

Planning & Zoning Commission Minutes
January 13, 2016

The January 13, 2016 meeting of the Planning & Zoning Commission was called to order by Chairman Bonfanti at 7:00 p.m. Roll call was taken as follows:

Present: Bonfanti, Fotopoulos, Kamide, Nasti, Schmitt
Absent: Henley, Mytych
Also Present: Trustee McDermott, Mayor Veenstra and Arlene Kollar

PUBLIC HEARING

1. File # PZ-15-22, consideration of hearing testimony regarding the resubdivision of approximately 1.84 acres located at 12 W. Factory Road to create two (2) lots with certain zoning variations. The subject property is zoned M2 General Manufacturing District.

P.I.N.: 03-33-111-010, 010 and 012

Petitioner: Peter Alvarez

This file was advertised in the December 28, 2015 issue of the Daily Herald Newspaper.

The petitioner, Mr. Peter Alvarez was present and sworn in along with his engineer, Mr. Jeff Miller of Watermark Engineering.

Mr. Miller stated they are asking to resubdivide the property into two separate lots. They would also like to add off-street parking and three variances also would be required. One variance would be parking setback within the 10 foot setback along the street and that would facilitate two ADA stalls at the front of the building. The second variance is the width of the driveway that is being proposed, and the third variance is along the east side of the property. There is an existing paved area that is used as a driveway to an overhead door near the back of the building. They are not proposing to modify it.

Chairman Bonfanti asked if the Plan Commission had any questions. Chairman Bonfanti asked about the four bays, are they there now? Mr. Miller stated no, only one bay is used for deliveries. Arlene Kollar stated that the concrete surface that is in front of the building is approximately that wide, so it is not a grassed area, it's a hard surface. Chairman Bonfanti asked if they have a buyer for that lot. Mr. Alvarez stated no not currently. Mr. Nasti asked if the lot to west is gravel. Mr. Alvarez stated no, it is all grass. Mr. Nasti asked if they are going to pave that and put in parking spots. Mr. Alvarez stated that furthest lot is the one that we will subdivide and that will be grass until we sell it, and directly next to the building is grass which is

the parking lot. Chairman Bonfanti stated to Ms. Kollar that residential lots are a certain square footage for R1 and R2, so don't the industrial lots need to be a certain square footage? Ms. Kollar stated that according to the Zoning Ordinance, we don't require a certain lot area as much as we require a lot width, and a minimum lot width is 150 feet. Mr. Miller stated the Fire Department wanted them to provide a knox box with a key for an emergency situation. Chairman Bonfanti asked if there was anymore discussion. There was 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-15-22.

BUSINESS MEETING

1. Consideration to approve the minutes from the December 9, 2015 meeting.

Mr. Nasti made a motion to approve the minutes of the December 9, 2015 meeting, which was seconded by Ms. Fotopoulos. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Mr. Kamide abstained. Motion carried unanimously.

2. Consideration of File #PZ-15-22 as described above.

Mr. Kamide made a motion for a positive recommendation to resubdivide five lots into two separate lots (Lot 1 and Lot 2) with three parking variations from Section VIII of the Village of Addison Zoning Ordinance for Peter Alvarez, owner of Auto Gallery Chicago. The subject property is zoned M2 General Manufacturing District and located at 12 W. Factory Road, which was seconded by Mr. Schmitt. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion passed unanimously.

3. Other business at the discretion of the Chairman.

Chairman Bonfanti asked if there was anymore business. There was none. Mr. Kamide made a motion to adjourn the meeting at 7:20 p.m., which was seconded by Ms. Fotopoulos. Motion passed unanimously.

Respectfully submitted,

Georgianne Prince

PLEASE SIGN IN

[illegible]