

PLANNING & ZONING COMMISSION MINUTES  
JANUARY 9, 2019

The Planning & Zoning Commission of the January 9, 2019 meeting was called to order at 7:00 p.m. by Chairman Bonfanti.

Present: Bonfanti, Fotopoulos, Mytych, McComb, Schmitt

Absent: Kamide

Also Present: John Berley, Village of Addison

PUBLIC HEARING

1. **File #PZ-18-16**, consideration of a variation request of Section V.B.10 of the Village of Addison Zoning Ordinance to allow the construction of a proposed ranch style home to encroach 25 feet into the required 40 foot rear yard building setback, providing a rear yard depth of 15 feet on an irregularly shaped lot. The subject property is zoned R1 Single Family Residence District and located at 669 E. Byron Avenue, Addison, IL.

P.I.N.: 03-22-302-021

Petitioner: Joseph Ciolino

The petitioner, Mr. Joseph Ciolino and his architect, Mr. Richard Barnes were present and sworn in. Mr. Ciolino stated this is Lot 5 that was started quite a few years ago and he has a friend that would like to move and build a one story ranch home. The home will be approximately 2700 square feet and 900 square feet of garage. The way the lot is shaped in the cul-de-sac, it is limited as to what you can put on there for a one story. It will need a variance to the west approximately 25 feet so we can build it.

Mr. Richard Barnes stated the person who is going to build the home is going to buy the property from Mr. Ciolino. The reason why they want a three car garage is so that they can have room for their cars and maybe a ramp in the garage so that they can get into the house. We have to push the house back a little further due to the limited access in the front because of the cul-de-sac and the curve. The back and side of the property back up to the Forest Preserve as well.

Chairman Bonfanti asked if the Plan Commission had any questions. Mr. Mytych asked if the people purchased the home yet. Mr. Ciolino stated it has not closed yet. Mr. Mytych stated he thinks a variation for this is well suited. Chairman Bonfanti said if they didn't buy it would you

build it anyways? Mr. Barnes stated if this is approved tonight then the people will close and then we will start the building permit process. Ms. Fotopoulos asked if these people live in Addison. Mr. Barnes stated they are coming from Wood Dale.

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 #18-16.

This file was advertised in the December 21, 2018 issue of the Daily Herald Newspaper.

#### BUSINESS MEETING

1. Consideration to approve the minutes from the December 12, 2018 meeting.

Ms. Fotopoulos made a motion to approve the minutes from the December 12, 2018 meeting, seconded by Mr. Mytych. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

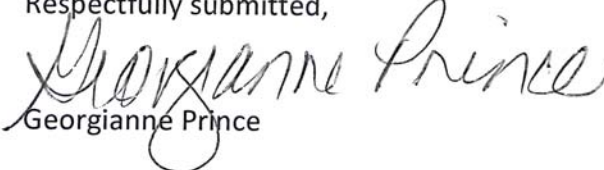
2. Consideration of File #PZ-18-16 as described above.

Ms. Fotopoulos made a motion to accept File #PZ-18-16 as stated in the public hearing agenda with only the acceptance of this home being built, subject to legal and engineering, seconded by Mr. Mytych. Chairman Bonfanti asked if there was any discussion. Mr. Schmitt asked Mr. Berley if there is lot coverage or is it strictly setbacks. Mr. Berley said with the establishment of a different rear yard setback then the required rear yard would adjust also. It would be just up to the 15 feet now and they wouldn't really be encroaching into the rear yard. Mr. Schmitt asked if there is a lot coverage issue. Mr. Berley stated we do have a lot coverage standard in the Zoning Ordinance but in effect you would be varying that indirectly. Mr. Schmitt said isn't the lot coverage a percentage of the site. Mr. Berley said no it is a percentage of the rear yard as it is stated in the Zoning Ordinance. This is for the required rear yard and not the established rear yard. Chairman Bonfanti asked if there was anymore 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. Fotopoulos made a motion to adjourn the meeting at 7:20 p.m., seconded by Mr. Mytych. Motion passed.

Respectfully submitted,

  
Georgianne Prince

PLANNING & ZONING COMMISSION MEETING, JANUARY 9, 2019

PLEASE SIGN IN

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