

Planning and Zoning Commission Minutes
February 13, 2013

The February 13, 2013 meeting of the Planning and Zoning Commission was called to order by Chairman Bonfanti at 7:00 p.m. Roll call was taken as follows:

PRESENT: Fotopoulos, Kluczny, Mytych, Vachout,
Veenstra, Schmitt (7:05 p.m.) and
Chairman Bonfanti

ABSENT: Henley and Kamide

ALSO PRESENT: Arlene Kollar, Planner II, Staff
Trustee Theodore

We have a quorum. We have one (1) public hearing and three (3) items on the business meeting agenda.

PUBLIC HEARING:

1. File #PZ-13-01, consideration of a variation request to Section IV.B.9.a of the Village of Addison Zoning Ordinance to allow a proposed single family residence to encroach a maximum of 3'-2" into the required 12-foot side yard on the west side of the subject property. The subject property is zoned R1 Single Family Residence District.

Petitioner: Christopher Morawa, Owner

Property Address: 915 E. Forestview Road,
Addison, IL 60101

P.I.N.: 03-22-406-017

This file was advertised in the January 25, 2013 issue of the Addison Press Newspaper.

Mr. Christopher Morawa was sworn in. He stated that he is proposing to build a ranch style single-family home for his father on the property located at 915 E. Forestview Road. The home will be 100% stone and masonry all the way around and will measure 3,500 square feet. He said that in order to build the house he needs a variance where the side property needs a total of 20 feet combined, and he is only satisfying 16 feet, 10 inches so he is short 3 feet, 2 inches. When he originally bought the property it was subdivided by another party. He bought the

property assuming it is 80 feet by 200 feet and a typical house 60 feet by whatever the length dimension should fit on it. The house was designed roughly to fit on the property, but the property is an irregular shape. There is a kink in the middle of the property so that is where the maximum of 3 feet, 2 inches comes into play and where it goes into the building set lines.

Chairman Bonfanti asked if there were any questions from the Planning and Zoning Commission.

Chairman Bonfanti stated that it already starts over the property line.

Mr. Morawa stated that if there was not that irregular shape on the property they would have 80 feet all the way through, 10 feet on each side, and this would give them 20 feet, and the house could be 60 feet wide. He believes the house is 60 feet, 3 inches so this means that there would only be 3 inches going over into the building lines. They are going 3 feet, 2 inches at the maximum because it is going in on a slope. Chairman Bonfanti asked if there was any more discussion. Chairman Bonfanti asked for positive and negative testimony. There was none.

This concluded the public hearing for PZ-13-01.

BUSINESS MEETING

1. Consideration to approve the Minutes of the Planning and Zoning Commission meeting for November 14, 2013.

Mr. Vachout made a motion to approve the minutes of the meeting. Ms. Fotopoulos seconded the motion. Chairman Bonfanti asked if there was any discussion. Hearing none, roll call was taken. The motion was approved.

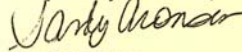
2. Consideration of File # PZ-13-01 as described above.

Mr. Veenstra made a motion to approve the variation as stated. Mr. Vachout seconded the motion. Chairman Bonfanti asked if there was any discussion. Hearing none, roll call was taken. The motion was approved unanimously.

3. Other business as directed by the Chairman.

Mr. Vachout made a motion to adjourn the meeting at 7:08 p.m.
Mr. Veenstra seconded the motion.

Respectfully Submitted,



Sandy Aronson
Recording Secretary