

**MINUTES OF THE PLANNING & ZONING COMMISSION
VILLAGE OF ADDISON
WEDNESDAY, MARCH 10, 2021**

The Planning & Zoning Commission meeting of the March 10, 2021 meeting was called to order at 7:00 p.m. by Vice Chair Fotopoulos.

A motion was made by Mr. Kamide to allow Vice-Chair Fotopoulos to chair this evening's meeting, seconded by Mr. Schmitt. Roll call was taken.

Motion passed unanimously...

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

I. CALL TO ORDER – ROLL CALL

II. CONSIDERATION TO APPROVE THE MINUTES OF THE FEBRUARY 11, 2021 P&Z COMMISSION MEETING

Mr. Kamide made a motion to approve the minutes of the February 11, 2021 meeting, 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

PUBLIC HEARING

1. **File #PZ-21-02**, consideration of approval of setback variations to allow for the construction of a building addition on the subject property located within the Business Professional Office District. The property is located at 33 S. Addison Road.

P.I.N.: 03-28-400-006 and 007

Petitioner: Maria del Carmen Rios

This file was advertised in the February 22, 2021 issue of the Daily Herald Newspaper.

The petitioner, Maria del Carmen Rios was present and sworn in.

Ms. Jennifer Henaghan of the Village of Addison stated the petitioners are looking for a front yard setback variation to do and to an addition to accommodate a sunroom/playroom for the children for the proposed daycare.

They were before the Commission last fall to get a Special Use for a daycare center which the Committee and Village Board granted. They have been working on their building plans since then and decided they want additional interior play space that will be all seasons.

Mr. Schmitt asked what the point of doing the sunroom is. Ms. Del Carmen Rios stated she would like more space for the kids to develop motor skills. Mr. Schmitt asked does the sunroom supplement the outdoor playground requirement. Ms. Del Carmen Rios said no. Mr. Schmitt asked if it independent. Ms. del Carmen Rios said yes it is independent. Vice-Chair Fotopoulos said on the first floor it says rented, are you using that to rent or for the children. Ms. Del Carmen Rios said for now it is rented, the contract expires on June 30. Vice-Chair Fotopoulos said why can't you put the children there? Ms. del Carmen Rios said because we need all the space. Vice-Chair Fotopoulos said once the rental people move out, are you using that space for the children or are you going to continue to rent. Ms. del Carmen Rios said no we will use it for the children. Vice-Chair Fotopoulos asked in what capacity? Ms. del Carmen Rios said for toddlers and kids, and to make the all the rooms bigger. Vice-Chair Fotopoulos asked what is the difference between a toddler and a two-year old. Ms. del Carmen Rios said the State limits the capacity is different. Vice-Chair Fotopoulos asked when to plan to open this facility. Ms. del Carmen Rios said that she has to ask DCFS when they are ready to check everything. Vice-Chair Fotopoulos asked if they are moving walls. Ms. del Carmen Rios said yes before the approval. Mr. Del Rosario asked if you will occupy the entire space. Ms. del Carmen Rios said yes. Vice-Chair Fotopoulos asked about the dumpster. Ms. Henaghan said the dumpster will have to be moved so it is 5 feet off the lot line instead of 2 feet. Vice-Chair Fotopoulos asked if it has to be enclosed. Ms. Henaghan stated yes. Mr. Del Rosario asked if there will be an exit to the sunroom. Ms. del Carmen Rios said we can put an exit there. Vice-Chair Fotopoulos asked when the sprinkler room in the front is. Ms. Henaghan said to get access to it and it's where the water service line is.

Vice-Chair Fotopoulos asked if there was any questions from the audience. There was none. Vice-Chair Fotopoulos asked for positive and negative testimony. There was none.

Mr. Kamide made a motion to close File PZ-21-02, seconded by Mr. Schmitt. Roll call was taken.

Motion passed unanimously.

Consideration of File PZ-21-02 as described above.

Mr. Kamide made a motion to grant a zoning variation request for File #PZ-21-02 to grant construction of a building addition on the subject property located within the Business-Professional Office District, seconded by Mr. Schmitt.

Motion passed unanimously.

IV. AUDIENCE PARTICIPATION

None

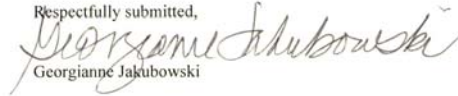
V. OTHER BUSINESS AT THE DISCRETION OF THE CHAIRMAN

None

VI. ADJOURNMENT

Vice-Chair Fotopoulos asked if there was any other business, hearing none, a motion was made by Mr. Schmitt. at 7:20 p.m. to adjourn the meeting, seconded by Mr. Del Rosario. Motion carried.

Respectfully submitted,



Georgianne Jakubowski