

Planning & Zoning Commission Meeting Minutes  
September 13, 2017

The September 13, 2017 Planning and Zoning Commission meeting was called to order by Ms. Fotopoulos.

Present: Fotopoulos, Henley, Kamide, Schmitt

Absent: Bonfanti, Mytych

Also Present: Trustees Lynch, McDermott and Theodore, Arlene Kaatz, Village of Addison

A motion was made by Mr. Kamide to have Ms. Fotopoulos chair the meeting this evening, seconded by Ms. Henley. Motion carried.

PUBLIC HEARING

1. **File # PZ-17-13**, consideration of a variation request of Section IV.C.10 of the Village of Addison Zoning Ordinance in order to extend the existing home approximately 18-feet into the required 30-foot rear yard by adding a two-car attached garage to the residence. The property is zoned R2 Single Family Residence District and located at 653 N. Neva Avenue in Addison, Illinois.

P.I.N.: 03-21-301-001

Petitioner: Rob Taylor

Mr. Stephen Flint, architect for the petitioner was present and sworn in.

Mr. Flint stated this is a variation for an attached garage. The attached garage is 20 x 25, the minimum width is 20'. The house currently has a single garage in the lower portion of the house. The driveway slopes down and the owner would like to expand, basically close off the garage and expand the basement area, that is why we are looking for an attached two-car garage. It will extend 18 feet into the rear 30 foot setback. The property is on a corner. There is also an existing shed that will be removed. The overall project is to extend the basement area. A bearing wall will be taken out and a beam put in to make it one large room where the existing garage is. There will be a stairway at the rear of the house that will go into the garage.

Vice-Chair Fotopoulos asked if the Plan Commission had any questions. There were none. Vice-Chair Fotopoulos asked if the audience had any questions. Maria Sellis of 647 N. Neva said if he builds the garage, it will block her view from the street. Vice-Chair Fotopoulos said that your backyard is behind him and you won't see the street. Ms. Kaatz of the Village of Addison directed the members to the aerial map in their packets showing where 647 N. Neva is located.

Mr. Schmitt said in order to do a detached garage what would be the requirements for that. Ms. Kaatz said they would be allowed to do a detached garage in there rear yard and it would only need to be setback 5 feet from the rear and side property line. Mr. Schmitt said they could meet the Zoning Ordinance by just pushing the garage off the house just a few feet. Ms. Kaatz concurred, and noted it would make the garage closer to the surrounding lots, and said the variance request for an attached garage keeps it 18' from the east property line and 20 feet from Ms. Sellis' property at 647 N. Neva Avenue.

Vice-Chairman Fotopoulos asked for positive and negative testimony.

POSITIVE TESTIMONY:

None

NEGATIVE TESTIMONY:

Maria Sellis of 647 N. Neva stated that she is against the project.

Ms. Kaatz asked Vice-Chair Fotopoulos if Ms. Sellis understood what is being proposed keeps the proposed garage 20 feet from her side property line. If they were to build a detached garage they could locate it 5 feet from the property line. Vice-Chair Fotopoulos said her concern is that it blocks her view to the street. Ms. Kaatz said if they were to build a detached garage the petitioner would just need to come in for a permit and it will still block the view.

Mr. Flint said that is exactly why we decided to do an attached garage because it does bring it away from the property line and then it is more contiguous with the existing house and flows better.

Vice-Chair Fotopoulos asked for closing remarks. There were none. Vice-Chair Fotopoulos closed the public hearing for File #PZ-17-13.

This file was advertised in the August 25, 2017 issue of the Daily Herald Newspaper.

BUSINESS MEETING

1. Consideration to approve the minutes from the July 12, 2017 meeting.

Ms. Henley stated there is a correction to the minutes, on Item # 3, File #PZ-17-12, the notes were completed at the end of the section, it should read, "Ms. Fotopoulos said if they decide to move the shed it would have to be at the current regulations, and the motion was carried, seconded by Mr. Kamide. Vice-Chair Fotopoulos asked if there was any discussion. There was none. Motion carried.

2. Consideration of File #PZ-17-13 as described above.

Mr. Kamide made a motion for File PZ-17-13 to grant the petitioner a zoning variation to Section IV.C.10 of the Village of Addison Zoning Ordinance in order to extend the existing home approximately 18-feet into the required 30-foot rear yard setback by adding a two-car attached garage to the residence, the subject property is a corner lot that is zoned R2 Single Family Residence District and located at 653 N. Neva Avenue, seconded by Mr. Schmitt. Vice-Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken. Motion carried.

3. Consideration of a Plat of Vacation of a Watermain Easement for Lot 7 in the Swift Center for Business #2 that is located at 180 Meadow Road, Addison, IL.

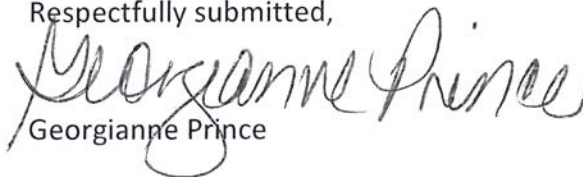
Petitioner: Village of Addison

Mr. Kamide made a motion for a positive recommendation for a Plat of Vacation of a Watermain Easement for Lot 7 in the Swift Center for Business #2 that is located at 180 Meadow Road, Addison, IL. seconded by Ms. Henley. Vice-Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken. Motion carried.

4. Other business at the discretion of the Chairman.

Vice-Chair Fotopoulos asked if there was any other business, hearing none, Vice-Chair 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 COMMITTEE MEETING, SEPTEMBER 13, 2017

PLEASE SIGN IN

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