding the gas station wouldn't it significantly increase traffic into the stores. Ms. Krone stated no, since the gas station is limited only for Sam's Club members.

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. There was none. Chairman Bonfanti asked for closing remarks. There were none. Chairman Bonfanti closed the public hearing for File #PZ-12-01.

2. File #PZ-12-03, consideration of hearing testimony regarding a Special Use Permit for Outdoor Dining at 236 W. Lake Street for Pyramid Sports Bar.

P.I.N.: 03-21-311-041

Petitioner: George Shahwan

Mr. George Shahwan, owner and petitioner was present and sworn in. Mr. Shahwan stated that he was approved a few years ago to have outdoor dining in the front. Mr. Shahwan stated the shopping center is located on a 100 year land lease owned by Mr. Lullo. Mr. Lullo purported the outdoor dining in the front would be a violation of the lease. Mr. Shahwan not wanting to litigate the matter abandoned the plans for dining in the front and now wants to relocate it to the rear of the building.

Chairman Bonfanti asked if the Plan Commission had any questions. Mr. Kamide asked about the landlord/lease. Mr. Shahwan stated there is a land lease. Mr. Vachout asked about the 3 foot gate they are proposing, is that going to be labeled emergency exit only? Mr. Shahwan stated yes it will. Mr. Vachout asked if this was the exact location, because on the plans

it looks like there is a loading dock. Mr. Shahwan showed the location for the loading dock on the plans. Mr. Vachout asked where the dumpsters would be located. Mr. Shahwan stated that the dumpsters will be relocated away from the seating area. Chairman Bonfanti stated that he doesn't see how this could be and feels that it is not an attractive proposal. Ms. Fotopoulos asked if the noise will be an issue. Mr. Shahwan stated no, he plans on putting in 2 speakers with some ambience music. Ms. Fotopoulos asked about the sightlines from the apartments, would your guests enjoy being watched from the people in the apartments? Mr. Shahwan stated that his is going try his best to make it happen and to make sure that there is no problem. Mr. Shahwan stated that his intent was to have the outdoor patio in front but it didn't work out that way.

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 for positive and negative testimony. There was none. Chairman Bonfanti asked for closing remarks. There were none.

These files were advertised in the March 26th, 2012 issue of the Daily Herald Newspaper.

BUSINESS MEETING

1. Consideration to approve the minutes of the February 8th, 2012 Plan Commission meeting and also the minutes of the August 18, 2011 Zoning Board of Appeals meeting.

Mr. Vachout made a motion to approve the minutes of the February 8th, 2012 meeting, which was seconded by Ms. Fotopoulos. Chairman Bonfanti asked if there was any discussion. Hearing none, roll call was taken. Mr. Mytych and Ms. Kluczny abstained. Motion carried.

Mr. Mytych made a motion to approve the minutes of the August 18th, 2011 Zoning Board of Appeal meeting, which was seconded by Mr. Veenstra. Chairman Bonfanti asked if there was any discussion. Hearing none, roll call was taken. Chairman Bonfanti abstained. Motion carried.

2. Consideration of File #PZ-12-01 as described above.

Mr. Vachout made a motion for a favorable recommendation for PZ-12-01 for a Special Use for an automobile service station at Sam's Club, which was seconded by Mr. Veenstra. Chairman Bonfanti asked if there was any discussion. Hearing none, roll call was taken. Motion carried.

3. Consideration of File #PZ-12-03 as described above.

Mr. Veenstra made a motion to approve the Special Use for Outdoor Dining as presented, which was seconded by Ms. Henley. Chairman Bonfanti asked if there was any discussion. Hearing none, roll call was taken. Chairman Bonfanti, Ms. Fotopoulos and Mr. Vachout voted no.

4. Consideration of a Resolution for Acceptance of Public Improvements at the Prescott Woods Subdivision located on Central Avenue, North of Lake Street.

Petitioner: Village of Addison

Mr. Bob Nissen of the Community Development Department stated that this item is a "house-keeping" item for the acceptance of public improvements at the Prescott Woods Subdivision.

Mr. Vachout made a motion for a favorable recommendation for the acceptance of public improvements at the Prescott woods Subdivision, which was seconded by Mr. Kamide. Chairman Bonfanti asked if there was any discussion. Hearing 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, a motion was made to adjourn the meeting at 7:30 p.m. by Mr. Vachout, which was seconded by Ms. Fotopoulos. Motion carried.

Respectfully submitted,

Georgianne Prince
Georgianne Prince
Recording Secretary