

The Planning & Zoning Commission Minutes  
September 11, 2019

The Planning & Zoning Commission meeting of the September 11, 2019 meeting was called to order at 7:00 p.m.

A motion was made by Mr. Kamide for Vice-Chair Fotopoulos to chair the meeting this evening, seconded by Mr. McComb. Motion carried.

Present: Fotopoulos, Kamide, McComb, Schmitt

Absent: Bonfanti, Mytych

Also Present: Jennifer Henaghan, Village of Addison

PUBLIC HEARING

1. **File #PZ-19-14**, consideration regarding a Special Use Permit for a Planned Unit Development with exceptions and variations, a Planned Development Agreement and a Plat of Resubdivision to develop two commercial buildings on approximately 3.13 acres of land. The property is located at 550 E. Lake Street, Addison, IL.

P.I.N.: 03-27-115-001 and 03-27-115-002

Petitioner: Triple J Environmental and Investments, LLC

**NOTE: THIS PUBLIC HEARING WILL BE CONTINUED TO THE OCTOBER 9, 2019 PLANNING & ZONING COMMISSION MEETING TO ALLOW THE PETITIONER TO PREPARE THE NECESSARY EASEMENTS/AGREEMENTS.**

2. **File #PZ-19-15**, consideration regarding a variation of Section IV.B.9 to allow the construction of a single family residence within the required side yard. The property is located at 330 N. Forest Drive in Addison, IL.

P.I.N.: 03-27-103-017

Petitioner: Ronald Rossi

Ms. Joy Adelizzi, 1 Itasca Place, #514, Itasca, IL, spoke on behalf of the petitioner. Ms. Adelizzi stated they are requesting a setback variation for a single family home. The home will be located in an R1 District requiring the side yards to have a combined of not less than 20 feet, with neither side yard less than eight feet in width. The residence would have two eight-foot setbacks having a combined width of 16 feet. The property is subject to a 2002 pre-annexation agreement that allows the Village to approve a side yard setback variation permitting a combined setback of 16 feet.

Vice-Chair Fotopoulos asked if the Plan Commission had any questions. Mr. Schmitt asked what is the hardship and why do you want this. Ms. Jennifer Henaghan stated the property is subject a 2002

annexation agreement which was associated with the prior subdivision on the property, Lullo's Oak Forest Estates. At that time when the annexation agreement was developed, it approved the subdivision plan and zoning, etc., but the agreement included provision that the Village would grant up to five side yard variations going from a total of 20 feet to a total of 16 feet but it didn't specify which lots the variation would apply to, so those variations weren't approved at that time the property was annexed and zoned but the obligation still remains. This is an unusual situation. This was brought before the Village Attorney who said that even though the property has been resubdivided, the annexation agreement is still in effect so we do need to grant the variations since the other variations haven't been used.

Vice-Chair Fotopoulos asked if the audience had any questions. There was none. Vice-Chair Fotopoulos asked if there was any positive and negative testimony. There was none. Vice-Chair Fotopoulos closed the public hearing for File #PZ-19-15.

These files were advertised in the August 26, 2019 issue of the Daily Herald Newspaper.

#### BUSINESS MEETING

1. Consideration to approve the minutes from the August 14, 2019 meeting.

Mr. Kamide made a motion to approve the minutes from the August 14, 2019 meeting, seconded by Mr. Schmitt. Vice-Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken. Motion carried.

2. Consideration of File #PZ-19-15 as described above.

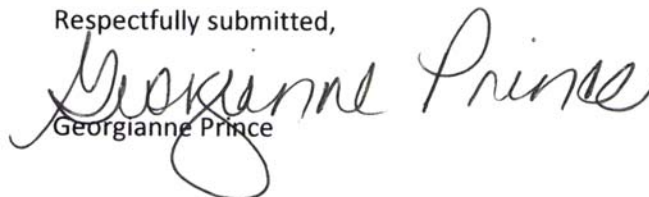
Mr. Kamide made a motion for a final vote and action to grant a variation of Section IV.B.9 to allow the construction of a single-family residence within the required setback side yard reducing the requirement to a total of 16 feet being 8-feet on each side for the property located at 330 N. Forest Drive, seconded by Mr. McComb. Vice-Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken. Motion carried.

3. Other business at the discretion of the Chairman.

Vice-Chair Fotopoulos stated that next month at the October Plan Commission meeting with have four cases that will be heard.

Vice-Chair Fotopoulos asked if there was any other business, hearing none, Mr. Kamide made a motion to adjourn the meeting at 7:10 p.m., seconded by Mr. McComb. Motion carried.

Respectfully submitted,

  
Georgianne Prince

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PLEASE SIGN IN

[illegible]