

MINUTES OF THE Planning & ZONING COMMISSION  
VILLAGE OF ADDISON  
WEDNESDAY, November 11, 2020

The Planning & Zoning Commission meeting of the November 11, 2020 meeting was called to order at 7:00 p.m. by Chairman Bonfanti...

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

PUBLIC HEARING

**I. CALL TO ORDER – ROLL CALL**

**II. CONSIDERATION TO APPROVE THE MINUTES OF THE OCTOBER 14, 2020 P&Z COMMISSION MEETING**

Mr. Schmitt made a motion to approve the minutes of the October 14, 2020 meeting, seconded by Mr. Turk. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Mr. Kamide and Chairman Bonfanti abstained.

Motion passed unanimously.

**III. PUBLIC HEARINGS AND RECOMMENDATIONS**

1. File #PZ-20-12, consideration of approval of a variation to allow a fence within a residential district to be placed forward of the principal building. The property is located at 1240 N. Foxdale Drive in Addison, IL.

P.I.N.: 03-18-407-018

Petitioner: Frank Faso

This file was advertised in the September 21, 2020 issue of the Daily Herald Newspaper.

Mr. Frank Faso, petitioner was present and sworn in. Mr. Faso stated he is requesting a variation to allow for construction of a vinyl privacy fence approximately 30 feet from Foxdale Drive. The fence will be more forward of the house that extends to the middle of his home. We will be staying within the 30 feet that is required. I have small children at home

and the fence will allow my kids to playing the yard and most of our yard is to the side and front.

Chairman Bonfanti said the fence isn't really forward of the house. Mr. Faso said it is not to the front of the house, it just extends. Chairman Bonfanti asked if it will have a couple of gates. Mr. Faso said it would one gate. Mr. Schmitt asked Ms. Jennifer Henaghan of Community Development if this house was built and aligned with the setback, just rotate it, it essentially would be allowed to build that fence to that point. Ms. Henaghan said yes that is correct. Mr. Schmitt said the existing fence now comes off the back corner where the white gray line is. Mr. Faso said yes.

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 read an email from a resident who isn't happy where the fence is going to be installed. The resident stated they currently have a small backyard now and adding this big section they will have a big yard. This isn't the way this area was designed to look. Mr. Kamide asked Ms. Henaghan why does it indicate on the memorandum to be placed forward of the principal building. Ms. Henaghan stated according to the Zoning Ordinance, properties that are on corners have two front yards so all rear yards adjacent to the street have to follow the same requirements.

Mr. Schmitt made a motion for approval of the requested variance to allow the fence at the building setback as indicated on the plat, seconded by Mr. Kamide. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Motion carried.

Consideration of File PZ-20-12 as described above.

2. **File #PZ-20-13**, consideration of approval for a variation to increase the lot coverage within the rear yard from to approximately 39 percent where a maximum of 30 percent is allowed. The property is located at 507 W. Natalie Lane, Addison, IL.

P.I.N.: 03-29-208-010

Petitioner: Miroslaw Rusiecki

Mr. Miroslaw Rusiecki, the petitioner, was present and sworn in. Mr. Rusiecki stated the existing garage is in bad shape, and would like to build a bigger garage so I can put two cars in there as well as all his stuff.

Chairman Bonfanti said the only variance is the percentage of land coverage. Mr. Rusiecki said yes. Mr. Schmitt said you don't have an existing survey, where is the existing garage located relative to the proposed. Mr. Rusiecki stated it is in the backyard, but it is only 1-1/2 car garage. Mr. Schmitt said you essentially are holding the eastern

edge and just building a bigger garage to the west. Mr. Rusiecki stated yes. Mr. Del Rosario said you were informed that you could build a 24 foot x 22 foot garage, but you wanted to do a 31 ½ foot x 22 foot, why the extra extension. Mr. Rusiecki said the house that he has is pretty small and I have two big cars, plus extra stuff and have no room to put it. Mr. Schmitt said the photo shows an additional shed that looks like it is in the backyard, is that going away. Mr. Rusiecki said yes it will go away. Mr. Schmitt said the map shows a boat that is stored outside. Mr. Rusiecki said yes a boat was there when I bought the house, it was from the previous owners and I got rid of it. Mr. Del Rosario asked if this causes any problems with drainage or anything. Ms. Jennifer Henaghan stated the building is required to use a grading fee to address the drainage. Mr. Del Rosario asked what side of the garage would that be, to the west. Ms. Henaghan stated she is not sure where it would be placed, but our Engineering Staff said once they do the grading and move the shed and planter beds that were put into the easements they would be able to make that work.

Chairman Bonfanti asked if the audience had any questions. There were none. Chairman Bonfanti asked for positive and negative testimony. There was none.

Consideration of File #PZ-20-13 as described above.

Mr. Kamide made a motion to grant a variation to increase the lot coverage within the rear yard from to approximately 39 percent where the maximum of 30 percent is currently allowed for the purpose of constructing a new framed garage, subject to the removal of the shed and planter bed as indicated by the recommendations in the report, seconded by Mr. McComb. Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Mr. Del Rosario and Mr. Turk voted no.

Motion passed unanimously.

3. File #PZ-20-14, consideration of approval of the following variations within M2 General Manufacturing District:

- Parking within 10 feet of the front property line
- A 27-foot wide driveway; and
- A sidewalk abutting the length of a driveway

The property is located at 12 W. Interstate Road in Addison, IL.

P.I.N: 03-33-110-018

Petitioner: Pritam Auto Color, Inc.

Mr. Kush Patel and Ed Reitan, petitioners were present and sworn in. Mr. Reitan stated the building is existing, part of the building in the back, the northwest corner is a little adjunct and hard to see on the site plan. There is a little piece there that we want to demolish so that we can enlarge the parking lot on that side. The owners want to put a

drive in front of the building so vehicles can drive and come into the building to get an estimate and they would be off the street. The biggest issue we have is the drive aisle in the front. There are some issues that we have to resolve with engineering as far as if that drive aisle is approved then we would resolve those with Engineering as far as grading and the adjacent drive by the loading dock area. The owner specifically does want that front drive to go around so that he can estimate people can come in with their cars and he can go out to do the estimates. The way the drawing showed, we had the drive aisle abutting the sidewalk. One of the comments was to move the drive further toward the building and away from that sidewalk which we are willing to do.

Chairman Bonfanti said he noticed that there is quite a few comments from the Village. Mr. Reitan said he noticed that too, and a lot of them have to do with Engineering. At this point we hadn't retained a Civil Engineer to do the site layouts until we knew if that part of it was going to be acceptable. We will definitely meet with Engineering and make sure that we comply with the request of the Village. Mr. Schmitt said it seems very contrary to what the Ordinance is and I don't know the amount of relief that you are looking for and to put all of this right in front of the building to me doesn't make a lot of sense. Chairman Bonfanti said there is no additions. Mr. Reitan said no, we are putting two doors in the front, one on the westerly side and one on the easterly side. The one on the westerly is the entrance to allow the vehicles to get into the building and the one on the easterly side is where they would come out. There are no additions to the building itself. Chairman Bonfanti asked if this is an auto painting place. Mr. Reitan said yes. Mr. Kamide said where do you exactly want to do this on your drawing in relation to your drive? Mr. Reitan showed Mr. Kamide the plan. Mr. McComb asked if it will be a one-way driveway. Mr. Reitan said yes it will be one-way up until you get this driveway. Mr. Reitan showed it on the plan. Mr. McComb also asked can you fit two cars side by side on the driveway, or is just a one car drive. Mr. Reitan said that we have shown a 12 foot driveway, the owner would like to go a little bit bigger so that one car could be parked and the other one could get around it. Chairman Bonfanti said there is on-street parking. Mr. Reitan said there is not.

Chairman Bonfanti asked if the audience had any questions. There were none. Chairman Bonfanti asked for positive and negative testimony. There was none.

Consideration of File #PZ-20-14 as described above.

Mr. Kamide made a motion to grant the zoning variation request for File #PZ-20-14 for the property at 12 W. Interstate Road where the petitioner requests approval of the following variations within the M2 General Manufacturing District:

- Parking within 10 feet of the front property line
- A 27-foot wide driveway; and
- A sidewalk abutting the length of the driveway under the circumstances that have been described by the petitioner removal of the grass, installation of hard surface and for the purposes of people driving through to allow their vehicles to be estimated when they are damaged, and also to include Staff's recommendation that a 7-foot separation

between the parking area/access drive and the public sidewalk, seconded by Mr. Del Rosario.

Chairman Bonfanti asked if there was any discussion. There was none. Roll call was taken. Mr. McComb and Mr. Schmitt voted no.

Motion passed unanimously.

**IV. AUDIENCE PARTICIPATION**

None

**V. OTHER BUSINESS AT THE DISCRETION OF THE CHAIRMAN**

None

**VI. ADJOURNMENT**

A motion was made to adjourn the meeting by Mr. Schmitt at 7:40 p.m., seconded by Mr. Kamide.

Motion passed unanimously.

Respectfully submitted,

*Georgianne Jakubowski*  
Georgianne Jakubowski

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PLEASE SIGN IN

[illegible]