

Planning & Zoning Commission Meeting Minutes
April 11, 2018

The April 11, 2018 Planning and Zoning Commission meeting was called to order at 7:00 p.m.

Present: Bonfanti, Fotopoulos, Kamide, Mytych

Absent: Henley, Schmitt

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

PUBLIC HEARING

1. **File #PZ-18-02**, consideration of a Special Use for a Planned Unit Development and Agreement, with exceptions, and a Plat of Resubdivision, to develop Park Pointe of Addison Senior Living Community consisting of 150 units on approximately 6.5 acres of land located at 1100 W. Lake Street zoned R3B PUD Multiple Family Residence District and to repeal Ordinance O-06-95 Approving a Pre-Annexation and Planned Unit Development Agreement for Charlemagne Development LLC for 48 townhome units that were never developed.

P.I.N.: 03-20-107-003, 006, 008, 009 and 03-20-108-002, 007, 008

Petitioner: Neil Stein, Suburban Health Care Fund LLC

Ms. Kaatz stated we received a letter from the petitioner's attorney for a continuance of this petition because new State regulations have come out and they would like to review them prior to proceeding with their project. The letter was entered into the minutes and given to the Plan Commission secretary for the file.

Chairman Bonfanti stated that we should close this public hearing and let the petitioner come back when they are ready. Ms. Kaatz said that the petitioner is asking for a continuance to May; however, at the Pre-Annexation Public Hearing meeting last night before the Village Board members it was decided to not continue the petition, but to close the petition so that we can republish so that all of the homeowners would receive another public notice.

2. **File #PZ-18-03**, consideration regarding the pre-annexation agreement between the Village of Addison and the owner of the commercial center at 19W330-19W340 Lake Street (672-686 W. Lake Street).

P.I.N.: 03-20-404-012

Petitioner: Mr. Jaime Ozman

Attorney Dan Hanlon of Marquardt & Belmonte, P.C. representing the petitioner was present. Mr. Hanlon stated his client is here to recommend approval of a pre-annexation agreement. This agreement has been in the works for some time now. There is a billboard on the property that will need to be removed, a pole sign which will have to be converted to a monument sign within a year, some uses on the property will be phased out when the leases expire, and if granted by the neighbor we will connect to sewer and water and the Village agrees to pay a portion of that allowing us to come into the Village.

Chairman Bonfanti asked if the Plan Commission had any questions. Mr. Mytych asked if the façade will be improved. Mr. Hanlon stated yes, the Agreement requires them to perform façade improvements within three years. Chairman Bonfanti said the owner has ten years to annex. Mr. Hanlon yes and the billboard sign is coming down immediately, the pole sign we have been given a year to convert to a monument sign.

Chairman Bonfanti asked if the audience had any questions. There were none.

Chairman Bonfanti asked for positive and negative testimony.

POSITIVE TESTIMONY:

Kathleen Vogel, resident on 1st Avenue, asked whether or not any new businesses are coming into the retail center would have to follow Village regulations versus County regulations, and if those regulations were stricter. Ms. Kaatz said the property would be zoned B2 Community Business District. Ms. Vogel said she was happy to hear about the façade improvements to occur within three years and also looking forward for it to be better.

NEGATIVE TESTIMONY:

Richard Klein, resident, who owns the east half of the center, stated that he shares a well/septic sewer system. There is a water and sewer agreement on the property since 1993 between the two owners of the properties and will last forever. There was a new agreement made in 1995 when the sewer system was upgraded. Mr. Hanlon stated they are aware of this in the Agreement. Mr. Klein stated that he is here for the safety of his property and tenants and that his building won't be harmed. Mr. Klein stated that he won't allow any easement across his property. Chairman Bonfanti stated that this is beyond the Planning & Zoning Commission and that these issues can be worked out with the attorneys.

Chairman Bonfanti asked for closing remarks. There were none. Chairman Bonfanti closed the public hearing for File #PZ-18-03.

3. **File #PZ-18-04**, consideration to request a Special Use to allow outside dining with liquor service at the Briki's Café, zoned B3 Service Business District, as per Section V.E.3.i. of the Village of Addison Zoning Ordinance.

P.I.N.: 03-19-201-025

Petitioner: Mr. Frank Georgacopoulos

The petitioner, was present and sworn in. Mr. Georgacopoulos showed plans of the proposed plan. Mr. Georgacopoulos stated that he is proposing outdoor dining with liquor being served. They are proposing planters with galvanized piping, a secured exit for emergency, tables, chairs and umbrellas. It will be monitored and there will be one entrance to get in and one entrance to get out so no one from the street can get in without entering the restaurant first.

Chairman Bonfanti asked if the Plan Commission had any questions. Ms. Fotopoulos said it looks like you are taking more footage than the restaurant. Mr. Georgacopoulos said currently we are occupying the two units known as 1453, so the proposed is the 40 seats on the west side of the door.

Chairman Bonfanti asked if the audience had any questions. There were 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-18-04.

These files were advertised in the March 23, 2018 issue of the Daily Herald Newspaper.

BUSINESS MEETING

1. Consideration to approve the minutes from the March 14, 2018 meeting.

Ms. Fotopoulos made a motion to approve the minutes from the March 14, 2018 meeting, seconded by Mr. Kamide. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Mr. Mytych and Chairman Bonfanti abstained. Motion carried.

2. Consideration of File #PZ-18-02 as described above.

Mr. Kamide made a motion to close this file, seconded by Ms. Fotopoulos. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

3. Consideration of File #PZ-18-03 as described above.

Mr. Kamide asked Ms. Kaatz if the water and sewer system is addressed in the Agreement. Ms. Kaatz said yes it is in the Agreement on Page 6, Section 9 which states, "The Owner agrees to connect the subject property to the water and sewer systems of the Village, located within the 2nd Avenue right-of-way. The Village acknowledges that additional easement area may be needed to make such connection, and the Owner will be relieved of the connection requirement if the easement cannot be obtained."

Ms. Fotopoulos made a motion for a positive recommendation for a pre-annexation agreement between the Village of Addison and the owner of the commercial center at 19W330-19W340 Lake Street (672-686 W. Lake Street), seconded by Mr. Kamide. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

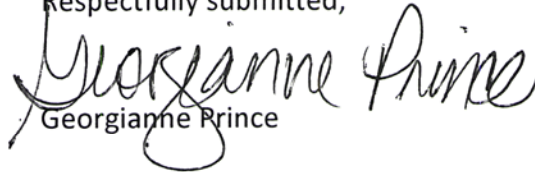
4. Consideration of File #PZ-18-04 as described above.

Mr. Kamide made a motion for a positive recommendation for File #PZ-18-04 for a Special Use to allow outside dining with liquor service at the Briki's Café, zoned B3 Service Business District, as per Section V.E.3.i. of the Village of Addison Zoning Ordinance, seconded by Ms. Fotopoulos. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

5. Other business at the discretion of the Chairman.

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

Respectfully submitted,


Georgianne Prince

PLEASE SIGN IN

[illegible]