

Planning & Zoning Commission Minutes
August 8, 2018

Present: Bonfanti, Fotopoulos, Kamide, Schmitt
Absent: Mytych
Also Present: Arlene Kollar, Village of Addison

PUBLIC HEARING

1. **File #PZ-18-11**, consideration of a zoning variation of Sections II.J.2.b and IV.B.10 of the Village of Addison Zoning Ordinance to allow the proposed overhanging eaves to project 3'-4" into the required front yards along Central Avenue and Forest View Road, instead of the maximum 2'-6" (8 inches) permitted by ordinance; and, to allow the proposed residence to encroach approximately 10 feet into the required 40-foot rear yard building setback. The subject property is zoned R1 Single Family Residence and located at 515 N. Central Avenue, Addison, IL.

P.I.N.: 03-22-406-015

Petitioner: Jo anne Kaysen, Owner

THE MATERIALS FOR THIS FILE WERE PREVIOUSLY SENT OUT WITH THE JULY MEETING AGENDA. THE JULY MEETING WAS CANCELLED.

Mr. LaGambina, 22W601 Ahlstrand Court, Glen Ellyn, IL, builder for the petitioner was present and sworn in. Mr. LaGambina stated the petitioner is looking to building a ranch style home in a prairie style similar to a Frank Lloyd Wright Home. In order to accomplish that look we will need to have wider eaves around the perimeter of the home. The issue is that if we decrease the size of the house affectively the way the Ordinance is written, the front yard setback becomes bigger if we move the house away from the front yard setback and that is why we are requesting the variance on just the two sides. The second variance is going into the rear yard setback an additional 10 feet.

Chairman Bonfanti asked if the Plan Commission had any questions. Chairman Bonfanti asked when it became corporated into the Village. Ms. Kaatz said around 2006/2007.

Chairman Bonfanti asked if the audience had any questions. Marcello DeFillipis, 915 E. Forestview, Addison, IL, lives next door (east of the lot). Mr. DeFillipis asked if the house is going to move closer. Ms. Kaatz said when you have a corner lot you have to provide the 30 foot setback from each roadway for the front yard. It is the policy of the Village to accept the largest yard available and consider that to be the rear yard, so whatever is the narrow yard is

considered the sideyard, so therefore the yard is adjacent to your property would be considered the rear yard.

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 File #PZ-18-11.

2. File #PZ-18-12, consideration of a variation request to Section II.J.2.d and VIII.B (Figure 20—H) of the Village of Addison Zoning Ordinance to allow the width of the driveway at the garage to measure 24.2 feet instead of the required 20-feet, and the driveway width to measure approximately 16-feet instead of the required 12-feet along the north side of the home to the front property line. The subject property is zoned R2 Single Family Residence District and located at 710 N. Rumble Lane.

P.I.N.: 02-24-403-019

Petitioner: Gerald and Laura Kafka

Mr. & Mrs. Kafka were present and sworn in. The Kafka's stated they would like to keep their existing driveway to stay at 16 feet instead of 12 feet, mainly for Laura so she can park on the side and still use the driveway going in and out. If we had a 12 foot driveway we won't be able to get to the back garage. The 24 foot by the garage was there when the garage was built and we just want to replace it.

Chairman Bonfanti asked if the Plan Commission had any questions. There was 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 asked for closing remarks. There was none. Chairman Bonfanti closed the public hearing for File #PZ-18-12.

These files were advertised in the July 20, 2018 issue of the Daily Herald Newspaper.

BUSINESS MEETING

1. Consideration to approve the minutes from the June 13, 2018 meeting.

Mr. Kamide made a motion to approve the minutes of the June 13, 2018 meeting, seconded by Ms. Fotopoulos. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

2. Consideration of File #PZ-18-11 as described above.

Mr. Kamide asked Ms. Kaatz a question regarding the new home, it appears that there is a conflict between two of our regulations, one is the size of the building and the setbacks. The size of the building couldn't be accomplished without allowing the variance of the setback. Ms. Kaatz said it would be difficult with the size of lot. Chairman Bonfanti said there is no conflict with the square footage; the minimum square footage is 2500 square foot.

Mr. Kamide made a motion to grant the variances of File #PZ-18-11 of Sections II.J.2.b and IV.B.10 of the Village of Addison Zoning Ordinance to allow the proposed eaves to project 3'-4" into the required front yards along Central Avenue and Forest View Road, instead of the maximum 2'-6" permitted by Ordinance; and, to allow the proposed residence to encroach approximately 10-feet into the required 40-foot rear yard building setback. The property is located at 515 N. Central Avenue, seconded by Ms. Fotopoulos. Chairman Bonfanti asked if the Plan Commission had any questions. There were none. Roll call was taken. Motion carried.

3. Consideration of File #PZ-18-12 as described above.

Mr. Kamide made a motion for a positive recommendation for File #PZ-18-12 for a variation request to Sections II.J.2.d and VIII.B (Figure 20-H) of the Village of Addison Zoning Ordinance to allow the width of the driveway at the garage to measure 24.2 feet instead of 20-feet, and the driveway width to measure approximately 16-feet instead of 12-feet along the north side of the home to the front property line. The property is zoned R2 and located at 710 N. Rumple Lane, seconded by Mr. Schmitt. 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 stated that the Plan Commission has a new member that was sworn in on Monday, August 6, 2018. His name is Don Mc Comb and he will be replacing Alesha Henley.

Mr. Kamide made a motion to adjourn the meeting at 7:25 p.m., seconded by Ms. Fotopoulos. Motion carried.

Respectfully submitted,


Georgianne Prince

PLANNING & ZONING COMMITTEE MEETING, AUGUST 8, 2018

PLEASE SIGN IN

NAME	ORGANIZATION AND/OR ADDRESS
Frank Lalabino	Lalabino Homes Inc
GERALD KAFKA	710 RUMPLE LANE
Mando DeFuria	915 E. FORESTVIEW RD.

APP.