Planning & Zoning Commission Minutes
August 12, 2015

The August 12, 2015 meeting of the Planning & Zoning Commission was called to order by Chairman Bonfanti at 7:00 p.m. Roll call was taken as follows:

Present: Bonfanti, Fotopoulos, Kamide, Mytych
Absent: Henley, Schmitt
Also Present: Mayor Veenstra and Arlene Kollar, Village of Addison

PUBLIC HEARING

1. **File # PZ-15-10**, consideration to request a zoning variation from Section VI.D.5 of the Village of Addison Zoning Ordinance to allow a proposed enclosed dock extension to encroach 5-feet into the required 27-foot front yard building setback along Armitage Court. The subject property is zoned M2 General Manufacturing District and is located at 1786 W. Armitage Court, Addison, IL.

   PIN #s: 03-31-102-023

   Petitioner: Michael Pietanza, Owner

The petitioner was present and sworn in. Mr. Pietanza stated that he would like to extend his existing dock 5- feet into the required 27-foot front yard building setback so that his trucks can back in all the way and close the overhead door. The main purpose is for security. Chairman Bonfanti asked if the Plan Commission had any questions. Ms. Fotopoulos asked if the Addison Fire Department has any concerns. Ms. Kollar stated that we have not received any negative comments from them. Chairman Bonfanti asked if there were anymore questions. There were none. Chairman Bonfanti asked for positive and negative testimony.

POSITIVE TESTIMONY:

None

NEGATIVE TESTIMONY:

None

Chairman Bonfanti asked for closing remarks. There were none. Chairman Bonfanti closed the public hearing for File #PZ-15-10.

2. **File #PZ-15-11**, consideration to request a zoning variation from Section VI.A.10 and Section VIII.B.8 of the Village of Addison Zoning Ordinance to allow an eight (8) foot high fence to be located forward of the principal building, but not forward of the required 27-foot building

setback line, with no plantings; and to allow the parking lot pavement to encroach 100% into the required five (5) foot rear and side yard setbacks. The subject property is zoned M2 General Manufacturing District with a special use for the former restaurant at this location. The property is located at 839 S. Westwood Avenue, Addison, IL.

P.I.N.: 03-33-301-001

Petitioner: Oscar Acosta, Owner

The petitioner, Oscar Acosta was present along with his brother Mr. David Acosta were sworn in. Mr. Acosta stated that they would like an 8-foot high chain-link fence to be located forward of the principal building. Currently, Mr. Acosta stated they currently are renting two places in Addison and now they would like to keep everything in one building. This is mainly for the purpose of security. Chairman Bonfanti asked if the Plan Commission had any questions. There were none. Chairman Bonfanti asked for positive and negative testimony.

POSITIVE TESTIMONY:

None

NEGATIVE TESTIMONY:

None

Chairman Bonfanti asked for closing remarks. There were none. Chairman Bonfanti closed the public hearing for File #PZ-15-11.

These files were advertised in the July 28, 2015 issue of the Daily Herald Newspaper.

BUSINESS MEETING

1. Consideration to approve the minutes from the July 15, 2015 meeting.

Ms. Fotopoulos made a motion to approve the July 15, 2015 minutes, which was seconded by Mr. Kamide. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Chairman Bonfanti abstained. Motion carried.

2. Consideration of File #PZ-15-10as described above.

Mr. Kamide made a motion to grant File #PZ-15-10 approval of an extension of the existing dock into the required 27-foot front yard building setback by 5-feet for European Ornamental Iron work located at 1786 W. Armitage Court, which was seconded by Ms. Fotopoulos. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

3. Consideration of File #PZ-15-11 as described above.

Mr. Kamide made a motion to grant approval of an 8-foot high chain link fence forward of the principal building, but not forward of the required 27-foot building setback line; and to allow the parking lot surface to encroach 100% into the required 10-foot front, and 5-foot side and rear yard parking setbacks. The property is zoned M2 with a Special Use for a restaurant and located at 839 S. Westwood, which was seconded by Mr. Mytych. Chairman Bonfanti asked if there was any discussion. Chairman Bonfanti asked Ms. Kollar since they are paving an area, does this affect drainage? Ms. Kollar stated that it does not and the certificate that they will sign says they have to follow all codes and regulations based on engineering and building. Ms. Fotopoulos stated that it has a special use for a restaurant but it is not a restaurant. Ms. Kollar stated that this was a former restaurant and we thought if we would put M2 General Manufacturing with a Special Use you would wonder what the Special Use was for, so this is just stating what the Special Use was for and it doesn't mean it has to be a restaurant. Chairman Bonfanti asked if the fence would have any slats or would it be a regular gray silver fence? Mr. Acosta stated it would be a regular gray silver fence. Chairman Bonfanti asked if there were anymore questions. There were none. Roll call was taken. Motion carried.

4. Other business at the discretion of the Chairman.

Chairman Bonfanti asked for any other business. Hearing none, Ms. Fotopoulos made a motion to adjourn the meeting at 7:20 p.m., which was seconded by Mr. Kamide. Motion carried.

Respectfully submitted,

Georgianne Prince

Georgianne Prince

PLANNING & ZONING COMMISSION MEETING AUGUST 12, 2015

PLEASE SIGN IN

NAME	ORGANIZATION AND/OR ADDRESS
Oscar Acosta	839 Westwood Ave
Michael Vieira	1786 W Armour
DAVID ACOSTA	