

OFFICIAL MINUTES
PLAN COMMISSION AND ZONING BOARD OF APPEALS
VILLAGE OF MATTESON
APRIL 3, 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. Anthony Burton, Vice-Chairman
3. William B. Harris
4. Dr. Eric M. Wallace
5. Regan Stockstell
6. Albert Tyler III

Also Present:

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

Commissioners Absent:

Dr. Laurice Geanes

ITEM #2 APPROVAL OF MARCH 20, 2008, MINUTES:

Commissioner Harris made a motion to approve the March 20, 2008 Minutes as presented. Commissioner Wallace seconded the Motion.

VOTES:

| | | | | | | |
|--------------|-----------|--|--------|--------|-----------|----------|
| Burton | : Abstain | | 4 Ayes | 0 Nays | 2 Abstain | 1 Absent |
| Geanes | : Absent | | | | | |
| Harris | : Aye | | | | | |
| Howard-Davis | : Aye | | | | | |
| Stockstell | : Abstain | | | | | |
| Tyler | : Aye | | | | | |
| Wallace | : Aye | | | | | |
| | | | | | | |

The March 20, 2008 Minutes were approved as presented.

ITEM #3 PUBLIC HEARING-PC #08-006 ANNEXATION OF APPROXIMATELY 36 ACRES, ON THE NORTHEAST CORNER OF HARLEM AVENUE AND LINCOLN HIGHWAY:

Commission Howard-Davis opened public hearing #08-006.

Mr. Smeaton gave a brief summary of the request. He stated that a similar petition was presented to the Plan Commission on April 5, 2007 & April 26, 2007 and that the petitioner has modified the site plan consolidating seven proposed out-lots into six. He stated that the developer expects to have the site substantially completed by mid 2010. He stated that Staff recommends that the Plan Commission continue the petition to the April 17, 2008 meeting so that the petitioner can make changes to the Plan to address the Commission's and Staff's comments.

The Commission asked if the previous request ever went to the Board of Trustees. Staff said no, it did not go to the Board of Trustees.

Staff was asked to research whether the petitioner was granted sales tax incentives by the Economic Development Commission or Board of Trustees.

Mr. Matthew Norton and Mr. Jeffrey Ozzy of Holland & Knight, Attorneys for Petitioner, were present.

Public Hearing #08-006 was closed at 7:55 p.m.

Commissioner Tyler made a Motion for recommendation to the Village Board of Trustees to approve the Annexation of approximately 36 acres on the northeast corner of Harlem Avenue and Lincoln Highway. Commissioner Wallace seconded the Motion.

VOTES:

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

The annexation of the property on the northeast corner of Harlem Avenue and Lincoln Highway was recommended to the Village Board for approval.

ITEM #4 PUBLIC HEARING – PC #08-006 SPECIAL USE FOR PLANNED UNIT DEVELOPMENT OF APPROXIMATELY 36 ACRES, ON THE NORTHEAST CORNER OF HARLEM AVENUE AND LINCOLN HIGHWAY:

Commissioner Howard-Davis opened public hearing #08-0007.

The Commission recommended that the following uses be moved from permitted to special use: Theater, non adult and Multiple Family Dwellings.

Mr. Robert Attana who resides on the farm north of the property asked what tenants would be on the property.

The petitioner gave a brief overview of the request and stated that when tenants are lined up, the petitioner will come before the Plan Commission for final approval.

Petitioner, Mr. John Theodosakis, owner of the property at the Northeast Corner of Harlem and Lincoln Avenue, stated that he has been actively marketing the property for two and a half years. He stated that CVS has shown strong interest and that he has been in negotiation with Arby's and Dunkin Donuts. He stated that he is at a disadvantage due to the recent Cook County Sales Tax increase.

Mr. Tony Kasada of PFDAR Architectural Firm gave a brief summary of the landscape plan. He stated, based on questions from the Commission that the proposed *Service Drive* would only be used by the proposed development, building elevations are not specific to any tenant but can be used by a number of different retailers and that if residential is proposed, the plan would change significantly.

The Commission asked if 468 Circle could be widened. Staff stated that for safety reasons, the recommendation is that 468 Circle not be widened.

The Commission asked if a Market Analysis was done. The petitioner stated that an analysis like that would be handled by CVS.

The Commission said that the signs for out lot 6 are too close. Staff will review spacing regarding the signs.

The Petitioner asked if the Plan Commission would allow a small Auto Dealership, bowling alley and Movie Theater as permitted uses stating that brokers have suggested that keeping those uses open would make the property more marketable to potential tenants.

The Commission requested that Motels be eliminated from the application all together.

The Commission stated that due to the vacancy at the Automall an Auto Dealership at the proposed location should not be allowed.

The Commission stated that its concern with a bowling alley is safety and that a theater on the site would be too large and not aesthetically conducive to its surroundings.

Staff stated that the variations in use would be discussed with the petitioner and a list will be presented to the Plan Commission.

The Commission requested that Staff ask the opinion of the Police Department regarding what safety concerns it may have with the property being far from the Police Station.

The Commission asked staff to review the Village's policy regarding security cameras requirements.

Commissioner Stockstell made a motion to continue public hearing #080007 to the April 17, 2008 Meeting and was seconded by Commissioner Tyler.

VOTES:

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

Public Hearing #08-0007 was continued to April 17, 2008.

ITEM #5 PUBLIC HEARING – ZBA #08-0008 LOT SIZE VARIANCE FOR PROPERTY AT 5640 LINCOLN HIGHWAY (WALGREENS)

Commissioner Howard Davis opened public hearing #08-0008.

Petitioner Michael Reece of Gray Canyon gave a brief summary of the request. He stated that he is waiting for Nicor to finish its pipe installation and the parking lot will be installed after Nicor is complete. He stated that Walgreens would like its own pin number and subdivision lease. He stated that Walgreens would take care of its own lot.

Public Hearing #08-0008 was closed at 9:23 p.m.

Commissioner Stockstell made a motion for recommendation to the Board of Trustees for approval of the variance request from 159.30(G) in order to allow a 1.2 acre lot in the C-4 District of Gray Canyon Inc. at 5640 West Lincoln Highway as presented and was seconded by Commissioner Burton.

VOTES:

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

Variance request for Walgreens was recommended to the Board of Trustees for approval as presented.

ITEM #5 FINAL PLAT – RESUBDIVISION OF THE PROPERTY AT 5640 LINCOLN HIGHWAY (WALGREENS)

Staff stated that item #5 is in conjunction with the previous item.

Commissioner Stockstell made a motion for recommendation to the Board of Trustees for approval of the Final Plat of Gray Canyon Inc. at 5640 West Lincoln Highway as presented and was seconded by Commissioner Wallace.

VOTES:

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

Final Plat for Walgreens was recommended to the Board of Trustees for approval as presented.

ITEM #7 COMMUNICATIONS:

Staff was asked to look into the signage at Simply Self Storage as some of the signs display the previous name of the business.

Commissioner Harris requested that staff submit to the Commission a list of permitted and special uses for the property at Lincoln Highway and Harlem.

ITEM # 8 ADJOURNMENT:

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

VOTES:

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

Meeting adjourned at 9:50 p.m.

Minutes submitted by: Ms. Simington