

Planning & Zoning Commission Minutes
December 9, 2015

The December 9, 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, Henley, Nasti, Schmitt
Absent: Kamide, Mytych
Also Present: Trustees Layne, Lynch, McDermott, Mayor Veenstra and Arlene Kollar

PUBLIC HEARING

These files were advertised in the November 20, 2015 issue of the Daily Herald Newspaper.

1. **File # PZ-15-15**, consideration of hearing testimony regarding the Pre-Annexation of approximately 0.58 acres located at the southeast corner of Stonemill Avenue and Tara Lane (19W235 Stonemill Avenue) to be zoned R2 Single Family Residence District and to include certain variations to Section IV.C.8 of the Village of Addison Zoning Ordinance to allow the existing 24.33 feet and 25.08 feet front yard building setbacks along Tara Lane. The property is to be commonly known as 711 W. Stonemill Avenue.

P.I.N.: 03-20-409-005

Petitioner: Edward Henkelman

The petitioner was present and sworn in. Mr. Henkelman stated that his septic system had failed and that he had to tie into the Village's system. Mr. Henkelman also stated that he did remove the two trees, and agrees to remove the fence in the front yard. Mr. Henkelman requested a variation to allow the front yard setback for his home to remain the same along Tara Lane because the home was originally built that way. Chairman Bonfanti asked if the Planning Commission had any questions. There were none. Chairman Bonfanti asked if the audience had any questions. There were none. Chairman Bonfanti asked for positive and negative testimony. There were none. Chairman Bonfanti asked for closing remarks. There were none. Chairman Bonfanti closed the public hearing for File #PZ-15-15.

2. **File # PZ-15-17**, consideration of a variation request of Section II.H.2 of the Village of Addison Zoning Ordinance to allow an existing shed to remain and encroach approximately 4.5 feet into the required 5-foot side yard setback for accessory structures. The property is zoned R2 Single Family Residence District and is located at 30 N. Adams Drive in Addison, Illinois.

P.I.N.: 03-28-108-029

Petitioner: Jeffery Graf

The petitioner was present and sworn. Mr. Graf stated that he needs a variation for a shed that was built before he bought the property and at that time a permit was not required. Chairman Bonfanti asked if the Plan Commission had any questions. Ms. Fotopoulos acknowledged that a permit was not required way in the past. Chairman Bonfanti asked if the audience had any questions. There were none. Chairman Bonfanti asked for positive and negative testimony. There was none. Chairman Bonfanti asked for closing remarks. There were none. Chairman Bonfanti closed the public hearing for File #PZ-15-17.

3. **File # PZ-15-18**, consideration of a variation request of Section II.H.2 of the Village of Addison Zoning Ordinance to allow the existing deck to encroach approximately two (2) feet into the required five (5) foot side yard. The property, is zoned R2 Single Family Residence District, is located at 1564 W. Mulloy Drive in Addison, Illinois.

P.I.N.: 03-19-403-010

Petitioner: Owner of 1564 W. Mulloy Drive

The petitioner was present and sworn in. The petitioner stated that he needs a variation for a deck to remain in the same location because his backyard slopes. This allows for safe access to a straight deck. Chairman Bonfanti asked if the Plan Commission had any questions. There were none. Chairman Bonfanti asked if the audience had any questions. There were none. Chairman Bonfanti asked for positive and negative testimony. There were none. Chairman Bonfanti asked for closing remarks. There were none. Chairman Bonfanti closed the public hearing for File #PZ-15-18.

4. **File # PZ-15-19**, consideration of a variation request of Sections II.J.2 and II.J.2.c and II.J.d of the Village of Addison Zoning Ordinance to allow an existing driveway to remain with the width of approximately 30-feet; to allow a patio to remain forward of the principal building; and to allow for a continuous brick wall to remain along the perimeter of the driveway and patio.

P.I.N.: 03-29-104-011

Petitioner: Bruno Bucci

The petitioner was present and sworn in along with the petitioner's attorney, Eric Schmalz. Mr. Bucci brought in boards with pictures on them to show them to the Plan Commission. Mr. Bucci stated that his mother lives with him and has health issues and therefore he needs the wide driveway as well as the patio/driveway located in the front of his home. Chairman Bonfanti asked if the Plan Commission had questions. Ms. Henley asked if the wall was built as

part of the patio. Mr. Bucci stated that he needs the patio and wall because his son has a medical condition and it will contain him from running out into the street. Mr. Bucci also stated that this is for his safety. Ms. Henley stated that there is an opening large enough for her to walk through. Mr. Schmitt asked why a ramp wasn't created as part of the permit. Ms. Fotopoulos asked Mr. Bucci if he authorized the contractor to do the work. Mr. Bucci stated no. Chairman Bonfanti stated that he has a problem with supporting this petition because he applied for a permit and didn't follow what was required. Chairman Bonfanti asked if the audience had any questions. There were none. Chairman Bonfanti asked for positive and negative testimony. There were none. Chairman Bonfanti asked for closing remarks. There were none. Chairman Bonfanti closed the public hearing for File #PZ-15-19.

5. File # PZ-15-20, consideration of a variation request of Section II.H.4 of the Village of Addison Zoning Ordinance to allow a proposed microwave antenna tower measuring 150 feet in height in the yard on the north side of the Addison Fire District – Station 1. The property, zoned B3, with a Special Use for a fire station, is located at 10 S. Addison Road, Addison, Illinois.

P.I.N.: 03-28-321-004

Petitioner: Mike Toika, Fire Marshall, Addison Fire District

Fire Chief Don Markowski of the Addison Fire Protection District was present and sworn in. Chief Markowski stated they are requesting a variation to allow a microwave antenna tower measuring 150 feet to be located on the south side of Addison Fire Station #1, so that they will be able to communicate between the 3 stations. Chairman Bonfanti asked if the Plan Commission had any questions. There were none. Chairman Bonfanti asked if the audience had any questions. Mr. Graf, 30 N. Adams, asked if they lease out to other agencies. Chief Markowski stated no, not at this time. Chairman Bonfanti asked for positive and negative testimony. There was none. Chairman Bonfanti asked for closing remarks. There were none. Chairman Bonfanti closed the public hearing for File #PZ-15-20.

6. File # PZ-15-21, consideration of variation request of Section II.H.4 of the Village of Addison Zoning Ordinance to allow a proposed microwave antenna tower measuring 150 feet in height in the yard on the south side of the Addison Fire District – Station 3. The property, zoned M1 General Manufacturing District, is located at 100 N. Rohlwing Road in Addison, Illinois.

P.I.N.: 02-25-201-047

Petitioner: Mike Toika, Fire Marshall, Addison Fire District

Fire Chief Don Markowski of the Addison Fire Protection District was present and sworn in. Chief Markowski stated they are requesting a variation to allow a microwave antenna tower measuring 150 feet to be located on the south side of Addison Fire Station #3, so that they will

be able to communicate between the 3 stations. Chairman Bonfanti asked if the Plan Commission had any questions. There were none. Chairman Bonfanti asked if the audience had any questions. There were none. Chief Markowski stated no, not at this time. Chairman Bonfanti asked for positive and negative testimony. There was none. Chairman Bonfanti asked for closing remarks. There were none. Chairman Bonfanti closed the public hearing for File #PZ-15-20.

BUSINESS MEETING

1. Consideration to approve the minutes from the November 11, 2015 meeting.

Ms. Fotopoulos made a motion to approve the minutes from November 11, 2015 meeting, seconded by Ms. Henley. Chairman Bonfanti asked if there was any discussion. There was none. Roll was taken. Motion carried unanimously.

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

Ms. Fotopoulos made a motion for the annexation and rezoning to R2 Single Family Residence District of 0.58 acres, and to approve zoning variations to allow the existing front yard building setbacks along Tara Lane, for the subject property located at 19W235 Stonemill Avenue to be commonly known as 711 W. Stonemill Avenue, seconded by Mr. Schmitt. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried unanimously.

3. Consideration of File #PZ-15-17 as described above.

Mr. Schmitt made a motion to allow an existing shed to remain in the same location which encroaches 4.5 feet into the required 5 foot side yard setback. The subject property is zoned R2 Single Family Residence District and is located at 30 N. Adams Drive, seconded by Ms. Fotopoulos. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried unanimously.

4. Consideration of File #PZ-15-18 as described above.

Ms. Henley made a motion to allow an existing pool deck to remain in the same location which encroaches 2.0 feet into the required 5 foot side yard setback. The subject property is zoned R2 Single Family Residence District located at 1564 W. Mulloy Drive, seconded by Ms. Fotopoulos. Chairman Bonfanti asked if there was any discussion. Chairman Bonfanti asked if the Village needed access, do we have the right to take down the fence. Ms. Kollar stated yes we do. Roll call was taken. Motion carried unanimously.

5. Consideration of File #PZ-15-19 as described above.

Ms. Fotopoulos made a positive recommendation to allow a driveway to be approximately 30 feet wide instead of 20 feet wide and to allow a patio/drive aisle 15 feet forward of the principal building in the required front yard including a continuous brick wall along the entire stretch of the driveway and patio. The subject property is zoned R2 Single Family Residence District and is located at 233 N. Baynard Road, seconded by Mr. Schmitt. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Ms. Fotopoulos, Ms. Henley, Mr. Nasti, Mr. Schmitt and Chairman Bonfanti voted no. **Motion was denied.** Ms. Kollar stated that Staff will be working with the petitioner, and we are requesting that he bring the property into compliance by April 30, 2016.

6. Consideration of File #PZ-15-20 as described above.

Mr. Schmitt made a positive recommendation to grant approval to allow a proposed microwave antenna tower, measuring 150 feet in height at Addison Fire Station #1. The subject property is zoned B3 with a Special Use for a fire station and is located at 10 S. Addison Road. The motion was seconded by Ms. Fotopoulos. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried unanimously.

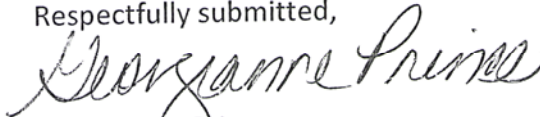
7. Consideration of File #PZ-15-21 as described above.

Ms. Fotopoulos made a positive recommendation to grant approval to allow a proposed microwave antenna tower, measuring 150 feet in height at Addison Fire Station #3. The subject property is zoned B3 with a Special Use for a fire station and is located at 100 N. Rohlwing Road. The motion was seconded by Ms. Henley. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried unanimously.

8. Other business at the discretion of the Chairman.

Chairman Bonfanti asked if there was anymore business, hearing none. Ms. Fotopoulos made a motion to adjourn the meeting at 8:00 p.m., seconded by Ms. Henley. Motion carried.

Respectfully submitted,


Georgianne Prince

PLEASE SIGN IN

[illegible]