

OFFICIAL MINUTES
PLAN COMMISSION AND ZONING BOARD OF APPEALS
VILLAGE OF MATTESON
MARCH 20, 2008

CALL TO ORDER:

Chairman Howard-Davis called the meeting to order at 7:30 p.m.

ROLL CALL:

Commissioners Present:

1. Sebronella Howard-Davis, Chairman
2. William B. Harris
3. Dr. Laurice Geanes
4. Dr. Eric M. Wallace
5. Regan Stockstell (arrived at 7:33 p.m.)

Also Present:

1. Trustee Sam Brown
2. Richard Smeaton, Senior Planner
3. Ryan Franklin, Planner I
4. Angela Simington, Recording Secretary

Commissioners Absent:

1. Anthony Burton, Vice-Chairman
2. Albert Tyler III

ITEM #2 APPROVAL OF MARCH 3, 2008, MINUTES:

Commissioner Harris made a motion to approve the March 3, 2008 Minutes as presented. Commissioner Geanes seconded the Motion.

VOTES:

Burton	: Absent		3 Ayes	0 Nays	1 Abstain	3 Absent
Geanes	: Aye					
Harris	: Aye					
Howard-Davis	: Aye					
Stockstell	: Absent					
Tyler	: Absent					
Wallace	: Abstain					

The March 3, 2008 Minutes were approved as presented.

ITEM #3 CONSIDERATION OF SIGNAGE PLAN FOR VALUE PLACE HOTEL LOCATED AT 940 LAKE SUPERIOR DRIVE.

Item #3 was continued to the April 17, 2008 Plan Commission Meeting.

ITEM #4 CONTINUATION OF PUBLIC HEARING #681 PC ZONING CODE TEXT AMENDMENT TO ALLOW COOKING IN HOTEL ROOMS.

Item #4 was continued to the April 17, 2008 Plan Commission Meeting.

ITEM #5 CONTINUATION OF PUBLIC HEARING #08-002 MUNICIPAL CODE TEXT AMENDMENT TO ALLOW COOKING IN HOTEL ROOMS.

Item #5 was continued to the April 17, 2008 Plan Commission Meeting.

ITEM #6 PUBLIC HEARING-PC#08-005 ANNEXATION OF APPROXIMATELY 1.38 ACRES WITH C-4 HIGHWAY COMMERCIAL ZONING, AT 20739-20811 CICERO AVENUE.

Commissioner Howard-Davis opened Public Hearing PC #08-005.

Mr. Smeaton gave a brief summary of the request. He stated that the applicant has been trying to develop the property for a number of years but has been running into problems with a portion of right-of-way that splits the property. He stated that once the property is annexed into the Village, the Village will vacate the right-of-way allowing for development of the property. He reported that Staff recommends approval of the Annexation.

The petitioner and owner, Angie Johns, was present along with her attorney Mr. Scott Dilner.

Mr. James Floyd of 4203 West 207th Street asked if the property is currently vacant.

Staff stated that there is one vacant house on the northern most parcel of the property.

Ms. Martha Wyler did not state her address but did say that her home is directly behind the property at 20739-20811 Cicero Avenue. Ms. Wyler asked if the Street will go all the way through as well as what the petitioner will be building on the property.

Staff stated that there are no plans at this time to extend the road and that the petitioner may build whatever is allowed in a C-4 District. Mr. Dilner stated that there are no specific plans or letters of intent at this time with regard to what will be built on the property.

The Commission stated that Zoning and Annexation are two separate issues. Staff stated that Zoning can be incorporated into the Annexation Agreement.

Mr. Wyler stated that the goal of the petitioner is to make the property more marketable and the Annexation would allow that goal to be met.

The Commission asked who will demolish the house. The petitioner stated that whoever develops the property will be responsible for any and all improvements to the property.

The Commission stated that vacation of the well and abandonment of septic should be a condition of the Annexation Agreement.

The Commission asked if the home is livable. The petitioner stated that there was a fire previously and although the home is livable, the petitioner does not have plans to have the home occupied. The petitioner stated that the last time the property was occupied is June 2007.

The Commission voiced concerns about the maintenance of the property, who would be responsible for demolishing the house on the property and what the time frame is for a development of the property. Staff stated that whether the house is inhabited or not, the property must be maintained by the owner and that there is no time frame for development of the property. Ms. Johns stated that if the Commission would like her to demolish the house, she will do so.

Public Hearing PC #08-005 was closed at 7:58 p.m.

Commissioner Stockstell made a Motion for recommendation to the Village Board of Trustees to approve the Annexation of 20739-20811 Cicero Avenue, with C-4 Highway Commercial Zoning with the condition that the petitioner demolish the home and that the sewer and well be abandoned. Commissioner Wallace seconded the Motion.

VOTES:

Burton	: Absent		5 Ayes	0 Nays	0 Abstain	2 Absent
Geanes	: Aye					
Harris	: Aye					
Howard-Davis	: Aye					
Stockstell	: Aye					
Tyler	: Absent					
Wallace	: Aye					

The annexation of 20739-20811 Cicero Avenue was recommended to the Village Board for approval with the conditions stated above.

ITEM #7 PUBLIC HEARING – PC #08-006 ANNEXATION OF APPROXIMATELY 36 ACRES, WITH MXD MIXED-USE ZONING, ON THE NORTHEAST CORNER OF HARLEM AVENUE AND LINCOLN HIGHWAY.

Staff stated that the petitioner failed to submit documents to Staff within the timeframe allowed.

Item #7 was continued to the April 3, 2008 Plan Commission Meeting.

ITEM #8 PUBLIC HEARING – PC #08-007 SPECIAL USE FOR PLANNED UNIT DEVELOPMENT OF APPROXIMATELY 36 ACRES, ON THE NORTHEAST CORNER OF HARLEM AND LINCOLN HIGHWAY

Item #8 was continued to the April 3, 2008 Plan Commission Meeting.

ITEM #9 COMMUNICATIONS:

Mr. Smeaton stated he is still monitoring the property at 237 Central per the Commissioner request. Commissioner Stockstell suggested that Staff look up the property owner’s phone number to inquire further as to whether or not the owner runs a home daycare business.

Mr. Franklin reported that the Fire Department is currently updating its Ordinance with regard to cooking in hotels. The matter will be on the next Board Meeting Agenda. He stated that the Fire Code would supercede the Zoning request of Value Place Hotel with regard to cooking in hotels. Mr. Franklin reported that he will contact the petitioner after the Board Meeting and find out whether or not they'd still like to come before the Plan Commission. Mr. Franklin reported that he will follow-up with the Plan Commission at the next meeting and that he will also bring the letters from Fire and Police Departments with regard to the issue.

Mr. Smeaton reported that the South Suburban Mayors and Managers Association is hosting a Plan Commissioner's Workshop and that if any of the Commissioners would like to attend, the Village will cover the \$50.00 cost of the Workshop. He asked that the Commission let him know on March 21, 2008 whether or not they would like to attend.

ITEM # 10 ADJOURNMENT:

Commissioner Wallace made a motion to adjourn and was seconded by Commissioner Harris.

VOTES:

Burton	: Absent		6 Ayes	0 Nays	0 Abstain	1 Absent
Geanes	: Aye					
Harris	: Aye					
Howard-Davis	: Aye					
Stockstell	: Aye					
Tyler	: Absent					
Wallace	: Aye					

Meeting adjourned at 8:05 p.m.

Minutes submitted by: Ms. Simington