

PLANNING & ZONING COMMISSION MINUTES
FEBRUARY 13, 2019

The Planning & Zoning Commission of the February 13, 2019 was called to order at 7:00 p.m. by Chairman Bonfanti.

Present: Bonfanti, Fotopoulos, Mytych, Schmitt

Absent: Kamide, McComb

Also Present: John Berley and Jennifer Heneghan, Village of Addison

PUBLIC HEARING

1. File #PZ-19-02, consideration of a variation request of Section IV.C.8 of the Village of Addison Zoning Ordinance to allow the construction of a proposed single family residence to encroach 10 feet into the required 30-foot front yard building setback; whereby the depth of the required front yard would be 20 feet instead of 30 feet. The subject property is zoned R2 Single Family Residence District and located at 745 S. Ellsworth Avenue, Addison, Illinois.

P.I.N.: 03-34-117-002

Petitioner: Mike Lullo, Performance Builders, Inc.

DeAnna Lullo, of Performance Builders was present and sworn in. Ms. Lullo stated they are requesting a variance. The original home was damaged in an extensive house fire in 2018, however, the home itself was not salvageable but we were able to save the existing foundation and rebuild up from there. The front porch on the home is approximately 23 feet in width by 6 feet in depth. We are looking to add an overhang above the front porch that would not exceed the depth of the 6 foot porch. Two reasons for the variance is safety and the overhang would provide protection and it would provide a more aesthetic curb appeal. The metal roof which is a decorative standing seam metal overhang would expand the entire width of the front porch.

Chairman Bonfanti asked if the Plan Commission had any questions. Mr. Schmitt asked does it include the stoops off the porch. Ms. Lullo said yes. The existing foundation setback was only 26 feet back so that existing foundation would remain the same and the porch would come out 6 foot and the frontage would be 20 feet. Chairman Bonfanti asked if stairs are allowed to encroach in the setback. Mr. Berley said stairs and a stoop would; however the roof wouldn't because it becomes part of the structure.

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-19-02.

This file was advertised in the January 25, 2019 issue of the Daily Herald Newspaper.

BUSINESS MEETING

1. Consideration to approve the minutes from the January 9, 2019 meeting.

Ms. Fotopoulos made a motion to approve the minutes from the January 9, 2019 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-19-02 as described above.

Ms. Fotopoulos made a motion to approve File #PZ-19-02 for 745 S. Ellsworth Avenue with the variation request to encroach 10 feet into the required 30-foot front yard building setback within the R2 Single Family Residence District, whereby the depth of the required front yard would be 20 feet instead of 30 feet, seconded by Mr. Schmitt. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

3. File #PZ-19-03, consideration of a request to consolidate via a Plat of Resubdivision, Lots 22 and 23 of the Army Trail Industrial Park Phase Two Resubdivision.

Petitioner: Robert McNees

Mr. Robert McNees, attorney for the petitioner was present. Mr. McNees stated his client owns to adjoining industrial properties in Addison at 1220 and 1223 Capital Drive. They are proposing to consolidate two existing lots into a single lot to allow for the construction of an addition that would connect the two buildings. Both properties are zoned M2 General Manufacturing and meets all the requirements. Staff did request that a Plat of Resubdivision include a public utility easement on the west side of Lot 23.

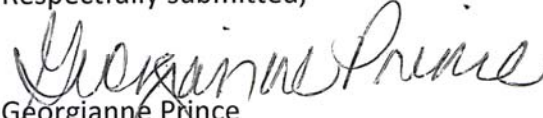
Chairman Bonfanti asked if the Plan Commission had any questions. Chairman Bonfanti made a comment there is a dead end between the two buildings and wasn't sure how the Fire Department felt about it. Mr. Berley stated the Fire Department looked at the plans and they have no problem with it. Chairman Bonfanti asked if the audience had any questions. There were none.

Mr. Schmitt made a favorable approval of File #PZ-19-03 of Lots 22 and 23 for a Plat of Consolidation in the Army Trail Industrial Park Phase Two Resubdivision, seconded by Ms. Fotopoulos. Chairman Bonfanti asked if there was any discussion. Mr. McNees stated they would like to have the second reading waived. Mr. Berley stated we will note that in the report for the Building, Zoning & Development meeting. Roll call was taken. Motion carried.

4. 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. Schmitt. Motion passed.

Respectfully submitted,


Georgianne Prince