

Planning & Zoning Commission Minutes
May 8, 2013

The May 8, 2013 meeting of the Planning & Zoning Commission was called to order by Chairman Bonfanti at 7:00 p.m.

Roll Call

Present: Bonfanti, Fotopoulos, Henley, Kamide, Mytych, Schmitt (7:05), Vachout Veenstra
Absent: None
Also Present: Bob Nissen, Community Development Department, Trustee McDermott and Mike Toika, Addison Fire Protection District

BUSINESS MEETING

Chairman Bonfanti stated he will be presenting one of the project's tonight and that we will have to make a motion to elect a Chairman Pro Tem for tonight's meeting.

1. Consideration to approve the minutes of the April 10, 2013 meeting.

Mr. Vachout made a motion to approve the minutes of the April 10, 2013 meeting, which was seconded by Mr. Veenstra. Chairman Bonfanti asked if there was any discussion. Hearing none, roll call was taken. Ms. Henley and Mr. Mytych abstained. Motion was carried.

Mr. Vachout made a motion to elect Chairman Pro Tem Marianne Fotopoulos for tonight's meeting, which was seconded by Mr. Veenstra. Roll call was taken. Motion carried.

2. File #PZ-13-02, consideration of a Plat of Resubdivision at 30 W. Lake Street in the B2 Community Business Zoning District to consolidate 5 lots into 2 lots for Len's Ace Hardware.

Petitioner: Len Grimsley, Len's Ace Hardware

Mr. Joe Bonfanti, architect for the project presented. Mr. Bonfanti stated that Mr. Grimsley would like to do a garden center at his facility located at the Len's Ace Hardware. Mr. Bonfanti stated that there are 5 parcels of land as shown on

the plan. Mr. Bonfanti stated that they need part of Parcel 2 to park cars and they are proposing to consolidate 5 existing lots into 2 lots. There is an existing 10 foot watermain easement which will partially be abandoned. The new outdoor garden area will be located in this area, because they are knocking down the existing storage building. This will be Phase 1 of the project. Phase 2 is the remodeling of the existing factory building. The plan shows the new outdoor garden center and the easement takes a detour around and reconnects to the existing easements on the west side. The purpose is to re-route this easement as well as getting the 5 parcels into 2 lots. The existing store and proposed garden center is on Lot 1 and the factory building is on Lot 2, and along with that we will be adding a property line.

Chairman Pro Tem Fotopoulos asked if the Board had any questions. Ms. Fotopoulos raised a question about the parking. Mr. Bonfanti stated that they reconfigured the parking, which is shown on the plan. Mr. Schmitt stated the building to the north is potentially Phase 2. Mr. Bonfanti stated yes and that Mr. Grimsley owns the building. Mr. Schmitt asked why you don't push the parking closer to the street. Mr. Bonfanti stated that there are a lot of wires/telephone poles, and we pushed it about 5 feet east. Mr. Schmitt asked about the roofing wall material. Mr. Bonfanti stated that it is shown on the plan and they are thinking of a structural frame with kalwall, or plastic material or possibly the same material that is on the roof which is fabric. Mr. Vachout asked when everything is done and relocated, will there be any impact on drainage. Mr. Bonfanti stated no because there is some drainage on that easement, and when they build there will probably be four catch basins that will drain into that.

Mr. Kamide made a motion for a positive recommendation to approve the Plat of Resubdivision at 30 W. Lake Street in the B2 Community Business Zoning District to consolidate 5 lots into 2 lots for Len's Ace Hardware, which was seconded by Mr. Vachout. Chairman Pro Tem Fotopoulos asked if there was any discussion. There was none. Roll call was taken. Motion carried.

3. File #PZ-13-03, consideration of a Plat of Resubdivision regarding Green Meadows Park.

Petitioner: Village of Addison

Mr. Tom Breen, attorney for the petitioner was present. Mr. Breen stated that he represents Mr. Mike Lullo and the Green Meadows property. Mr. Breen stated the plat shows a subdivision of a parcel of property which is located north of the Jewel Store. The subdivision is necessary to allow us to proceed with a contract that the Village has entered into with Mr. Lullo to purchase Lot 3 on the plat. This acquisition is required and allows the Village of Addison to proceed with their obligations under a Consent Decree which was the Hispanics United settlement agreement. In this request we ask that the other two lots be zoned to allow for a senior citizen project that had come before this Board and before the Board of Trustees about a year ago and was approved unanimously. Mr. Breen stated that the actual structure must come before you for your approval.

Chairman Pro Tem Fotopoulos asked if there were any questions. There were none.

Mr. Veenstra made a motion to approve the plat as presented, which was seconded by Mr. Vachout. Chairman Pro Tem Fotopoulos asked if there was any discussion. Hearing none, roll call was taken. Motion carried.

4. File #PZ-13-04, consideration of a Plat of Resubdivision at 1020-1040 S. Westgate Drive in the M2 General Manufacturing Zoning District to consolidate 2 lots into 1 lot for Mega Circuit, Inc.

Petitioner: Paresh Patel

Mr. Bob Nissen of Community Development presented. Mr. Nissen stated that the owners started there business at 1040 S. Westgate and have bought the building at 1020 S. Westgate. They would like to construct an addition to the building that will connect both buildings. The Zoning Ordinance requires them to resubdivide or consolidate the lot to have one building on one lot.

Chairman Pro Tem Fotopoulos asked if there were any questions. Mr. Vachout asked if there were any utilities in the easement. Mr. Nissen stated that part of the plat will require a vacation of that easement. The plat that we have has been approved by the utility companies. Mr. Vachout stated that any utilities in there will then be relocated? Mr. Nissen stated yes.

Mr. Vachout made a motion to recommend the Plat of Resubdivision, which was seconded by Mr. Veenstra. Chairman Pro Tem Fotopoulos asked if there was any discussion. There was none. Roll call was taken. Motion carried.

5. File #PZ-13-05, consideration of a Plat of Dedication for public right-of-way purposes adjacent to 605 and 625 N. Swift Road.

Petitioner: Mo Basith

Mr. Bob Nissen of the Community Development presented. Mr. Nissen stated in 2002 the property was involuntarily annexed into the Village of Addison, and that time the public right-of-way needed to be dedicated. There have been some property maintenance issues with this property, however we are moving forward with them. The sewer contractor started today to hook these two buildings up to the sanitary sewer system and the next project will be to connect them to the water system.

Chairman Pro Tem Fotopoulos asked if there were any questions. There were none.

Mr. Vachout made a motion to approve the Plat of Dedication for the right-of-way purposes, which was seconded by Ms. Henley. Chairman Pro Tem Fotopoulos asked if there was any discussion. There was none. Roll call was taken. Motion carried.

6. File 05-08, Resolution for Acceptance of public improvements at the Ruggero's Subdivision located on Hillcrest Avenue, north of Oak Street and west of Wood Dale Road.

Petitioner: Village of Addison

Mr. Bob Nissen of the Community Development presented. Mr. Nissen stated this is a housekeeping item to accept the public improvements.

Chairman Pro Tem Fotopoulos asked if there was any discussion. There was none.

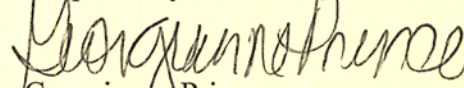
Mr. Veenstra made a motion to accept the Resolution, which was seconded by Mr. Vachout. Chairman Pro Tem Fotopoulos asked if there was any discussion. There was none. Roll call was taken. Motion carried.\

7. Other business as directed by the Chairman.

Chairman Pro Tem Fotopoulos asked if there was any other business. A brief discussion was held regarding the Open Meetings Act and how to address emails to the Board.

Mr. Veenstra made a motion to adjourn the meeting at 7:30 p.m, which was seconded by Mr. Vachout.

Respectfully submitted,


Georgianne Prince
Recording Secretary