

Planning & Zoning Commission Meeting Minutes
March 15, 2017

The March 15, 2017 of the Planning & Zoning Commission was called to order by Ms. Fotopoulos at 7:00 p.m.

A motion was made by Mr. Kamide to have Vice-Chair Ms. Fotopoulos to chair the meeting tonight, seconded by Ms. Henley. Roll call was taken. Motion carried.

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

PUBLIC HEARING

1. **File # PZ-17-02**, consideration to request three variations of Section II.H.4 of the Village of Addison Zoning Ordinance to allow: 1) the area of a proposed garage to measure approximately 1,232 square feet in size, which exceeds the maximum 700 square feet allowed by 76%; 2) the height of the proposed garage to be 17-feet, which exceeds the 15.5 foot high principal residence, and; 3) the garage to be a two-story structure, instead of one-story allowed by Ordinance. The subject property is zoned R2 Single Family Residence District and is located at 740 N. Seventh Avenue, Addison, IL.

P.I.N.: 03-20-113-001

Petitioner: Gjynejt Bullaku

The petitioner was present and sworn in. Mr. Bullaku stated that he would like to build a garage. It is about 1200 square feet with a height of 17. Mr. Bullaku is a car collector and wants to store them on a lift and work on them on his free time. Mr. Bullaku said it will be a three car garage. Vice-Chair Fotopoulos said if it is a three car garage and you have the lift, which means you can store six cars. Mr. Bullaku stated yes. Vice-Chair Fotopoulos asked Mr. Bullaku if he has lived there for 15 years. Mr. Bullaku stated no, he lives two blocks down and just bought the property about two years ago. Vice-Chair Fotopoulos asked if the property was annexed or in the County. Mr. Bullaku said it was in the Village. Mr. Schmitt asked in the past have you done service out of garages like this for other people. Mr. Bullaku said no.

Vice-Chair Fotopoulos said that Mr. Bullaku already started to build the garage and there was a stop work order, and asked if he knew he needed a permit to build a garage? Mr. Bullaku said he had a permit from last year that expired. Vice-Chair said that you had a permit to remodel the current garage but not to make the addition, and it was expired. Mr. Bullaku said yes. Vice-Chair Fotopoulos asked if these are new cars that you collect. Mr. Bullaku said no they are old cars. Mr. Kamide asked how many cars you have altogether. Mr. Bullaku said seven. Mr. Kamide said you currently have a two car garage and you want to add on a six car garage with two levels. Vice-Chair Fotopoulos asked Mr. Bullaku if knew that there is zoning regulations to repairing cars in residential areas. Mr. Bullaku said he doesn't work on them in the garage but sends them to a mechanic. Mr. Kamide asked Mr. Bullaku if he titles them in his name. Mr. Bullaku said yes along with his brother. Mr. Bullaku said he is a truck driver who likes to storage them, it's a hobby. Vice-Chair Fotopoulos said in your letter you mentioned something about storing toys in the garage because the house has no basement. Mr. Bullaku said at the same time he can store some other stuff at the garage.

Vice-Chair Fotopoulos asked if the audience has any questions. Attorney Kevin McCubbin of 741 N. 8th Avenue, Addison, IL said that in October/November of last year he noticed a giant garage was being built, and that a permit was applied for re-shingling a garage only. Attorney McCubbin said the new garage is much larger than the existing garage, which is an old garage. The new garage towers over the old garage and fence and it is an eyesore. It is also close to his property and power lines. Attorney McCubbin feels it is going to be more than what he is proposing. He also has not seen anyone living there or any cars. Attorney McCubbin feels it is an eyesore and there is no need for a garage that high.

Vice-Chair Fotopoulos asked for positive and negative testimony.

POSITIVE TESTIMONY:

None

NEGATIVE TESTIMONY:

Attorney Kevin McCubbin, 741 N. 8th Avenue, feels there is no need for a garage that high and it is an eyesore.

Vice-Chair Fotopoulos closed the public hearing for File #PZ-17-02.

2. **File #PZ-17-04**, consideration requesting a variation to Section VIII.B.7 of the Village of Addison Zoning Ordinance to allow tandem parking for six (6) proposed parking spaces for property zoned R3D Multiple Family Residence District. The subject property is located at 310-318 W. Dale Drive, Addison, IL.

P.I.N.: 03-28-310-011

Petitioner: Renata Drozdewicz

The petitioner was present and sworn in. Ms. Drozdewicz stated that she is the owner of the building and she is asking for additional parking. The building was built in 1960 but now tenants have more than one car and there are not enough parking spaces for everyone.

Vice-Chair Fotopoulos asked if the Plan Commission had any questions. Ms. Henley said the people who are parking in front, will they be in the same unit. Ms. Drozdewicz said it depends or it could be arranged whoever comes first gets the first spot, but mostly in those six spaces there will be two in each row and would be for families with two cars. Ms. Arlene Kaatz said when these cases went to the Zoning Board of Appeals, there were a few of them that were in the area of Blecke Avenue and they also did this in an effort to get cars off the street and it provided more parking. Ms. Kaatz said if you look at the aerial that was submitted, the building behind them is on Park Avenue and they did the same scenario. The petitioner is requesting to do just half of the parking lot. Vice-Chair Fotopoulos said in a parking lot like this are there any designated handicap parking spots. Ms. Kaatz said no because it is private property.

Vice-Chair Fotopoulos asked if the audience had any questions. There were none. Vice-Chair Fotopoulos asked for positive and negative testimony. There were none. Vice-Chair Fotopoulos closed the public hearing for File#17-04.

3. File #PZ-17-05, consideration regarding the annexation and rezoning of 0.27 acres of land located at 4N173 Addison Road to be commonly known as 691 N. Addison Road. The subject property contains a single family residence, and is to be zoned R2 Single Family Residence District, and include certain zoning variations.

P.I.N.: 03-21-411-001

Petitioner: Vernon & Sharon Brennecke

Mr. & Mrs. Brennecke, the petitioners were present and sworn in. The Brennecke's stated they are asking to be annexed into the Village and want to hook up to water. The garage is too close to the property line and the addition which they pulled permits for through the County is too close to Woodland Avenue.

Ms. Kaatz of the Community Development Department said the water lies along Woodland Avenue adjacent to their home.

Vice Chair Fotopoulos asked if the Plan Commission had any questions. There were none. Vice Chair Fotopoulos asked if the audience had any questions. There were none. Vice Chair Fotopoulos asked for positive and negative testimony. There were none. There were no closing remarks. Vice-Chair Fotopoulos closed the public hearing for File #17-05.

These files were advertised in the February 24, 2017 issue of the Daily Herald Newspaper.

BUSINESS MEETING

1. Consideration to approve the minutes from the January 11, 2017 meeting.

Mr. Kamide made a motion to approve the minutes of the January 11, 2017, seconded by Ms. Henley. Vice-Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken. Ms. Fotopoulos abstained. Motion carried.

2. Consideration of File #PZ-17-02 as described above.

Mr. Kamide said that looking at the photos that were submitted, this seems to be out of character with the area. He didn't hear any demonstration of any undue hardship. There is already an existing two car garage, and the other photos that were submitted appeared to be for preparation for an existing garage. The height of it, does it include the peak of the roof? Mr. Schmitt said when you look at the proposed drawing; it shows 17 feet to the peak of the roof. Mr. Kamide asked if that was accurate. Mr. Schmitt said it looks accurate. Mr. Schmitt's overall concern is the sheer amount of excess on the variance request and it is asking way too much.

Mr. Kamide made a motion to grant approval of the three variations for File #PZ-17-02, seconded by Ms. Henley. Vice-Chair Fotopoulos asked if there was any discussion. There was none. Ms. Henley, Mr. Kamide, Mr. Schmitt and Vice-Chair Fotopoulos voted no. Motion was denied.

3. Consideration of File #PZ-17-04 as described above.

Mr. Schmitt said in terms of the request, is asking for more parking than what is required by zoning, why the need to have more than two per unit. Vice-Chair Fotopoulos said it is an 8-unit building and she currently has 12 spaces. Ms. Kaatz said they only have twelve and would be adding six more, so it is not over.

Mr. Kamide made a motion to grant approval of Section VIII.B.7 of the Village of Addison Zoning Ordinance to allow tandem parking for six (6) proposed parking spaces for property zoned R3D Multiple Family Residence District. The subject property is located at 310-318 W. Dale Drive, Addison, IL for File #PZ-17-04, seconded by Mr. Schmitt. Motion carried.

4. Consideration of File #PZ-17-05 as described above.

Mr. Kamide made a motion for a positive recommendation to approve the annexation of 0.27 acres and to be rezoned to R2 Single Family Residence District with certain variations to Sections IV.C.8 and II.H.2 of the Village of Addison Zoning Ordinance to allow the existing home to maintain its existing front yard setback of approximately 8'-6" along Woodland Avenue instead of the required 30-feet, and to allow the existing garage to maintain its existing side yard setback of approximately 4.0 feet along the south property line instead of the required

5-feet, for Vernon and Sharon Brennecke for the unincorporated address of 4N173 Addison Road to be commonly known at 691 N. Addison Road, seconded by Ms. Henley. Motion carried.

5. Other business at the discretion of the Chairman.

Vice-Chair Fotopoulos asked if there was any other business, hearing none. Mr. Kamide made a motion to adjourn the meeting at 7:35 p.m. seconded by Ms. Henley. Motion carried.

Respectfully submitted,


Georgianne Prince

