

Planning & Zoning Commission Meeting Minutes
May 10, 2017

The May 10, 2017 Planning & Zoning Commission was called by Ms. Fotopoulos at 7:00 p.m.

A motion was made by Mr. Kamide to have Vice-Chair Ms. Fotopoulos to chair the meeting tonight, seconded by Ms. Henley. Roll call was taken. Motion carried.

Present: Fotopoulos, Henley, Kamide and Schmitt

Absent: Mytych

Also Present: Trustees Lynch, McDermott and Arlene Kaatz, Village of Addison

PUBLIC HEARING

1. File # PZ-17-07, consideration requesting two variations of Section VI.A.10 and VIII.B.8 of the Village of Addison Zoning Ordinance to allow: 1) a fence to be located forward of the principal building, but not forward of the 27-foot building setback line, and; 2) a driveway on the east side of the building to encroach 100% into the required 5-foot parking setback distance. The subject property is zoned M2 General Manufacturing District and is located at 1785 W. Armitage Court, Addison, IL.

P.I.N.: 03-31-101-006

Petitioner: James Gerardi

The petitioner, James, Gerardi, was present and sworn in. Mr. Gerardi stated they would like to move their fence line outside the building limits so they can drive their semi's straight through because they can't make the turn around the building. They also plan on enclosing an 8 foot fence to secure the property and plan on putting coniferous trees along the fence line. The second variation being asked is for the driveway on the east side to go into the 5 foot setback is to get the proper width.

Vice-Chair Fotopoulos asked if the Planning Commission had any questions. Mr. Kamide said the fence that is going around, is it on the property line? Mr. Gerardi said yes, it will come out and will stay within our property.

Mr. Kamide said it is coming close to the property line, is that what you are proposing. Mr. Gerardi said it is even with the parking lot that is there now. Ms. Kaatz of the Village of Addison said the property line goes all the way out to toward Route 53 and the fence line will be inside the detention area. They will be working with our Engineering Division to improve that detention area once they occupy the building. The fence will be set back about 30 or 40 feet from the property line along Route 53. Ms. Henley asked what are you doing today for your semis? Mr. Gerardi said they aren't in the building yet.

Vice-Chair Fotopoulos asked if there was any positive and negative testimony. There was none. Vice-Chair Fotopoulos asked if the audience had any questions. There was none. Vice-Chair Fotopoulos closed the public hearing for File #PZ-17-07.

2. **File #PZ-17-08**, consideration to request a Special Use to allow outside dining with liquor service at Amada's Café, as per Section V.E.3.i. of the Village of Addison Zoning Ordinance. The subject property is zoned B3 Service Business District and located at 340 W. Lake Street, Addison, IL.

Petitioner: 03-21-302-008

Petitioner: Oscar and Charo Fiorenzo

Arturo Navar, architect for the petitioner was present and sworn in. Mr. Navar said they are proposing outdoor dining area for Amada's Café with liquor service. Mr. Navar showed the plan on the overhead. Mr. Navar said they are building within the setbacks and are not doing anything with the building. They plan on building a wood structure adjacent to the building; it will be about 550 square feet. It will be wood with a concrete slab for the patio and they will use the existing door exit to the restaurant. There will be a fire pit with with an opening in the roof. They are asking for 30 seat capacity with booths, tables and chair, and also a wrought iron fence that runs around, approximately 48 inches high. They are also proposing to do landscaping around the outdoor dining area. The border will be rock material with different kinds of plants. This is being built on existing green space that is there now and is within the setbacks. They are also looking at an increase of seating for 17 additional seats more than what is there now. Vice-Chair Fotopoulos asked, 17 inside? Mr. Navar said no 17 for the total amount. Vice-Chair Fotopoulos said you are showing 30 seats, where do you get 17 seats? Mr. Navar said the outdoor seating is 30, the indoor dining and bar is 58, looking at 88 total. Vice-Chair Fotopoulos said where is the additional 17, outside or inside? Ms. Kaatz of the Village of Addison said that he is comparing what they are proposing, the 88 seats, to what was approved in 2012. In 2012, the Village approved a building permit to allow 71 seats total for the restaurant and still just keep the existing parking that they have. They are going off of what was approved in 2012. Mr. Navar said that was correct.

Vice-Chair Fotopoulos asked if the Plan Commission had any questions. Vice-Chair Fotopoulos asked why wood and not aluminum if you have a fire pit? Mr. Navar said this is similar to what was done before with another project. It is a fire feature with gas, and there will be a 7-foot clearance from the fire to the roof.

Vice-Chair Fotopoulos asked what will be the hours of operation. The petitioner said it will be opened from 11:00 am to 10:00 pm on Sundays, Monday, Tuesday, and on Friday and Saturdays from 11:00 a.m. to 2:00 a.m., and closed on Wednesdays and Thursdays. Vice-Chair asked if they plan to have music outside. The petitioner said there will be no music. Vice-Chair Fotopoulos said for inclement weather, the outdoor liquor license only applies for April through October, are you aware of that? The petitioner said yes. Vice-Chair Fotopoulos said why do you have bench seating, it looks permanent, can they be removed? The petitioner said yes. Vice-Chair Fotopoulos said why the decision on the fence. Oscar Fiorenzo, the petitioner was sworn in. Mr. Fiorenzo said we can go as high as the Village wants. The 5 foot fence is proposed so no one can bolt and not pay their bills. Vice-Chair Fotopoulos said when we put outside dining for the Pyramid Club, the apartment building that was directly behind it, a solid 6 foot fence was put there so that the people wouldn't be looking down. Vice-Chair Fotopoulos said, you have a roof that helps, no music and you are across the street from Lutherbrook. Vice-Chair Fotopoulos said after October 1, you can no longer be outside. Mr. Fiorenzo said they can serve food and not liquor and it won't be used that much. Mr. Fiorenzo said it will be very presentable and Addison will be proud.

Vice-Chair Fotopoulos asked if the audience had any questions. There were none. Vice-Chair Fotopoulos asked for positive and negative testimony. There were none. Vice-Chair Fotopoulos closed the public hearing for File #PZ-17-08.

These files were advertised in the April 26, 2017 issue of the Daily Herald Newspaper.

BUSINESS MEETING

1. Consideration to approve the minutes from the April 11, 2017 meeting.

Mr. Kamide made a motion to approve the minutes from the April 12, 2017 meeting, seconded by Ms. Henley. Vice-Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken. Mr. Schmitt abstained. Motion carried.

2. Consideration of File #PZ-17-07 as described above.

Mr. Kamide made a motion for approval of File #PZ-17-07 for two variations of Section VI.A.10 and VIII.B.8 of the Village of Addison Zoning Ordinance to allow: 1) a fence to be located forward of the principal building, but not forward of the 27-foot building setback line, and; 2) a driveway on the east side of the building to encroach 100% into the required 5-foot parking setback distance. The subject property is zoned M2 General Manufacturing District and is located at 1785 W. Armitage Court, Addison, IL, seconded by Ms. Henley.

Vice-Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken. Motion carried unanimously.

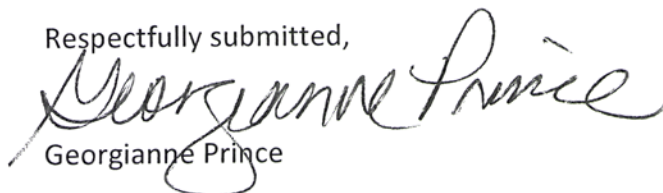
3. Consideration of File #PZ-17-08 as described above.

Mr. Kamide made a motion for a positive recommendation for File #PZ-17-08 to request a Special Use to allow outside dining with liquor service at Amada's Café, as per Section V.E.3.i. zoned B3 Service Business District, of the Village of Addison Zoning Ordinance. The subject property is located at 340 W. Lake Street, Addison, IL, seconded by Ms. Henley. Vice-Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken. Vice-Chair Fotopoulos voted no. Motion carried with a 3 to 1 vote.

4. Other business at the discretion of the Chairman.

Vice-Chair Fotopoulos asked if there was any other business. There was none. Mr. Kamide made a motion to adjourn the meeting at 7:25 p.m., seconded by Ms. Henley. Motion carried.

Respectfully submitted,


Georgianne Prince

PLEASE SIGN IN

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