

Planning and Zoning Commission Minutes
October 9, 2013

The October 9, 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,
Veenstra, Schmitt (7:02 p.m.) and
Chairman Bonfanti

ABSENT: None

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

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

PUBLIC HEARING:

1. File #PZ-13-12, consideration for two variations to Section II.H.2 of the Village of Addison Zoning Ordinance to allow the existing pool to encroach into the required five (5) foot side yard setback by 3.15 feet; and to allow the existing shed to encroach into the required five (5) foot side yard setback by 0.16 feet. The subject property is zoned R2 Single Family Residence District.

Petitioner: Frank J. Lopez

Property Address: 727 W. Sable Avenue,
Addison, IL 60101

P.I.N.: 03-20-200-021

This file was advertised in the September 20, 2013 issue of the Daily Herald Newspaper.

Mr. Frank Lopez was sworn in. He stated that he is requesting two zoning variations. He said that the pool has been there since 1979. At that time, he did not think that he needed a permit to put a pool in so he went ahead and put it up. Before doing so, he called J.U.L.I.E. and got confirmation where all his utilities were located. Since the utilities were running across his yard on an angle, he could not put the pool five feet away from the property line. He stated that the shed has also been there since 1979. It

would be very difficult for him to move it since it is situated on a concrete base.

Chairman Bonfanti inquired if the shed existed when he bought his house. Mr. Lopez stated that he added the shed and the pool about two years after purchasing his home.

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

Mr. Veenstra asked Mr. Lopez if that is his original pool from 1979. Mr. Lopez stated that it is not; he replaced it with another pool in the same location.

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-13-12.

2. File #PZ-13-13, consideration for a variation request of Section II.H.2 of the Village of Addison Zoning Ordinance to allow an existing shed to encroach approximately two (2) feet into the required 5-foot rear yard setback and three (3) feet into the required 5-foot side yard setback for accessory structures. The requested variation, if granted, would make the existing shed "legal, non-compliant". The subject property is zoned R2 Single Family Residence District.

Petitioner: Arturo Noyola, Owner

Property Address: 120 E. Armitage Avenue,
Addison, IL 60101

P.I.N.: 03-33-209-012

This file was advertised in the September 24, 2013 issue of the Daily Herald Newspaper.

Mr. Arturo Noyola was sworn in. Mr. Noyola stated that when he submitted his application to build a garage, it was determined that a permit was never issued for the existing shed. He is requesting a variation for the shed. When Mr. Noyola purchased the home in 1996, the shed was in the same location. It would be difficult for him to move the shed since it is located on a concrete slab. He has received letters from the different utility companies

stating that they have no objection with the shed being constructed within the public utility easement.

Chairman Bonfanti confirmed with Mr. Noyola that this was an existing condition when he bought the house.

Mr. Veenstra inquired if it would be very difficult to move the shed and if there is no effective way of doing it. Mr. Noyola stated that it would be difficult to move the shed because there is a concrete slab underneath it.

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-13-13.

BUSINESS MEETING

1. Consideration to approve the Minutes of the Planning and Zoning Commission meeting for September 11, 2013.

Mr. Kamide made a motion to approve the minutes of the meeting. Mr. Veenstra seconded the motion. Chairman Bonfanti asked if there was any discussion. Hearing none, roll call was taken. Mr. Mytych and Mr. Schmitt abstained. The motion was approved.

2. Consideration of File # PZ-13-12 as described above.

Mr. Kamide made a motion to approve the variation as stated. Mr. Kamide 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-13-13 as described above.

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

4. Other business as directed by the Chairman.

Ms. Fotopoulos made a motion to adjourn the meeting at 7:14 p.m. Mr. Schmitt seconded the motion.

Respectfully Submitted,

Sandy Aronson

Sandy Aronson
Recording Secretary

Planning + Zoning Commission
October 9,

PLEASE SIGN IN

[illegible]