

Planning and Zoning Commission Minutes
June 12, 2013

The June 12, 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, Henley, Kamide, Mytych,
Schmitt and Chairman Bonfanti
ABSENT: Veenstra
ALSO PRESENT: Arlene Kollar, Planner II, Staff
Trustee McDermott

We have a quorum. We have two (2) public hearings and four (4) items on the business meeting agenda.

PUBLIC HEARING:

1. File #PZ-13-04 B, consideration regarding a variation to drive aisle width in the parking lot located south of the building, and the granting of "legal" non-conforming status to the existing side yard building setbacks.

Petitioner: Mr. Paresh S. Patel, Owner

Property Address: 1020-1040 S. Westgate Drive
Addison, IL 60101

P.I.N.: 03-33-303-012, 017, 018 and 020

This file was advertised in the May 24, 2013 issue of the Addison Press Newspaper.

Mr. Jim Malavia, President of Mega Circuit, Inc., located at 1040 S. Westgate, Addison, Illinois was sworn in. Mr. Patrick Stanley with Siebert Engineering was sworn in. Mr. Malavia stated that they applied to add a building connecting the two buildings, 1020 and 1040 Westgate.

Mr. Stanley stated that Mega Circuit owns the building at 1040 Westgate Drive, and they recently purchased the building on the adjoining parcel at 1020 Westgate Drive. He stated through the need to expand the business, they would like to join the two buildings together with an addition connecting the 1020 and 1040 building. In doing so and going through the permit process, it was discovered that the first variation on the northernmost building, which is 1020 Westgate Drive, the existing north side

wall of the building sits over the five foot setback by several inches. It is an existing condition. The second variation is to the south of the southernmost building, which is the 1040 building. They currently have an asphalt parking lot situated there. The current parking arrangement is 90 degree stalls. The drive aisles for those stalls, and those actual stalls themselves are non-conforming and are not 9 by 18 stalls, and the driveway width is not sufficient. He stated that since they are landlocked they have proposed a parking plan at 45 degree angles. Again, being landlocked they only have so much room because they do not own the property to the south of them, and they are landlocked by the building to the north, which is their building. They are requesting a variance that the drive aisles be allowed at 12 and 12.5 feet instead of the required 15 feet.

Chairman Bonfanti inquired if the petitioner did a plat of resubdivision. The petitioner stated that they did go through the plat of resubdivision process, and it was approved. They also submitted site engineering plans that were approved as well.

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

Chairman Bonfanti stated that he can appreciate the hardship, but he thinks that 12.5 feet is really tight.

The petitioner stated that it is tight right now. He said right now in that area they have approximately 50 cars and the count now goes down to approximately 45.

Ms. Fotopoulos inquired to how many employees they would have with the business expansion. The petitioner stated that they would probably add seven to eight employees.

Mr. Stanley stated that on the southwestern corner of the parking lot they have an outdoor storage area, which would be the only avenue as the business grows to add more parking further westward. They do use that for material storage right now for the business process. At this point they are not willing to give that up.

Chairman Bonfanti inquired if there is any on-street parking allowed.

Ms. Kollar stated that the Village discourages on-street parking.

Mr. Stanley stated that they did have to remove four spaces because there is a dedication of right-of-way in their southeast

corner for the end of Westgate Drive. As a matter of the plat of resubdivision, there was a 33-foot dedication of their half of the right-of-way, and that eliminated four and possibly five parking stalls in the existing condition. This took them down to a net loss of two or three.

Ms. Fotopoulos inquired if they only have seven or eight employees why they need 45 parking spaces. Mr. Stanley stated that future growth they may see seven or eight additional spaces. Ms. Fotopoulos inquired to how many spaces there are now. Mr. Stanley stated that the site plan contemplates a maximum of 54 spaces. They fill about 48 to 50 spaces a day. Once again, if growth continues, they have the storage space on the west side, which they may have to use down the road.

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-13-04 B.

2. File #PZ-13-06, consideration regarding a rear yard zoning variation to grant approval of a proposed roof-covered patio.

Petitioner: Mr. Dan Ciaccia, Owner

Property Address: 501 E. Belmont Avenue
Addison, IL 60101

P.I.N.: 03-27-103-008

This file was advertised in the May 24, 2013 issue of the Addison Press Newspaper.

Mr. Dan Ciaccia and Lynne Ciaccia were sworn in. They are the owners of the property located at 501 E. Belmont Avenue.

Mr. Ciaccia stated that they currently have an existing patio that is roughly 20 by 18 feet. They are looking to extend that patio by 2 feet and put a roof over it essentially. They will have knee walls. They stated that they will never enclose this patio. They also are looking at a fire place on the west wall. There will be two access openings, one on each side. It will look like an extension of the house. They will use the stone for the knee wall and use the same shingles and wood.

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

Chairman Bonfanti confirmed that the current setback is 40 feet, and the petitioner is proposing to go to 20 feet.

Mr. Ciaccia stated that they will still be five feet away from the easement line. The issue is that they are on a corner lot, and they really do not have any privacy back there. It will still be open.

Chairman Bonfanti confirmed that the lot next to them is a buildable lot.

Chairman Bonfanti stated that he kind of has a problem with this. He said there are many ways to get privacy such as putting in hedges or a fence. He thinks this is quite huge.

Chairman Bonfanti stated that they will lose their privacy when the house is built next to them. Mr. Stanley stated that the privacy comes from the street. Chairman Bonfanti pointed out that they are also on two dead ends. Mr. Stanley stated that they would be surprised to how many people come into that cul-de-sac.

Mr. Schmitt inquired to the size of the lot. Mr. Stanley stated that it is a 97 foot lot.

It is more of a side yard visible from the street than a back yard.

Mrs. Stanley stated that the patio exists so they already have furniture. They are looking to cover it, which will add a little bit of privacy for them, but really not materially change the existing layout.

Chairman Bonfanti asked if there was any more discussion.

Chairman Bonfanti asked for positive and negative testimony. There was none.

BUSINESS MEETING

1. Consideration to approve the Minutes of the Planning and Zoning Commission meeting for May 8, 2013.

Mr. Kamide made a motion to approve the minutes of the meeting. Ms. Henley 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-13-04 B as described above.

Mr. Kamide made a motion to approve the zoning variation request in file PZ-13-04 B regarding a variation to drive aisle width in the parking lot located south of the building, and the granting of "legal" non-conforming status to the existing side yard building setbacks of the property located at 1020-1040 S. Westgate Drive. Ms. Fotopoulos seconded the motion. Chairman Bonfanti asked if there was any discussion. Hearing none, roll call was taken. The motion was approved unanimously.

3. Consideration of File # PZ-13-06 as described above.

It was pointed out that the side yard is more of a rear yard and the rear yard is more of a side yard.

Mr. Schmitt stated that he does not see a hardship on the future neighbor to the south.

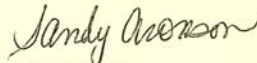
Mr. Kamide made a motion to approve the zoning variation request in file PZ-13-06 for a rear yard zoning variation to grant approval of a proposed roof-covered patio located at 501 E. Belmont Avenue. Ms. Henley seconded the motion. Chairman Bonfanti asked if there was any discussion. Hearing none, roll call was taken. Chairman Bonfanti voted no. The motion was approved.

4. Other business as directed by the Chairman.

Chairman Bonfanti informed the Commission that there will be a July meeting.

Ms. Henley made a motion to adjourn the meeting at 7:25 p.m. Mr. Kamide seconded the motion.

Respectfully Submitted,



Sandy Aronson
Recording Secretary

