

Planning & Zoning Commission Minutes
September 11, 2013

The Planning & Zoning Commission was called to order at 7:00 p.m. by Chairman Bonfanti.

Roll Call

Present: Bonfanti, Fotopoulos, Henley, Kamide (7:05 p.m.), Veenstra
Absent: Mytych, Schmitt
Also Present: Trustee McDermott, Arlene Kollar, Village of Addison

PUBLIC HEARING

1. File #PZ-13-09, consideration regarding the rezoning of the property at 991 W. Lake Street, Lots 5 and 6 in Block 1 in Graue's Lake Terrace from R1 Single Family Residence to B2 Community Business.

P.I.N.: 03-20-113-017

Petitioner: Don Navigato

This file was advertised in the August 27, 2013 issue of the Daily Herald Newspaper.

Mr. Michael Navigato, attorney for the petitioner was present. Mr. Navigato stated the property is located at the southeast corner of Lake Street and 8th Avenue. They would like to rezone the property at 991 W. Lake Street from R1 to B2. The property consists of four lots, two lots that are adjacent to Lake Street, which are Lots 5 and 6 and two lots to the south, which are Lots 7 and 8 which are adjacent to 8th Avenue. The petitioner is only requesting the rezoning of Lots 5 and 6. The property is developed and constructed as a commercial building. The construction occurred in 1969. The property was originally unincorporated and was in B2 zoning until the Village voluntarily annexed the property. When the property was annexed, it was zoned residential use. The property has never been used as residential zoning, and has always been used as an office building.

Chairman Bonfanti asked if the Planning & Zoning Commission had any questions. Chairman Bonfanti stated if you are rezoning

Lots 5 and 6 shouldn't Lots 7 and 8 have a Plat of Resubdivision. Mr. Navigato stated that since the building was constructed in 1969, you only can have one building per lot for any building that was constructed after 1973, so it is grandfathered in. Ms. Kollar stated that she looked at our current Comprehensive Plan and Staff has no objection with the rezoning of this property to business use, and our current plan shows this property to be designated as Commercial Transitional Corridor. Ms. Fotopoulos asked why the need to rezone if you are occupying the building. Mr. Navigato stated there is a certain case law which suggests that if you are going to change the building more than 50% you may end up losing that grandfathered right. Ms. Kollar stated that discussion was already held regarding this. If you take a look at the aerial photo of the property, just south of his property, there is a little bit of pavement that has been used for parking and after discussing, they were in agreement that they can use the extension of the parking as long as the residential lot isn't developed, but as soon as the residential lot is developed they would then have to eliminate the parking. In the meantime, the parking lot could not be expanded in anyway. Mr. Navigato stated that was the Agreement he reached with the Village.

Chairman Bonfanti asked if the audience has 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-13-09.

2. File #PZ-13-10, consideration of hearing testimony regarding a proposed text amendment to the Village of Addison Zoning Code with respect to: Section VI.D.1 is proposed to be amended to allow registered medical cannabis dispensing organizations and registered medical cannabis cultivation centers as permitted uses in the M-2 General Manufacturing District.

Petitioner: Village of Addison

Ms. Kollar of the Community Development Department stated that the attached ordinance will amend the Zoning Ordinance to allow these facilities as a permitted use within the M2 Zoning District. Ms. Kollar stated that she would read what the State has told us. Chairman Bonfanti asked if the Planning and Zoning 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.

POSITIVE TESTIMONY:

None

NEGATIVE TESTIMONY:

None

Chairman Bonfanti asked for closing remarks. There were none. Chairman Bonfanti closed the public hearing for File #PZ-13-10.

This file was advertised in the August 21, 2013 issue of the Daily Herald Newspaper.

BUSINESS MEETING

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

Mr. Kamide made a motion to approve the minutes of the July 10, 2013 meeting, which was seconded by Ms. Fotopoulos. Chairman Bonfanti asked if there was any discussion. Hearing none, roll call was taken. Motion carried.

2. Consideration of File #PZ-13-09 as described above.

Mr. Veenstra made a motion to recommend approval, which was seconded by Mr. Kamide. Chairman Bonfanti asked if there was any discussion. Hearing none, roll call was taken. Motion carried.

3. Consideration of File #PZ-13-10 as described above.

Mr. Kamide made a motion for a positive recommendation for the approval of the proposed amendment to the Village of Addison Zoning Code, Section VI.D.1 as proposed to allow registered medical cannabis dispensing organizations and registered medical cannabis cultivation centers as permitted uses in the M2 General Manufacturing District, which was seconded by Ms. Henley. Chairman Bonfanti asked if there was any discussion. Hearing none, roll call was taken. Motion carried.

4. File #12-03, consideration of a Plat of Vacation of an Easement of part of a recorded stormwater management easement for storm sewers for the High Street Resubdivision (commonly known as the Portillo's Commissary)

Petitioner: Village of Addison

Ms. Kollar stated that this is a "house-keeping" item. Since a sewer was moved, they will be resubmitting a plat to us. Mr. Kamide made a motion for a positive recommendation for File #12-03, which was seconded by Mr. Veenstra. Chairman Bonfanti asked if there was any discussion. Hearing none, roll call was taken. Motion carried.

5. File #06-01, consideration of a Resolution for acceptance of Public Improvements at the Medinah Lakes Estates Subdivision (commonly known at Villa Torino) located on Nicola Court along Medinah Road and south of Lake Street (US 20).

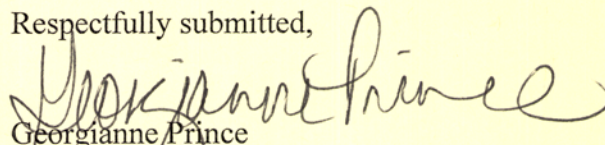
Petitioner: Village of Addison

Mr. Kamide made a motion for a positive recommendation for File #06-01 for a Resolution for acceptance of public improvements at the Medinah Lakes Estates Subdivision commonly known as Villa Torino located on Nicola Court along Medinah Road and south of Lake Street, which was seconded by Mr. Veenstra. Chairman Bonfanti asked if there was any discussion. Hearing none, roll was taken. Motion carried.

6. Other business as directed by the Chairman.

Chairman Bonfanti asked if there was any other business. Hearing none, Mr. Kamide made a motion to adjourn the meeting at 7:30 p.m., which was seconded by Ms. Henley. Motion was carried.

Respectfully submitted,


Georgianne Prince

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PLEASE SIGN IN

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