

Planning & Zoning Commission Meeting Minutes  
January 11, 2017

The January 11, 2017 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, Henley, Kamide, Mytych, Nasti (7:10 p.m.), Schmitt  
Absent: Fotopoulos  
Also Present: Trustees Lynch, McDermott, Mayor Veenstra and Arlene Kaatz

PUBLIC HEARING

1. **File # PZ-17-01**, consideration of a variation to Section VIII.B.8 of the Village of Addison Zoning Ordinance to allow eight (8) new parking spaces, with wheel stops included as per code, to encroach approximately 20 feet into the required 30-foot front yard building setback. The subject property is zoned R3D Multiple Family Residence District and located at 414-418 W. Stevens Drive, Addison, IL.

P.I.N.: 03-29-201-006

Petitioner: Aftab Hussain of RNA Apartments LLC

This file was advertised in the December 23, 2016 issue of the Daily Herald Newspaper.

Mr. Hussain, the petitioner was present and sworn in. Mr. Hussain stated he is the owner of the 24-unit building that contains mostly two bedroom units. He said he is looking to add eight more parking spaces in the front yard to provide more parking for his residents. This would help the cars get off the street.

Chairman Bonfanti asked if the Plan Commission had questions. Mr. Mytych stated that this is a very nice building, however what are coniferous bushes. Mr. Hussain said the bushes will be all around the parking. Mr. Mytych asked if 3 feet is high enough for the bushes, and whether they are to hide the cars or soften as a buffer. Mr. Hussain said yes. Mr. Mytych said he felt it would be fine since it is just for automobiles. Chairman Bonfanti said it would create a safer situation. Mr. Kamide thanked the petitioner for the very nice drawing and color coding; it makes it easier to understand what you are asking for.

Chairman Bonfanti asked if the planting is a continuation of something that is already there. Mr. Hussain stated the bushes will be put in where the new parking will go. There are already bushes on the other side of the parking. Mr. Schmitt asked if this is one of the first projects this board has seen before. Ms. Kaatz of the Community Development Department said yes from a Planning and Zoning standpoint, however when zoning variation used to go to the Zoning Board of Appeals, they saw similar requests from apartment buildings. As it was stated in the report, the building was built in the 1960's and at that time, one parking space per unit was required. By granting this, it would bring it up to code and alleviate some of the parking problems.

Chairman Bonfanti asked if there were anymore 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 closed the public hearing for File #PZ-17-01.

#### BUSINESS MEETING

1. Consideration to approve the minutes from the October 12, 2016 and November 9, 2016 meeting.

Mr. Mytych made a motion to approve the minutes from the October 12, 2016 meeting, seconded by Mr. Schmitt. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Chairman Bonfanti, Ms. Henley and Mr. Kamide abstained. Motion carried.

Ms. Henley made a motion to approve the minutes from the November 9, 2016 meeting, seconded by Mr. Kamide. Chairman Bonfanti asked if there was any discussion. There was none. Chairman Bonfanti and Mr. Nasti abstained. Motion carried.

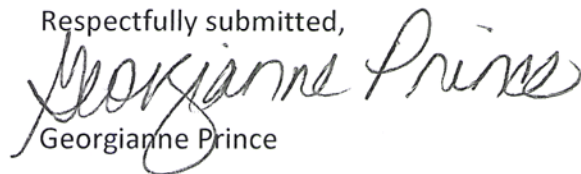
2. Consideration of File #PZ-17-01 as described above.

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 eight (8) new parking spaces, with wheel stops included as per code, to encroach approximately 20 feet into the required 30-foot front yard building setback. The subject property is zoned R3D Multiple Family Residence District and located at 414-418 W. Stevens Drive subject to the landscaping screening across the front as shown on the survey, seconded by Ms. Henley. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

3. Other business at the discretion of the Chairman.

Chairman Bonfanti asked if there was any other business, hearing none. Ms. Henley made a motion to adjourn the meeting at 7:15 p.m., seconded by Mr. Mytych. Motion carried.

Respectfully submitted,

A handwritten signature in cursive script that reads "Georgianne Prince". The signature is written in dark ink and is positioned above the printed name.

Georgianne Prince