Planning & Zoning Commission Meeting Minutes March 14, 2018

The March 14, 2018 Planning & Zoning Commission meeting was called to order 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, Schmitt

Absent:

Bonfanti, Mytych

Also Present: Trustees Lynch, McDermott and Theodore, Mayor Veenstra and Arlene Kaatz,

Village of Addison

1. File # PZ-18-01, consideration for a Special Use to allow outside dining with liquor service at the proposed restaurant (Dunkley's Restaurant) zoned B3 Service Business District, as per Section V.E.3.i. of the Village of Addison Zoning Ordinance. The property is located in the retail center addressed as 32 thru 106 E. Lake Street, whereby the restaurant address is 96 E. Lake Street, Addison, IL.

P.I.N.:

03-28-210-041

Petitioner:

Ms. Maria Carli

This file was advertised in the February 26, 2018 issue of the Daily Herald Newspaper.

Ms. Arlene Kaatz of the Village of Addison gave a brief overview of the project. The proposed Dunkley's Restaurant is located in the JC Plaza East Center which was approved by the Village in 2015 which included review by the Town Center Committee. Please note that Outdoor Dining does not require a Special Use permit, it is required when liquor is being served. The petitioner would like two outdoor dining areas which will serve liquor. One area will be in front of the building with 46 seats and on the east side of the building with 22 seats. The building is approximately 6,000 square feet and the first floor is for Dunkley's Restaurant located at 96 E. Lake Street and a future vacant tenant space located at 100 E. Lake Street and a second floor contains the existing four apartments located at 106 E. Lake Street, and they have been there since the former John's Pizza Restaurant.



Mr. John Greene, architect for the project and Ms. Mary Carli, owner were present and sworn in. Mr. Greene stated the building permit for the restaurant has been already been issued and the restaurant space is under construction with hopes to open in late Spring of this year. The petition is for outdoor dining and it is permitted as part of this development. The west dining area is about 840 square feet and the east area is about 400 square feet. The new restaurant will occupy about 75% of the total space of what will be the new portion of the building.

The remaining space is about 1300 square feet, with no user at this time and there is adequate parking. There are no other anticipated impacts and we are meeting all the zoning and building code regulations and requirements.

Vice-Chair Fotopoulos asked if the Plan Commission had any questions. Vice- Chair Fotopoulos asked how many seats are in the restaurant. Mr. Greene said the restaurant is designed for approximately 65 to 66 seats inside. Vice-Chair Fotopoulos asked if there will be music outside. Mr. Greene said no. Vice-Chair Fotopoulos asked about the lighting. Mr. Greene said the lighting is about umbrella height. The lights will plug into the building. There will be two lights on the west patio area and one light on the east and they will be shielded.

Vice-Chair Fotopoulos asked if the audience had any questions. Cindy Pokorney, 109 E. North Avenue, Addison, IL stated that she had concerns pertaining to noise, music, lighting and the provision of enclosed trash and grease pit areas. She also asked what could be done to prevent drunken patrons from wandering through the neighborhood, littering and sleeping in their yards like they experienced with John's Pizza restaurant and bar. Mr. Greene stated this will be a family oriented restaurant, operating from 11 a.m. to 10 p.m. on Sunday – Thursday and from 11 a.m. to 11 p.m. on Friday and Saturday. There will be no music in the outdoor dining area and the lighting will be shielded. The trash receptacle would be screened with a 6-foot high trash enclosure and located 10 feet from the rear property line. The enclosure will be screened with hedges to buffer the structure from the residential property located to the south. Ms. Pokorney asked about the enclosure and what kind of restaurant it is. Mr. Greene said it would be 80 square feet and it is a burger/sandwich family restaurant.

Vice-Chair Fotopoulos asked what the hours of operation are. Mr. Greene said 11 a.m. to 10 p.m. Sunday through Thursday and 11 a.m. to 11 p.m. on Friday and Saturday for the restaurant. Mr. Schmitt asked if it is an annual permit that they have to follow. Ms. Kaatz said no its not, the Special Use runs with the business itself. Once you receive the Special Use Permit it is allowed to function.

Vice-Chair Fotopoulos asked for positive and negative testimony.

POSITIVE TESTIMONY:

None

NEGATIVE TESTIMONY:

Cindy Pokorney, 109 E. North Avenue, Addison, IL stated that she is not happy with the east side dining, however, the front part is fine.

Vice-Chair Fotopoulos asked for closing remarks. There were none. Vice-Chair Fotopoulos closed the public hearing for File #PZ-18-01.

BUSINESS MEETING

1. Consideration to approve the minutes from the October 11, 2017 meeting and November 15, 2017 meeting.

Ms. Henley made a motion to approve the minutes from the October 11, 2017 meeting, seconded by Mr. Kamide. Vice-Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken. Mr. Schmitt abstained. Motion carried.

Ms. Henley made a motion to approve the minutes from the November 15, 2017 meeting, seconded by Mr. Kamide. Vice-Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken. Ms. Henley abstained. Motion carried.

2. Consideration of File #PZ-18-01 as described above.

Mr. Kamide made a motion for a positive recommendation for the request of a Special Use to allow two (2) outside dining areas with liquor service at the proposed Dunkley's Restaurant per Section V.E.3.i. of the Village of Addison Zoning Ordinance, zoned B3 Service Business District and located at 96 E. Lake Street, seconded by Ms. Henley. Vice-Chair Fotopoulos asked if there was any discussion. Mr. Schmitt stated he doesn't understand the need for having all the seating on the east; it really breaks it all apart. He feels there is more on the western portion of it to fit seats. Vice-Chair Fotopoulos feels the location of the outdoor dining area on the east side of the building is unsafe, since the vehicles exited from the drive-through lanes of the adjacent bank located to the east towards the dining area. Roll call was taken. Mr. Schmitt and Vice-Chair Fotopoulos voted no and therefore is forwarded to the Village Board as not a favorable recommendation.

3. Other business at the discretion of the Chairman.

Vice-Chairman Fotopoulos asked if there was anymore business. Hearing none, Mr. Kamide made a motion to adjourn the meeting at 7:30 p.m., seconded by Ms. Henley. Motion carried.

Respectfully submitted,

Georgianne Prince

PLANNING & ZONING COMMITTEE MEETING, MARCH 14, 2018

PLEASE SIGN IN

NAME	ORGANIZATION AND/OR ADDRESS
Seanna Rudoman	
Luda Helligton	128 East north avenue
andy schoons	109 E. North Que. 325 N Chestant
John Wise + Paggie	325 N Chestrut