

MINUTES OF THE PLANNING & ZONING COMMISSION
VILLAGE OF ADDISON
WEDNESDAY, August 12, 2020

The Planning & Zoning Commission Meeting of the August 20, 2020 meeting was called to order at 7:00 p.m. by Ms. Fotopoulos.

I. CALL TO ORDER – ROLL CALL

Lucille Zucchero, Village Clerk, sworn in Ms. Fotopoulos and Mr. Schmitt for re-appointments to the Plan Commission and also sworn in our two new members Mr. Del Rosario and Mr. Turk to the Plan Commission.

Mr. Schmitt made a motion for Vice-Chair Fotopoulos to chair this evening's meeting, seconded by Mr. Del Rosario.

Motion passed unanimously.

Present: Del Rosario, Fotopoulos, Turk, Schmitt
Absent: Bonfanti, Kamide, McComb
Also Present: Jennifer Henaghan and Mike Crandall, Village of Addison

II. CONSIDERATION TO APPROVE THE MINUTES OF THE JUNE 10, 2020 P&Z COMMISSION MEETING

Mr. Schmitt made a motion to approve the minutes of the June 10, 2020, seconded by Mr. Del Rosario. Vice-Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken.

Motion passed unanimously.

III. PUBLIC HEARINGS AND RECOMMENDATIONS

1. File #PZ-20-20, consideration of proposed Text Amendments to the Village of Addison Zoning Code with respect to nonconforming structures, the establishment of front lot lines on corner lots, and permitted obstructions within required yards.

Petitioner: Village of Addison

This file was advertised in the July 27, 2020 issue of the Daily Herald Newspaper.

Ms. Jennifer Henaghan of the Village of Addison presented this evening. Ms. Henaghan stated there are number of text amendments that will be discussed tonight. These items are intended for points of clarification that have up for come up over the years. The categories for these are for non-conforming structures, how to determine the front line on a corner lot and then regulations for the location of sidewalks, parking and driveways. Non-conforming structures, there is a simple change and it is to add the work "or structure" in addition to buildings, saying that you can make improvements to building that doesn't meet all the zoning requirements that being setbacks and size

location, as long as it doesn't conflict with the Code. Front Lot Lines, how to determine where a front lot line is on a corner lot. There are two ways in the Code right now that it can be determined, one says it is the shortest length abutting a street and another one says either the lot lines can be a front lot line. We would like to leave it as the shortest length abutting a street to be the front lot line, it is much clearer and the other one is more ambiguous and can cause problems down the line. Sidewalks right now are permitted obstructions in required side yards only, which means they are not permitted within the required front or rear yards. Many people have sidewalks in the front and rear yards and we think that is ok and we want to add them to the list of permitted obstructions in all yards and keep the minimum 2 foot setback requirement from the lot lines. Similarly, open accessory off-street parking spaces are currently listed as permitted in both the side and rear yards, but the regulations that explain the size and location of those spaces can only be found in the Figures that are attached to the back of the Zoning Ordinance. We would like those regulations to be added to list of permitted obstructions and spelled out in text form and delete some duplicative language regarding fences in side yards. Driveways, there are few issues here, similarly to the sidewalks. Driveways are currently only listed as permitted in the front-yard, which means they are not permitted within the side or rear yards. Many homes in town have side and rear yard driveways and we want to add those as permitted obstructions in all yards. We do have some regulations for Circular Driveways that are spelled out the Code. They are permitted in the R1 District, which is our largest lot sizes and also permitted in the R2 and R3A Districts, and the language says only when needed to improve public safety on streets with high traffic volumes. The issue is that language is open to interpretation since high traffic volumes aren't defined anywhere within the Ordinance. To remove ambiguity, we recommend that the language be replaced with arterial roadways, which are determined by IDOT and spelling out precisely which roadways they are so it is very clear where you can have a circular drive and where you cannot. Turnaround Driveways they are permitted only by an Exhibit., and there is no other information within the Ordinance. We currently have 15 different exhibits that were added to the Zoning Ordinance back in 2005, 2009 and 2017 intended to cover to cover every possible combination of garage types and locations, but you cannot view those on the Village Website, so it is important to ensure that all regulations can be found via text search. We recommend that each of the 15 figures be added and the number of exhibits be reduced from 15 to 6.

Vice-Chair Fotopoulos thanked Ms. Henaghan for clearing up what a definition of a "structure" was. Mr. Del Rosario asked about the driveways that were talked about for side and rear, is that because of the detached garages that are in the rear of the houses. Ms. Henaghan stated yes.

Consideration of File #PZ-20-20 as described above.

Mr. Schmitt made a motion for the proposed Text Amendments to the Village of Addison Zoning Code with respect to non-conforming structures, the establishment of front lot lines on corner lots, and permitted obstructions within required yards, seconded by Mr. Del Rosario. Vice-Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken.

Motion passed unanimously.

IV. AUDIENCE PARTICIPATION

None

V. OTHER BUSINESS AT THE DISCRETION OF THE CHAIRMAN

None

VI. ADJOURNMENT

Mr. Schmitt made a motion to adjourn the meeting at 7:20 p.m., seconded by Mr. Del Rosario.

Motion passed unanimously.

Respectfully submitted,

Georgianne Jakubowski
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