

Planning & Zoning Commission Meeting
November 9, 2016

The November 9, 2016 meeting of the Planning & Zoning Commission was called to order by Chairman Bonfanti at 7:05 p.m. Roll call was taken as follows:

Present: Bonfanti, Fotopoulos, Henley, Kamide
Absent: Mytych, Nasti, Schmitt
Also Present: Mayor Veenstra, Trustee Lynch and McDermott and Arlene Kaatz,
Village of Addison

PUBLIC HEARING

1. File #PZ-16-12, consideration to request a variation of Section VIII.B.8 of the Village of Addison Zoning Ordinance to allow parking to encroach 100% into the required 10-foot front yard parking setback, with curb and gutter to be included as per code. The subject property is zoned M2 General Manufacturing District and is located at 320 S. LaLonde Avenue in Addison, IL.

P.I.N.: 03-29-413-004

Petitioner: Co-owners Kam Patel, Ramesh Gandhi and Gordham Patel

The petitioner Mr. Kam Patel was present and sworn in. Mr. Patel stated that he owns the building at 320 S. LaLonde Avenue and currently have six employees with three parking spaces. When customers come they get confused and park their cars outside. There is a new tenant next door and they park so close and it is very difficult to go in and out, and that is why we are requesting more parking so the customers don't have to park on the street. Chairman Bonfanti asked, doesn't one spot have to be handicap. Ms. Kaatz of the Community Development Department stated yes, but if you look at the plat of survey there is a door at the rear of the building that is handicap accessible and we worked it out so that the handicap stall that is required will be located there.

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 closed the public hearing for File #PZ-16-12.

2. File #PZ-16-13, consideration to request a variation of IV.C.8 of the Village of Addison Zoning Ordinance to allow the expansion of the second floor bedroom to extend two (2) feet into the required 30-foot front yard building setback. The subject property is zoned R2 Single Family Residence District and is located at 101 S. Vista Avenue in Addison, IL.

P.I.N.: 03-29-410-004

Petitioner: Luis H. Sanchez

The petitioner, Mr. Sanchez was present and sworn in. Mr. Sanchez stated that he would like to increase the size of the existing room from 9' x 11' to 11' x 11'. The plat of survey shows the extended area encroaching two (2) feet forward of the required 30-foot front yard building setback line.

Chairman Bonfanti asked if the Plan Commission had any questions. There were none. Chairman Bonfanti asked if the audience had any questions. There was none. Chairman Bonfanti asked for positive and negative testimony. There was none. Chairman Bonfanti closed the public hearing for File #PZ-16-13.

These files were advertised in the October 21, 2016 issue of the Daily Herald Newspaper.

BUSINESS MEETING

1. Consideration to approve the minutes of the October 12, 2016 meeting.

The October 12, 2016 minutes will need to be held over to the next meeting since we did not have enough members to vote on them.

2. Consideration of File #PZ-16-12 as described above.

Mr. Kamide made a motion to grant approval of a variation to Section VIII.B.8 of the Village of Addison Zoning Ordinance to allow parking to encroach 100% into the required 10-foot front yard parking setback, with curb and gutter to be included as per code. The subject property is zoned M2 General Manufacturing District and is located at 320 S. LaLonde Avenue, seconded by Ms. Henley. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

3. Consideration of File #PZ-16-13 as described above.

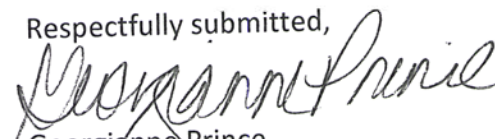
Mr. Kamide made a motion to grant approval of a variation to Section IV.C.8 of the Village of Addison Zoning Ordinance to allow the expansion of the second floor bedroom to extend two feet into the required 30-foot front yard building setback. The subject property is zoned R2 Single Family Residence District and is located at 101 S. Vista, seconded by Ms. Henley.

Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

4. Other business at the discretion of the Chairman.

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

Respectfully submitted,


Georgianne Prince

PLANNING & ZONING COMMISSION MEETING, NOVEMBER 9, 2016

PLEASE SIGN IN

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