

VILLAGE OF BELLWOOD

PLAN COMMISSION

Bellwood Village Hall
3200 Washington Boulevard
Bellwood, IL 60104

Tuesday October 25, 2022
7:00 P.M.

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approval of Minutes for the month of September
5. Old Business
6. New Business
 - A. Plan Commission Case 22-07 includes a Request for a Consolidation of lots, Creation of a Subdivision, a Map Amendment, with three Conditional Use's and two Variances – The petitioner is seeking the zoning relief necessary to build a two-unit commercial facility on the combined properties listed as 431, 435, 439 25th Ave. (Lot 7) a vacant lot, and 445 25th Ave. (Lot 6) the old Captain B's. The north unit of the building will house a new Dunkin Donuts with a drive through. The second unit will be available for lease to businesses permitted in the B-1 Zoning District.
 - B. Without limiting the generality of the foregoing, the Applicant requests approval of the following:
 1. The Applicant is requesting the consolidation of two parcels addressed as indicated above. Lot 7 includes PIN Numbers 15-10-300-033, 15-10-300-034, 15-10-300-035 respectively and lot 6 includes Pin Number 15-10-300-010. The consolidation of two lots comprises the creation of a subdivision under Chapter 154.040-Subdivision and Development Regulations.
 2. The Applicant is requesting the rezoning (Map Amendment-Chapter 156.159), of Lot 7 from R-3 Limited General Residential to B-1 Community Shopping so that the entire subdivision will be under the same zoning which allows for the proposed Use of a restaurant.
 3. The Applicant is requesting a Conditional Use for a Business/Commercial Planned Development. Chapter 156.160 (M) (c) 2.
 4. The Applicant is requesting a Conditional Use to allow for a drive through for the Dunkin Donuts. Chapter 156.056 (A) (2) (d)-Establishments of the "drive-in" type offering goods or services directly to customers waiting in parked motor vehicles are allowed by conditional use permit only.

5. The Applicant is requesting a Conditional Use for the installation of a new Pole Sign, Chapter 156.214 (2) (g), with Plan Commission review for the Pole Sign, Monument Sign, Reader Board, Site Directional and Informational Signs for the Planned Development. Chapter 156.218 Signs that Require Review by Plan Commission.
 6. The Applicant is requesting a variance to the Pole Sign height restricting the height of the sign to no higher than the height of the proposed building. Chapter 156.214 (B) (1) Sign Table.
 7. The Applicant is requesting a variance to reduce the required number of parking spaces for the development. 156.111 (C), Parking Table.
 8. Such other zoning relief related to said application as may be identified during the public hearing process.
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7. Other Business
 8. Public Comment
 9. Adjournment